

Pikes Peak REGIONAL Building Department

RESIDENTIAL REMODEL

This handout is designed to assist in creating plans suitable for review for residential remodels, not including basement finishes, garage conversions, and additions (see those respective handouts). The information provided is a summary of plan review requirements and is not intended as a substitute for the Code.

RESIDENTIAL PLAN REVIEW OVERVIEW

“Residential” is defined as one- and two-family dwellings, town homes, and their accessory structures. (Condominium projects are classified as “Commercial.”) Plans may be drawn and submitted by a home owner who intends to obtain the permit, a design professional licensed by the state of Colorado, or a contractor who holds an appropriate Building Contractor license.

DESIGN PROFESSIONAL REQUIRED

Design professionals are required for any work that is deemed non-conventional, or any work to a HUD certified manufactured home. One may be required for individual components of particular projects if enough information cannot be provided regarding existing conditions, or alterations to existing conditions exceeding the perimeters established by the International Residential Code.

DRAWINGS

The plan must be clear for the scope of work and legible. Provide floor plans showing the level of the structure where the work is taking place, demo plans showing where construction is being removed, and proposed floor plans showing the intended work. All components can be combined if fully legible and discernable. DO NOT include electrical or plumbing one-lines or schematics, as reviews are not performed for these trades for residential work.

PERMITS

Permits are issued on a per trade basis. Homeowners are allowed to obtain permits for dwellings in which they own and reside, for trades they are performing themselves. Any permit for work being performed by a licensed contractor must be obtained by that contractor. Trades are “attached” together, meaning that one permit number is issued, but all trade permits are issued under that same permit number. When a building permit is required, the building permit must be obtained first.

PREPARING THE PLAN PACKAGE

FLOOR PLANS:

Architectural floor plan for each level where work is occurring that identifies the following for the area of work:

- All interior dimensions for rooms
- Intended use of each room or area
- Location and dimension (width x height) of each window and type (i.e. slider, hung, casement, etc.)
- Safety glass (tempered) where required
- Mechanical equipment location specified as:
 - Furnace/boiler, gas or electric indicated with thermal input values in BTU/hr
 - Water heater, gas or electric indicated
- New fireplaces as listed appliances with fuel source identified
- Smoke and carbon monoxide detector locations

FRAMING PLAN

Where structural work is taking place, provide a plan per framing level effected that identifies:

- Framing material:
 - Dimensioned lumber
 - Engineered product (I joists)
 - Pre-manufactured product (trusses must be engineered stamped)
- Spacing
- Post, beam, and header size and locations to include number of trim & king studs for headers
- Bearing walls
- Hangers and tie downs (at location on plans)
- If framing involves any steel to steel connections, provide details. Drawings may require the seal of a design professional licensed by the state of Colorado.