Sign Plans in Colorado Springs Jurisdiction

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(719) 327-2880
www.pprbd.org

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See Colorado Springs Sign Application.

For signs within Colorado Springs, you have the option to do everything related to the application, plan and permit online. You can submit PDF copies of the application and plan images online at www.pprbd.org and the sign plan will be reviewed electronically. If you need to make corrections prior to permit, those can also be submitted online. Once approved, you can get the permits online, including issuing multiple separate permits from the same approved plan when needed.

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:

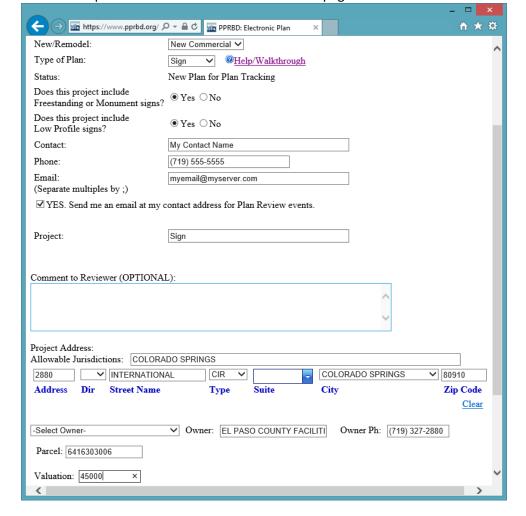
http://www.pprbd.org/plancheck/ElectronicPlanReview.pdf

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

Creating a Sign Plan:

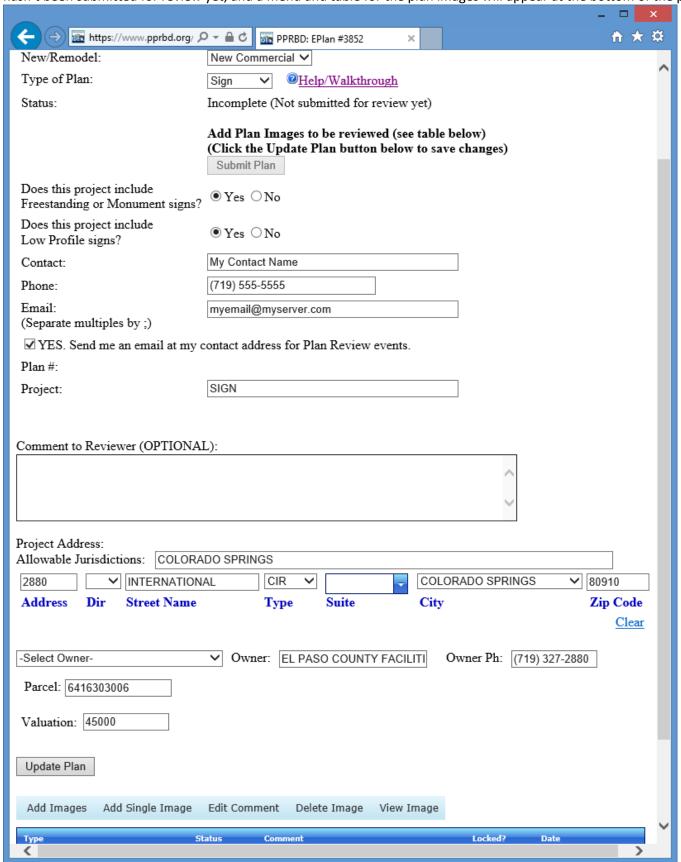
If you have a current sign license with PPRBD, Sign plans will be one of the available types when going to add a New Electronic Plan. If this is the only type of license you have, Sign Plan will be auto-selected when you go to this page.

- 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.
- If Necessary, for New/Remodel select New Commercial to filter the Type of Plan List and select "Sign" for Type of plan. If you only have a Sign license, these choices may be pre-selected for you.
- Answer Yes/No whether there are any Freestanding or Low Profile signs included in this plan. This information is used to route the plan to the correct plan departments for review.
- Optionally specify a detailed project description. (It will default to "Sign"). A more detailed description will be set as part of the plan review.
- If there is anything unusual you want to draw to the attention of the reviewer, you can enter a comment for them. This is especially advised if you are resubmitting after the plan has already been approved, so you can explain what change you're making.
- 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.
- Ower 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.



