

# Residential Addition Plans

Pikes Peak Regional Building Department  
2880 International Cir, Colorado Springs, CO 80910  
(719) 327-2880  
[www.pprbd.org](http://www.pprbd.org)

Nov. 2014

See [Residential Plan Check Requirements](#) for all Residential handouts including handouts specific to Additions. The process will be similar for Residential Additions, Garage Additions, Detached Garages and Sun Rooms.

See current [List of Electronic Plan Types](#) to see which Jurisdictions are currently accepting this type of plan electronically, and who can submit plans this way. If the project location is outside these Jurisdictions, a paper copy will need to be submitted. The plan can be submitted and reviewed electronically, but the permit will need to be issued in person. It is not necessary to bring the approved plans at that time since we will already have an electronic copy.

All types of plans can be submitted as paper plans. Submitting electronically is an option in some cases and we are working on expanding to additional Jurisdictions and types of plans.

## **Getting Started:**

<http://www.pprbd.org/plancheck/ElectronicPlanReview.pdf>

To get started, see the above link. This explains setting up a free web account, getting logged on with your account, and uploading a plan. The Getting Started document explains the process of getting plans reviewed electronically, and isn't specific to this type. The same basic process is used for new homes and Basement Finishes. This document is a walk-through for how to submit this type of plan. Please refer to the Getting Started document for more general help not included in this document.

## Creating a Plan:

When logged on, the types of plans you are able to upload will be based on your account. If you view the [List of Electronic Plan Types](#) when logged on, it will highlight which types of plans you can upload.

- After logging on, go to Plans>Electronic Plans on the menu. This will show a list of all recently submitted plans and includes help links at the top of the page.
- Click the New Plan menu.
- Your contact information is pre-filled based on your user profile.
- For New/Remodel select Residential Alteration. This will filter the Type of Plan list.
- For Type of Plan, select "Residential Addition". (This walkthrough will be for a "Residential Addition", but the process is similar for Garage Additions or Sun Rooms.)
- Based on the type of plan selected, the page will show you the current list of allowable Jurisdictions. You will only be able to submit a plan within a listed Jurisdiction.
- Enter the Project Address. The street name will auto-complete based on our streets database. For a remodel you are only allowed to select an existing address. If the address you enter isn't recognized, you will need to contact the Building Department to verify it.
- Owner name, Owner Phone and Parcel will auto-fill based on the address, if we have matching information from the Assessor. You can over-write this with updated information.
- Enter a Valuation for the project, which is Total value of the work including (but not limited to) labor, materials and profit. Click Save button at bottom of page.

The screenshot shows a web browser window with the URL <https://www.pprbd.org/> and the page title "PPRBD: Electronic Plan". The form is titled "New/Remodel:" and contains the following fields and options:

- New/Remodel:** Residential Alteration (dropdown)
- Type of Plan:** Residential Addition (dropdown)
- Status:** New Plan for Plan Tracking
- Contact:** My Contact Name
- Phone:** (719) 555-5555
- Email:** myemail@myserver.com
- (Separate multiples by :)**
- ☒ YES. Send me an email at my contact address for Plan Review events.
- Project:** Residential Addition
- Comment to Reviewer (OPTIONAL):** (text area)
- Project Address: \***
- Allowable Jurisdictions:** COLORADO SPRINGS, EL PASO COUNTY, BLACK FOREST
- Address:** 2880
- Dir:** (dropdown)
- Street Name:** INTERNATIONAL
- Type:** CIR
- Suite:** (dropdown)
- City:** COLORADO SPRINGS
- Zip Code:** 80910
- Clear** (link)
- Select Owner-** (dropdown)
- Owner:** EL PASO COUNTY FACILITY \*
- Owner Ph:** (719) 327-2880 \*
- Parcel:** 6416303006
- Valuation:** 45000

### After Saving:

Once you've saved above, you will be assigned an Electronic Plan #, the status will show "Incomplete" which means it hasn't been submitted for review yet, and a menu and table for the plan images will appear at the bottom of the page.

