

Pikes Peak REGIONAL Building Department

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. A manufactured residential building is any UBC, IRC 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 and IRC is identified by a tag located under the kitchen sink. Note that decks may only be attached to HUD's with a design by a Colorado licensed design professional.

PERMANENT SET

ALL MANUFACTURED/MODULAR HOMES

- Categorized as “new single family construction”, plan review and permit fees are based on square footage
- Site plan approved by City or County Zoning with the legal description; or Zoning Development Permit (ZDP), with site plan, approved by the City of Woodland Park Planning Department;
- Floodplain review & Enumeration (Address)
- As applicable, septic permit issued by Teller or El Paso County Health Department, or wastewater receipt from the utility provider
- Driveway permit issued by El Paso County Department of Transportation (private land, in unincorporated El Paso County only)
- IECC certificate if on a conditioned and/or insulated basement or crawlspace
- HVAC documentation
 - * Conditioned basement (using factory installed equipment): HVAC equipment certificate, sheet 2 only (ventilation verification), and heat loss calculations
 - * Conditioned crawlspace (using factory installed equipment): Heat loss calculations only
 - * Conditioned basement (NOT using factory installed equipment): HVAC equipment certificate (both sheets), heat loss calculations, and duct design
 - * Conditioned crawlspace (NOT using factory installed equipment): HVAC equipment certificate (both sheets), heat loss calculations, and duct design

PERMANENT SET (CONT)

HUD MANUFACTURED HOMES

- Floor plan, to include basement plan (if applicable)
- HUD data sheet
- Separate framing plans and permits are required for front and rear entry decks (detached, > 32 sq. ft.), if app. A design by a Colorado licensed design professional is required if deck is attached.

IRC MODULAR HOMES

- Basement plan (if applicable)
- State stamped plans (i.e. model & floor plan, architectural, mechanical, electrical, and plumbing plans etc.)
- State of Colorado Specifications Cover Sheet showing plan expiration date that matches State stamped plans
- If applicable, Include all deck framing plans if attached. Separate framing plans and permits are required for detached decks
- If On-site Construction “OC” or “AC” inspections are required, OC/AC inspection forms are required prior to permit issuance. Additional fees apply

PERMANENT SET INSPECTIONS

Inspections check for compliance with the 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.

*****Soils report and foundation design by architect or engineer licensed by the state of Colorado will be required at first inspection*****

TEMPORARY SET

PLANS & PERMIT REQUIREMENTS

- Site plan approved by City or County Zoning with the legal description; or Zoning Development Permit (ZDP), with site plan, approved by the City of Woodland Park Planning Department (**temp set only allowed in parks in Woodland Park**)
- Floodplain review & Enumeration (Address)
- HUD data sheet
- Blocking and tie down layout using one of the following:
 - Manufacturer's installation instructions (provide all applicable charts with appropriate rows/columns indicated)
 - A stamped design by a Colorado licensed design professional OR
 - Foundation plans that meet the Colorado Division of Housing specifications (provide all applicable charts with appropriate rows/columns indicated);
 - Separate framing plans and permits are required for front and rear entry decks (detached, > 32 sq. ft.), if app.

TEMPORARY SET INSPECTIONS

Refer to the Pikes Peak Regional Building Code.

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