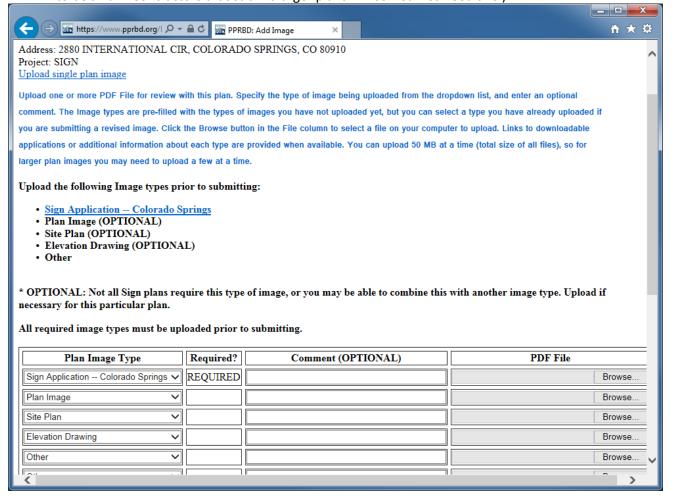
After Saving:

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.



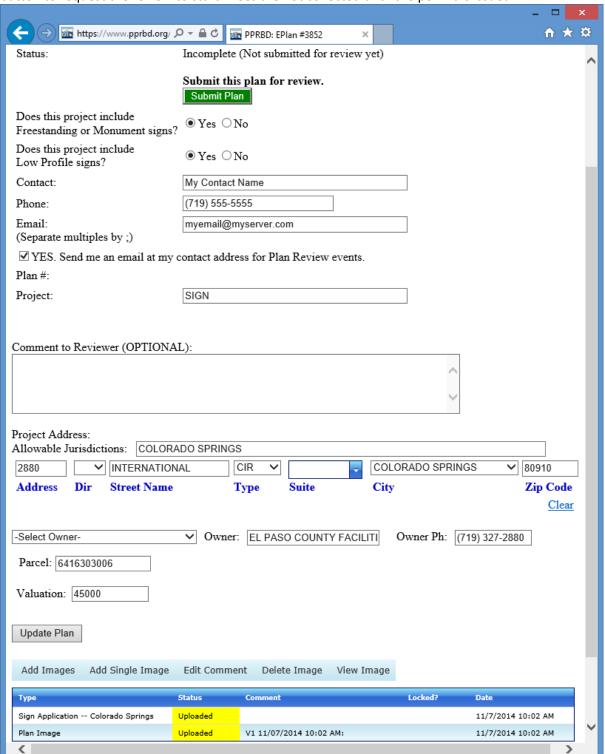
Adding Plan Images:

- 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.
 - o 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 <u>About Electronic Plan Review</u> 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 <u>About Electronic Plan Review</u>.
- 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. (This will generally not be a problem for sign applications, since the files sizes tend
 to be small. Contractors that submit larger plans will sometimes need this.)



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. Fees are not collected until the permit is issued.

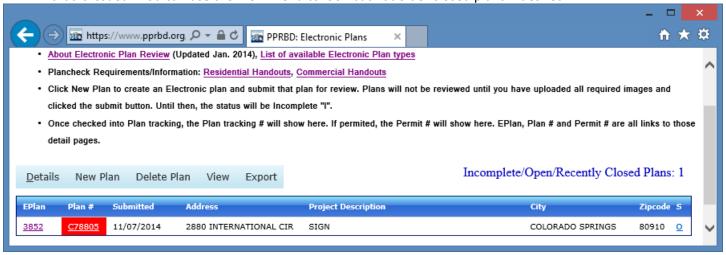


If a valid sign application has been submitted, this electronic plan will be assigned a plan tracking number and the review will begin. Otherwise, it will be returned to you along with an email explaining what was missing. The Plan tracking number can be used to lookup the review status of any plan, whether electronic or paper.

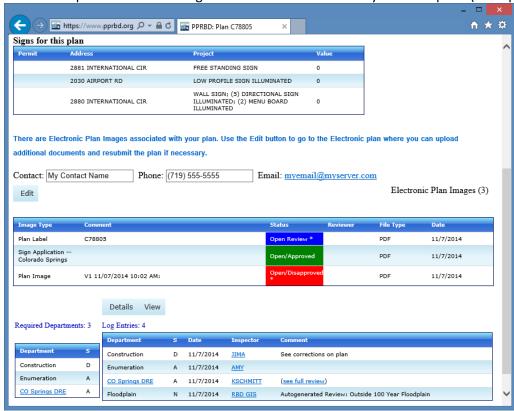
A Plan Label image is automatically added to all electronic plans when checked into plan tracking, and will include the Plan tracking #, Project address, description and provide space for Required departments approval stamps.

