

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Manufactured Residential Buildings

This information applies to manufactured homes approved by the state of Colorado Division of Housing. RBD will NOT issue a permit without an Installation Authorization from the state of Colorado Division of Housing. For more information about the Installation Authorization and state-registered installers and inspectors, please call the Division of Housing at 303-866-2033 or 303-866-5300 (TTD). State information can be accessed at <http://www.dola.state.co.us/doh/codes/installation.htm>

PERMANENT SET - HUD

Plans and Permit Requirements

1. Site plan and legal description;
2. Floodplain review and Enumeration (address);
3. Floor Plan, Basement (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," plans 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);

PERMANENT SET-UBC

Plans and Permit Requirements

1. Site plan and legal description;
2. Floodplain review and Enumeration (address);
3. Soils report and foundation design by architect or engineer licensed by the state of Colorado;
4. Basement plans, if applicable;
5. Categorized as "new single family construction," plans 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);

PERMANENT SET (UBC & HUD) Inspections

Inspections performed by Regional Building Department check for compliance with the applicable requirements of Section 16-4-102 of the Pikes Peak Regional Building Code.

Inspections performed by a state registered inspector check for compliance with state regulations of installation and related manufactured construction. After inspections have passed, a state insignia is issued.

**ADDITIONAL PERMITS & INSPECTIONS
are required for new/replacement appliance
installations including electric water heaters, gas
water heaters, furnaces & air conditioning systems.**

**This applies to all manufactured housing,
permanent and temporary sets.**

TEMPORARY SET (Private or Park site)

Plans and Permit Requirements

1. Plot plan approved by city or county zoning;
2. Review by Floodplain Administration and Enumeration;
3. Driveway Permit issued by El Paso County Department of Transportation (private land only);
4. Wastewater tap receipt from utility provider, or a septic permit issued by El Paso County Health Department, (private land only);
5. The RBD permit fee is \$210.

TEMPORARY SET Inspections

Regional Building Department inspects utilities connections:
Plumbing Outside (PO=)
Heating Outside (HO=) and address verification
Electric Service Final (ES=)*
Electric Underground (EUG) (private land only)

***State insignia must be affixed to set electrical meter**

RBD approval is required before electrical meters are set for homes set in parks within Colorado Springs. If the insignia is not affixed at the electrical service inspection, it must be affixed within 30 days to avoid having the electrical meter removed. The electrical permit also will not pass the final inspection until the insignia is affixed and verified by RBD in a follow up inspection. This is effective August 16, 2004.

COLORADO REGISTERED INSPECTOR checks for compliance with state regulations of installation and applicable manufactured construction. After inspections have passed, a state insignia is issued and must be affixed.

Definitions

MANUFACTURED HOME — Any UBC or HUD approved manufactured structure that is delivered and set on a site, also known as modular, mobile and prefab homes.

HUD/IDENTIFICATION — HUD-issued tag attached to the frame outside the unit; tags are also required for each separate portion of a unit.

UBC/IDENTIFICATION — UBC-issued tag must be provided under the kitchen sink from the state of Colorado Division of Housing.

UBC/FACTORY BUILT NONRESIDENTIAL (FB-NR) — Complies with the Uniform Building, Uniform Plumbing and Uniform Mechanical Codes or International Plumbing and International Mechanical Codes, and National Energy Code.