

# Pikes Peak REGIONAL Building Department

## MANUFACTURED COMMERCIAL BUILDINGS -

Pikes Peak Regional Building Department issues permits and performs inspections of manufactured commercial buildings, permanent and temporary installations. The following information applies to commercial use of factory-built nonresidential buildings approved by the State of Colorado, Division of Housing.

### PERMANENT SET

#### PLAN SUBMITTAL

- Site plan approved by city or county zoning and the legal description; or a Zoning Development Permit (ZDP), with a site plan, approved by the City of Woodland Park Planning Department;
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County or Teller County (as applicable) Health Department;
- Floodplain review & Enumeration (Address);
- Soils report and foundation design by architect or engineer licensed by the state of Colorado;
- Civil drawings;
- Completed Code study Form found at <https://www.pprbd.org/File/ByAlias/CodeStudyForm>
- Plans stamped by the Colorado Division of Housing to include the Cover Sheet for Building Specifications showing the plan expiration date;
- Snow and wind load requirements must be met for the location of the property;
- Architectural and structural drawings for ramps and stairs showing full compliance with current ANSI standards. Plans must be stamped by a Colorado licensed design professional.
- Categorized as “new commercial” construction, plan review and permit fees are based on total cost of construction.

#### PERMANENT SET INSPECTIONS

Inspections check for compliance with the current Pikes Peak Regional Building Code and adopted codes. After completion of the final inspection of a factory-built commercial building, this Department will issue a Certificate of Occupancy.

#### PERMANENT SET LICENSING REQUIREMENTS

Contractors must hold the appropriate A or B contractor license with this department. The contractor requirements will be based on the occupancy of the building.

# TEMPORARY SET

## PLANS SUBMITTAL

- Site plan approved by city or county zoning and the legal description; or a Zoning Development Permit (ZDP), with a site plan, approved by the City of Woodland Park Planning Department;
- Temporary Use permit issued by city or county zoning;
  - For sales trailers in conjunction with a new development:
    - If for six months or less, only a temporary electrical service permit is required.
    - If greater than 6 months, a C licensed contractor must obtain the permit.
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
- Floodplain review & Enumeration (Address);
- Completed Code Study Form found at <https://www.pprbd.org/File/ByAlias/CodeStudyForm>
- Plans stamped by the Colorado Division of Housing, to include the Cover Sheet for Building Specifications showing the plan expiration date;
- Foundation drawings stamped by a Colorado licensed design professional (frost protection not required);
- Architectural and structural drawings for ramps and stairs showing full compliance with current ANSI standards. Plans must be stamped by a Colorado licensed design professional.

## TEMPORARY SET INSPECTIONS

Refer to the current Pikes Peak Regional Building Code.

## TEMPORARY SET LICENSING

Contractors must hold a minimum of a C license with this department.