

Pikes Peak **REGIONAL** Building Department

MANUFACTURED RESIDENTIAL BUILDINGS - EL PASO COUNTY

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

HUD PLANS & PERMIT REQUIREMENTS

- Site plan approved by city or county zoning and the legal description;
- Floodplain review & Enumeration (Address);
- Floor plan, to include basement plan (if applicable);
- IECC certificate if on a conditioned and/or insulated basement.
- Categorized as "new single family" construction, plan review and permit fees are based on square footage;
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
- Driveway permit issued by El Paso County Department of Transportation (private land, in unincorporated El Paso County only);
- HUD data sheet;
- [Certificate of Permanent Location For a Manufactured Home](#);
- 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.

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

IRC PLANS & PERMIT REQUIREMENTS

- Site plan approved by city or county zoning and the legal description;
- Floodplain review & Enumeration (Address);
- Basement plan (if applicable);
- IECC certificate if on a conditioned and/or insulated basement
- Categorized as "new single family construction", plan review and permit fees are based on square footage;
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department;
- Driveway permit issued by El Paso County Department of Transportation (private land, in unincorporated El Paso County only);
- State stamped plans (i.e. model & floor plan, architectural, mechanical, electrical, and plumbing plans etc.);
- State of Colorado Cover Sheet for Building Specifications & QA manual 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.

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

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.

TEMPORARY SET (PARK OR PRIVATE SITE)

PLANS & PERMIT REQUIREMENTS

- Plot plan approved by city or county zoning;
- Floodplain review & Enumeration (Address);
- Wastewater tap receipt from utility provider, or septic permit issued by El Paso County Health Department; *
- Driveway permit issued by El Paso County Department of Transportation (in unincorporated El Paso County only)*;
- HUD data sheet;
- Blocking and tie down layout using one of the following:
 - Manufacturer's installation instructions (provide documentation);
 - A stamped design by a Colorado licensed design professional; or
 - Foundation plans that meet the Colorado Division of Housing specifications;
- 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. The state insignia serves as a residential Certificate of Occupancy.

*These permits are not require for temp set in a park