

Manufactured Residential Buildings

Pikes Peak Regional Building Department issues permits and performs inspections of manufactured home installations. For temporary set installations, the installer must have a Mechanical Contractor D License issued by this Department, and be registered with the state of Colorado. For permanent sets, the installer must have a Building Contractor C License granted by this Department and be registered with the state of Colorado. (Refer to Section RBC309 of the 2005 Pikes Peak Regional Building Code). A manufactured residential building is any UBC or HUD manufactured structure that is delivered and set on a site, including modular, mobile and prefab homes. HUD is identified by a tag attached to the frame outside each separate unit; UBC is identified by a tag located under the kitchen sink.

Permanent Set

HUD PLANS & PERMIT REQUIREMENTS

1. Site plan approved by city or county zoning and the legal description;
2. Floodplain review & Enumeration (Address);
3. Floor plan, basement plan (if applicable);
4. Soils report and foundation design by architect or engineer licensed by the state of Colorado;
5. Categorized as “new single family” construction, plan review and permit fees are based on square footage;
6. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
7. Driveway permit issued by El Paso County Department of Transportation (private land only);
8. HUD data sheet;
9. Manufacturer’s installation instructions.

UBC PLANS & PERMIT REQUIREMENTS

1. Site plan approved by city or county zoning and the legal description;
2. Floodplain review & Enumeration (Address);
3. Basement plan (if applicable);
4. Soils report and foundation design by architect or engineer licensed by the state of Colorado;
5. Categorized as “new single family construction”, plan review and permit fees are based on square footage;
6. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
7. Driveway permit issued by El Paso County Department of Transportation (private land only).
8. Manufacturer’s installation instructions.

PERMANENT SET INSPECTIONS

Inspections check for compliance with the 2005 Pikes Peak Regional Building Code and the adopted codes, and the regulations of the state of Colorado. After final inspection, the required insignia issued by the state of Colorado is affixed. The state insignia serves as a residential Certificate of Occupancy.

Temporary Set (Park or Private Site)

PLANS & PERMIT REQUIREMENTS

1. Plot plan approved by city or county zoning,
2. Floodplain review & Enumeration (Address);
3. Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department*;
4. Driveway permit issued by El Paso County Department of Transportation*;
5. HUD data sheet;
6. Manufacturer’s installation instructions;
7. Foundation plans.

TEMPORARY SET INSPECTIONS

Refer to Section RBC109.2.6 of the 2005 Pikes Peak Regional Building Code.

After the final inspection is complete, the Pikes Peak Regional Building Department affixes the required insignia issued by the state of Colorado. The state insignia serves as a residential Certificate of Occupancy.

*These permits are not required for a temporary set in a park.