← →

https://www.pprbd.org/ PPRBD: EPlan #3855

Home Star Settings

New/Remodel: Residential Alteration

Type of Plan: Basement Finish [Help/Walkthrough](#)

Status: Incomplete (Not submitted for review yet)

**Add Plan Images to be reviewed (see table below)**  
**(Click the Update Plan button below to save changes)**

Submit Plan

Contact: My Contact Name

Phone: (719) 555-5555

Email: myemail@myserver.com  
(Separate multiples by :)

☒ YES. Send me an email at my contact address for Plan Review events.

Plan #:

Project: BASEMENT FINISH

Comment to Reviewer (OPTIONAL):

Project Address:

Allowable Jurisdictions: COLORADO SPRINGS, MANITOU SPRINGS, EL PASO COUNTY, FOUNTAIN, GREEN MC

2880

▼

INTERNATIONAL

CIR

▼

COLORADO SPRINGS

▼

80910

Address

Dir

Street Name

Type

Suite

City

Zip Code

[Clear](#)

-Select Owner-

▼

Owner: EL PASO COUNTY FACILITI

Owner Ph: (719) 327-2880

Parcel: 6416303006

Valuation: 25000

Update Plan

Add Images

Add Single Image

Edit Comment

Delete Image

View Image

Type	Status	Comment	Locked?	Date
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## Adding Plan Images:

- Click the Add Images menu to select PDF files on your computer to upload to this Electronic Plan.
- You will be prompted for the types of documents you can upload, and provided links to additional information or downloadable forms when available.
- Multiple plan images can be uploaded at once using the table on this page:
  - Plan Image Type – Use this column to specify the type of image being uploaded. By default, one item of every type not yet uploaded is selected. If uploading multiples images of the same type, you can change one of the dropdown selections to the type you want. If you return to this page after uploading some images, it will pre-select only those types still missing.
  - Required? – Identifies whether this type of image is required to be uploaded prior to submitting the plan.
  - Comment (OPTIONAL) – Allows you to enter a comment for this image. This is highly recommended when uploading multiple images of the same type (to distinguish them) or when using type “Other” so the reason for including that image with the plan will be clear.
  - PDF File – Click the Browse... button to select a PDF file from your computer to upload.
- When you’ve selected all the files you want to upload, scroll to the bottom of the page to click the Upload Files button.
- See the “Getting your plans in PDF Format” section in [About Electronic Plan Review](#) if your plans are not already in PDF format. All plan images must be in PDF format in order for us to review them.
- Locked PDF files cannot be marked up or combined into a final approved image, so we don’t allow them to be submitted for any image type that requires approval. If you get a message about Locked PDFs see the “Locked PDFs” subsection in the “Getting your plans in PDF Format” section in [About Electronic Plan Review](#).
- If you are on a slow connection or are getting errors when uploading the images all at once, you can try uploading them one at a time with the Add Single Image option. This page will allow you to select a single image type and upload a single file.

Upload the following Image types prior to submitting:

- Site Plan
- Architectural and Structural Plans
- Structural Plans (if separated) (OPTIONAL)
- Mechanical and Duct Design Plans (OPTIONAL)
- Pre-Manufactured Truss Calcs (MULTIPLE) (OPTIONAL)
- [IECC Form and Calcs \(MULTIPLE\)](#)
- [Heat Loss Calcs / Equip. Cert \(MULTIPLE\)](#)
- Other

\* MULTIPLE: More than one image of this type can be uploaded if needed. Plan Image Type is a dropdown list, and you can select this type more than once when uploading.

\* OPTIONAL: Not all Residential Addition plans require this type of image, or you may be able to combine this with another image type. Upload if necessary for this particular plan.

All required image types must be uploaded prior to submitting.

Plan Image Type	Required?	Comment (OPTIONAL)	PDF File
Site Plan	REQUIRED		Browse...
Architectural and Structural Plans	REQUIRED		Browse...
Structural Plans (if separated)			Browse...
Mechanical and Duct Design Plans			Browse...
Pre-Manufactured Truss Calcs			Browse...
IECC Form and Calcs	REQUIRED		Browse...
Heat Loss Calcs / Equip. Cert	REQUIRED		Browse...
Other			Browse...
Other			Browse...

