

MANUFACTURED COMMERCIAL BUILDINGS - EL PASO COUNTY

Pikes Peak Regional Building Department issues permits and performs inspections of manufactured commercial buildings, permanent and temporary installations. The installer must have a Building Contractor A License or Building Contractor B License granted by this Department. The following information applies to commercial use of manufactured structures approved by the International Code Council, and factory-built nonresidential buildings approved by the state of Colorado Division of Housing. For Temporary Sales Trailers, used in conjunction with the development of a contractor's subdivision, see "" items below.*

PERMANENT SET

PLAN SUBMITTAL

- Site plan approved by city or county zoning and the legal description;
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County 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 http://www.pprbd.org/plancheck/Handouts_Com.aspx
- Plans stamped by the Colorado Division of Housing; and all electrical, plumbing and mechanical sheets stamped by a Colorado licensed design professional;
- Snow and wind load requirements must be met;
- 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.

TEMPORARY SET

PLANS SUBMITTAL

- Site plan approved by city or county zoning and the legal description;
- Temporary Use permit issued by city or county zoning; * If for six months or less, only a temporary electrical service permit is required. * If for greater than six months, a Building Contractor C may obtain 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 http://www.pprbd.org/plancheck/Handouts_Com.aspx
- Plans stamped by the Colorado Division of Housing;
- 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.