



Assignment of Options on Master Plans

A Master Plan is a plan for a single family home that is used to build two or more identical homes. Master Plans are only permitted to be used by building contactors with a C license or higher.

Options on the master plan will be charged \$50 each as listed below. The additional option fee will be added to the plan review fee and are due when the first permit is issued on the plan. Additional options may be added to the plan in accordance with the Master Plan Splice Policy which may be found on the RBD website.

Construction options:

The base package will include one elevation with a garage and or basement / walkout condition.

- Each garage option above plan "standard" (3-car, 4' extension, tandem, etc.)
- Foundation wall options (slab on grade, crawl, basement, garden & walk-out)
- Covered patios and covered decks that are not standard
- Deck size changes or additions that are not standard (1 deck considered standard w/ walk-out or garden levels)
- Basement finish (if base option is unfinished)
- Each truss package above base package (hip, gable, 40#, 30#, tile, etc.)
- Non-structural changes in layout of floor plan all count as one option (kitchen configuration, 4/5 piece bath, bedroom vs. office, etc.)
- Optional bays, cantilevers and bump-outs
- Any increase in floor area.
- Optional lightweight concrete floor in lieu of conventional floor

Mechanical Options:

Base package will include one heating system

- Additional heating system options (different efficiency, boiler vs. forced air, etc.)

Fee Structure:

- Non-engineered stamped masters: 2 options free of charge
- Engineered stamped masters: 5 options free of charge

Pikes Peak Regional Building reserves the right to modify this policy as needed