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.



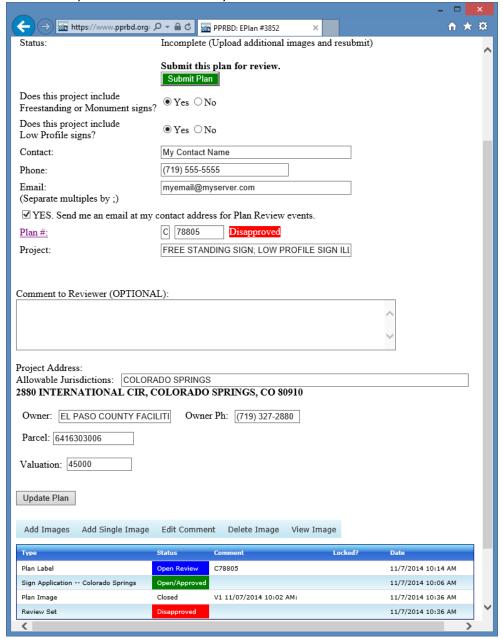
- Click the EPlan # link (or double-click the row) to return to the Electronic Plan details. This will show the current status of the electronic plan and the current status of each plan image in the table at the bottom of that page. If the plan reviewer uploads a document to your plan it will be visible 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).



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 <u>About Electronic Plan Review</u>.



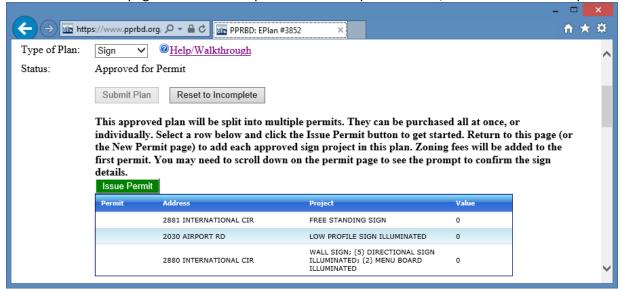
Approved Plan/Getting the Permit(s):

After all required departments have approved the plan, we will generate the final combined/approved plan image, and approve it for permit. 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).

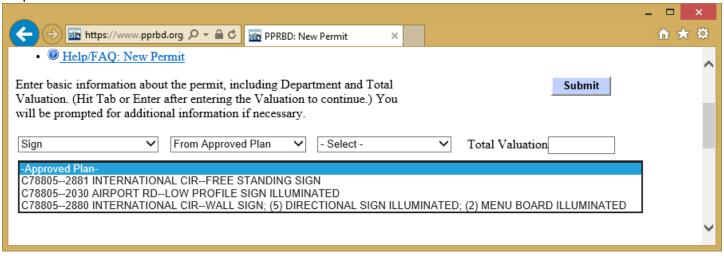
The final approved plan image will be associated with the plan tracking record, and later with the permits issued. Click the Plan # link from the Electronic Plans list to go to Plan Details. From there you can view the image using the Plan Image menu. Once the final plan image is generated, the plan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

Signs that were approved electronically can be issued online or in person. Signs that were approved on paper can only be issued in person, because we will need to review and scan the approved paper plan at that time. Freestanding and Low Profile signs are assigned separate addresses from the main structure, while other types of signs can have the same address as the main structure. After the plan is approved, you will have one or more permits that can be issued. These can be issued either from the Electronic Plan details page (see below) or from the New Permit page (see next screen capture).

On the Electronic Plan Details page, click the row of the permit you want to issue first and click the green Issue Permit button. This page will know if the permit has already been issued, or is in the Checkout queue.