### Submitting the Plan for Review:

No one will start reviewing the plan until you submit it. This allows you to upload some plan images now and return to the plan to upload additional images, if you don't have all the documents ready. When all required information has been entered, and all required images have been uploaded, a green Submit Plan button will appear. (If not all information is specified, the page will show a message about what is missing in this area instead.) Click the Submit Plan button to request the review to start.

← →

https://www.pprbd.org/ PPRBD: EPlan #3859

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Status: Incomplete (Not submitted for review yet)

**Submit this plan for review.**  
**Submit Plan**

Contact: My Contact Name

Phone: (719) 555-5555

Email: myemail@myserver.com  
(Separate multiples by ;)

☒ YES. Send me an email at my contact address for Plan Review events.

Plan #:

Project: RESIDENTIAL ADDITION

Comment to Reviewer (OPTIONAL):

Project Address:  
Allowable Jurisdictions: COLORADO SPRINGS, EL PASO COUNTY, BLACK FOREST

2880

▼

INTERNATIONAL

CIR

▼

COLORADO SPRINGS

▼

80910

Address Dir Street Name Type Suite City Zip Code  
[Clear](#)

-Select Owner- Owner: EL PASO COUNTY FACILITI Owner Ph: (719) 327-2880

Parcel: 6416303006

Valuation: 45000

Estimated Plan Check Fee: **Plancheck fee needs to be paid after submitting before the review will begin**

Update Plan

Add Images Add Single Image Edit Comment Delete Image View Image

Type	Status	Comment	Locked?	Date
Site Plan	Uploaded	V1 11/10/2014 1:14 PM:		11/10/2014 1:14 PM
Architectural and Structural Plans	Uploaded	V1 11/10/2014 1:14 PM:		11/10/2014 1:14 PM
Structural Plans (if separated)	Uploaded	V1 11/10/2014 1:14 PM:		11/10/2014 1:14 PM
Mechanical and Duct Design Plans	Uploaded	V1 11/10/2014 1:14 PM:		11/10/2014 1:14 PM

The submitted plan will be triaged and either assigned a plan tracking number and automatically routed for plan review or returned to you if there is a problem with the submission that prevents it being reviewed (an email will explain what is missing). The Plan tracking number can be used to lookup the review status of any plan, whether electronic or paper.

A Plan Label image is automatically added to all electronic plans when checked into plan tracking, and will include the Plan tracking #, Project address, description and provide space for Required departments approval stamps.

### Paying the plancheck fee:

- Note: Plancheck fees are collected prior to the plan review for “Residential Addition”. “Garage Addition”, “Detached Garage” and “Sun Room” currently don’t collect plancheck fees until permit time. For those types, you can skip this page.
- Plancheck fees are not paid prior to submitting the plan to prevent them from being collected for cases where the plan can’t be reviewed (wrong Jurisdiction, wrong type of plan, etc.)
- After the plan is assigned a plan tracking number, you will receive an email that you can pay the plancheck fee. This can be paid either online or by phone (reference the plantracking # if paying by phone).
- Log back on and return to EPlan details for this plan. From the menu go to Plans>Electronic Plans and click the EPlan # link of the plan you want to return to.
- Scroll down the page to the Estimated Plan Check Fee (the final plancheck fee will be charged at permit time, and this will be credited toward that amount). Click the Pay Plancheck Fee button. This will take you to a checkout page where you can enter your payment information. Once the plancheck fee is paid, the plan will automatically be added to the plan reviewers’ queues to start the review.

