

Pikes Peak REGIONAL Building Department

MASTER SPLICE POLICY

Pikes Peak Regional Building Department allows splices to current Master Plans. The process is similar to that of other splices with a few exceptions:

- Master Plan Splices can be submitted electronically using the “Add Splice” button on the Plan Details page of our website for each Master Model (Plan: **Mxxxxx**) or by paper submittal. If the revision does not meet the requirements below, a new Master Plan (Point Revision) is required for complete review.
- New sheet(s) must contain ALL of the required information for the revision: elevations, floor plans, framing, etc. Use clouds and deltas to clearly identify the changes on an individual sheet or cloud the page number to identify an entirely new sheet is being added to the Master Plan.
- If limited structural changes are included in the splice submittal, the additional sheet(s) must be stamped by a Colorado licensed design professional. Design loads and all necessary information must be specified on the new sheet(s)
- PPRBD staff reserves the authority to reject a Master Splice and require a Point Revision.
- Master Splice reviews are charged at \$50 / hr (1-hour minimum)

EXAMPLES OF ALLOWED MASTER SPLICES:

- ⇒ Limited floor plan changes, no structural except as noted below.
- ⇒ Non-structural openings or structural opening changes where the width does not change (no Design Professional required)
- ⇒ Exterior finishes
- ⇒ Depth of basement: if stair opening remains the same and the only structural change is the foundation height - or - the stair opening is changing and/or a walkout or garden level is being added provided the plans are stamped by a Colorado Licensed Design Professional.
- ⇒ Minor roof overframe
- ⇒ Options that increase footprint/square footage if all information applicable to that option is contained on a single page stamped by a Colorado registered design professional.
- ⇒ Limited structural changes, to including structural opening width changes, when plans are stamped by a Colorado registered design professional.

EXAMPLES OF PROHIBITED SPLICES (POINT REVISION REQUIRED):

- ⇒ Major structural changes (to include additional elevations)
- ⇒ Below main floor options that would add floor framing and/or major architectural review, such as a slab to a crawl or basement, or a crawl to a full basement.