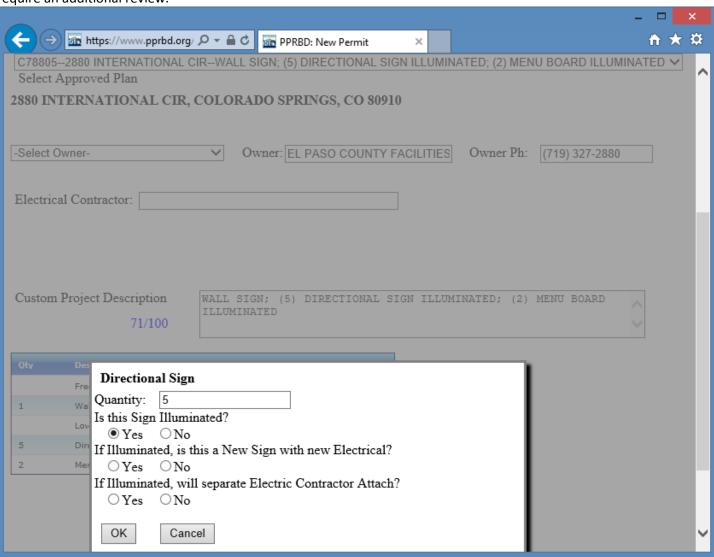
Alternately, you can go straight to New Permit on the Permits menu. If you select Sign and "From Approved Plan" you will have the same list of approved signs to choose from in the dropdown list. If you return to this page after adding a permit to your Checkout queue, only the sign permits not yet issued or in the Checkout queue will still appear in the dropdown list.



New Permit form:

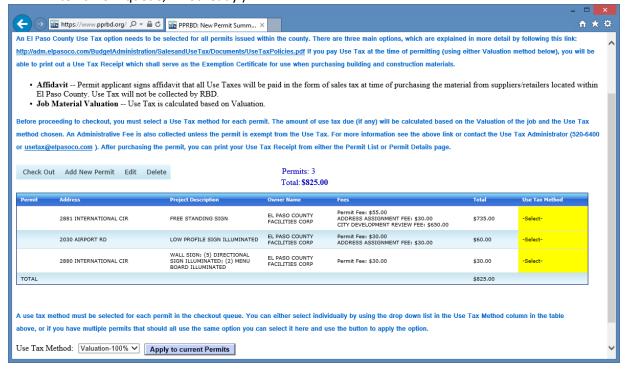
Either of the above methods will take you to the same place, where you confirm the approved sign details to get the permit. The address, quantity and type of signs are pre-filled in. You will need to answer questions about whether this is new or existing electrical and whether an electrical contractor will attach, as well as confirming the valuation. (If the sign is not Illuminated, the answer is No to all three questions.) You may need to scroll down the page to see the sign questions. Click Submit when ready to add this to your Permit Checkout Queue. Return to the Electronic Plan Details or New Permit page if necessary, to issue additional permits from this plan.

At the time the permit is issued, you are allowed to update the owner, phone and valuation. Other information from the approved sign plan cannot be changed at this point when issuing online, including the permit address, the types of signs, the quantity and whether the signs are Illuminated or not. You can choose to issue permits for fewer signs than what was approved, but you cannot issue more or different signs from what was approved. If you need to change this information, you will need to contact the building department or plan reviewer. Some types of changes may require an additional review.



Checkout/Paying for the Permits:

- If multiple permits are being issued from the same plan, the Zoning fees will only be applied to the first permit issued.
- You need to select a Use Tax option for every permit issued. This is explained in the text on the page. You can select the option either using the dropdown in the Use Tax Method column, or by applying the same option to all permits in queue with the button at the bottom of the page.
- You can add as many different permits to queue before checking out as you want. A Convenience fee applies to online and over the phone transactions, but is charged per transaction, not per permit.
- Click the Check Out menu when ready to pay for the permits. (You can also use the Delete menu to remove items from queue, if not ready.)



Help: Paying for permits in Checkout queue:

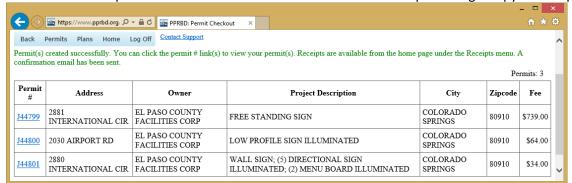
http://www.pprbd.org/PublicAccess/Help FAQ.aspx?Usertype=C#Permits CheckoutPay

Help: Payment Accounts:

http://www.pprbd.org/PublicAccess/Help FAQ.aspx?Usertype=C#PaymentAccounts

After Checkout:

After checkout you will see a confirmation page showing that the permit (or permits) were successfully created, along with the new permit #. You can click that Permit # link to go directly to your permit. You will also get a confirmation email. See the help link on Permit Details for information on how to print a legal copy or receipt from there.



The Help link on your home page after logging on has information specific to your type of web account. This includes information on requesting inspections, viewing receipts and other web related questions.