The screenshot shows a web browser window with the URL <https://www.pprbd.org/> and the page title "PPRBD: EPlan #3859". The page displays the following information:

Valuation:

Estimated Plan Check Fee: **118.75 -- Must be paid prior to review starting**

Navigation links: [Add Images](#) [Add Single Image](#) [Edit Comment](#) [Delete Image](#) [View Image](#)

Type	Status	Comment	Locked?	Date
Plan Label	Open Review	R78831		11/10/2014 1:21 PM
Site Plan	Open Review	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Architectural and Structural Plans	Open Review	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Structural Plans (if separated)	Open Review	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Mechanical and Duct Design Plans	Open Review	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Pre-Manufactured Truss Calcs	Open Review			11/10/2014 1:21 PM
IECC Form and Calcs	Open Review			11/10/2014 1:21 PM
Heat Loss Calcs / Equip. Cert	Open Review			11/10/2014 1:21 PM

## Following the progress of the Review:

- Status emails. Unless you specifically opt out, you will receive status emails using your contact information each time a required department signs off the plan and an additional email when each review cycle is complete.
- When logged on go to Plans>Electronic Plans on the menu to see the current status of all your recent plans. This will include links to the plan tracking record (if it has been checked in for review) and a link to the permit when that is issued. You can use the View menu to look back at older closed plans if desired.

The screenshot shows a web browser window with the URL <https://www.pprbd.org/>. The page title is "PPRBD: Electronic Plans". The page content includes a list of links: "About Electronic Plan Review (Updated Jan. 2014)", "List of available Electronic Plan types", "Plancheck Requirements/Information: Residential Handouts, Commercial Handouts", and instructions on how to create and submit a plan. Below the links is a table with columns: EPlan, Plan #, Permit #, Submitted, Address, Project Description, City, Zipcode, and S. The table lists two plans: Plan # R78831 (RESIDENTIAL ADDITION) and Plan # R78830 (ENGINEERED FOUNDATION REPAIR). Both plans are in the "Incomplete" status.

EPlan	Plan #	Permit #	Submitted	Address	Project Description	City	Zipcode	S
3859	R78831		11/10/2014	2880 INTERNATIONAL CIR	RESIDENTIAL ADDITION	COLORADO SPRINGS	80910	I
3860	R78830		11/10/2014	2880 INTERNATIONAL CIR	ENGINEERED FOUNDATION REPAIR	COLORADO SPRINGS	80910	I

- Click the EPlan # link (or double-click the row) to return to the Electronic Plan details. This will show the current status of the electronic plan and the current status of each plan image in the table at the bottom of that page. If the plan reviewer uploads a document to your plan it will be visible here.
- As the plan reviewers sign off your plan, they will enter some comments into the review log and will markup the plan images. You will be able to see review log comments in real time, but the markup will only be visible once the current Review Cycle is complete (when all required departments have reviewed the document).
- Click the Plan # link to go to the plan tracking details. This will show the current status of all required departments (when all are A – Approved or N – N/A, the plan is approved. If any are D – Disapproved, the plan is disapproved. / means the review is pending). It will also show the reviewer comments. You will only be able to upload corrected images after the current review cycle is complete (all required departments have reviewed).

The screenshot shows a web browser window with the URL <https://www.pprbd.org/>. The page title is "PPRBD: Plan R78831". The page content includes a contact form with fields for Contact, Phone, and Email. Below the contact form is a table with columns: Image Type, Comment, Status, Reviewer, File Type, and Date. The table lists various plan images and their status. Below the table is a "Required Departments" section with a table showing the status of each department. The "Required Departments" table has columns: Department, S, Date, Inspector, and Comment.

Image Type	Comment	Status	Reviewer	File Type	Date
Plan Label	R78831	Open Review *		PDF	11/10/2014
Site Plan	V1 11/10/2014 1:14 PM:	Open/Approved		PDF	11/10/2014
Architectural and Structural Plans	V1 11/10/2014 1:14 PM:	Open/Approved		PDF	11/10/2014
Structural Plans (if separated)	V1 11/10/2014 1:14 PM:	Closed		PDF	11/10/2014
Mechanical and Duct Design Plans	V1 11/10/2014 1:14 PM:	Closed		PDF	11/10/2014
Pre-Manufactured Truss Calcs		Open Review		PDF	11/10/2014
IECC Form and Calcs		Open/Approved		PDF	11/10/2014
Heat Loss Calcs / Equip. Cert		Open/Approved		PDF	11/10/2014
Review Set		Disapproved		PDF	11/10/2014

Department	S	Date	Inspector	Comment
CO Springs DRE	A	11/10/2014	RDCUSER	(see full review)
Construction	D	11/10/2014	TCRIPPEN	See corrections on plan
Floodplain	N	11/10/2014	JAY	See corrections on plan
Mechanical	D	11/10/2014	RBD GIS	Autogenerated Review: Outside 100 Year Floodplain

## Disapprovals/Resubmittals:

You will get notification emails as the plan is reviewed, including an email if the plan is disapproved that instructs you to return to the Electronic plan online for more information.

- When logged on, go to Plans>Electronic Plans on the menu. Click the EPlan # or double-click the row of the plan that has been disapproved.
- The plan will show a status of disapproved. Check the status of each of the plan images you submitted. If any individual plan images have been disapproved, they will be closed to additional review and you will need to upload a corrected version prior to resubmitting. **Currently, a full corrected document needs to be uploaded on a resubmittal, not just a corrected page.** Updated plan images are uploaded the same as the initial ones (see “Adding Plan Images” above). You are required to upload corrected versions of the disapproved plan images. You can optionally upload corrected versions of the approved images, which will trigger a re-review of those images. You can use the Delete menu to remove images from the plan.
- Check the markup and comments in the disapproved “Review Set” image that has been added to your plan, as well as the comments associated with the plan tracking record (you can click the “Plan #” link to jump to that page).
- Note that the status has been reset to Incomplete. When the plan is in this status, you can correct information and upload additional or corrected plan images. When ready, click the green Submit Plan button to resubmit the plan. See the “Review Cycle – Status Codes” and “Resubmissions” sections in [About Electronic Plan Review](#).

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https://www.pprbd.org/ PPRBD: EPlan #3859

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Status:

Incomplete (Upload additional images and resubmit)

Submit this plan for review.

Submit Plan

Contact:

My Contact Name

Phone:

(719) 555-5555

Email:

myemail@myserver.com

(Separate multiples by :)

☒ YES. Send me an email at my contact address for Plan Review events.

Plan #:

R 78831 Disapproved

Project:

ADDITION

Comment to Reviewer (OPTIONAL):

Project Address:

Allowable Jurisdictions: COLORADO SPRINGS, EL PASO COUNTY, BLACK FOREST  
2880 INTERNATIONAL CIR, COLORADO SPRINGS, CO 80910

Owner:

EL PASO COUNTY FACILITY

Owner Ph:

(719) 327-2880

Parcel:

6416303006

Valuation:

45000

Estimated Plan Check Fee:

118.75 (PAID REC#1231334)

Update Plan

Add Images Add Single Image Edit Comment Delete Image View Image

Type	Status	Comment	Locked?	Date
Plan Label	Open Review	R78831		11/10/2014 1:21 PM
Site Plan	Open/Approved	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Architectural and Structural Plans	Open/Approved	V1 11/10/2014 1:14 PM:		11/10/2014 1:21 PM
Structural Plans (if separated)	Closed	V1 11/10/2014 1:14 PM:		11/10/2014 1:32 PM
Mechanical and Duct Design Plans	Closed	V1 11/10/2014 1:14 PM:		11/10/2014 1:32 PM



**Approved Plan/Getting the Permit(s):**

After all required departments have approved the plan (or entered N/A) it is approved for permit and we will generate the final combined/approved plan image. Approved plans are added to a queue for final review and generation of the plan image, and are usually handled within a few hours of the final approval (depending on the time of day). You can get your permit prior to the approved plan image being generated.

The final approved plan image will be associated with the plan tracking record, and later with the permit issued. Click the Plan # link from the Electronic Plans list to go to Plan Details. From there you can view the image using the Plan Image menu.

This type of permit cannot currently be issued online, so you will need to get this permit in person based on the approved plan. You will need to pay all applicable permit, plancheck and outside agency fees at this time.