

# FIRE RESTORATION – SINGLE FAMILY DWELLING

In response to the catastrophic fire in the Black Forest, Pikes Peak Regional Building Department will use the following scenarios to assist those who lost or suffered damage to their home. Any one of the following 4 scenarios may be used when applicable. Upon completion of the scope of work defined for a permit associated with scenario 1; 2 or 3, a Certificate of Occupancy will be issued. No Certificate of Occupancy will be issued for a permit using scenario 4. Please contact Mindy Stuemke @ 327-2903 or Bob Croft@ 327-2914 to discuss if these scenarios will not work for your particular situation. Please also see other requirements (EPC-DSD coming soon) including fire protection district requirements [click here](#).

## **1. Use of existing foundation, same house:**

If Regional Building has the original plans, the only documents required will be a letter from a licensed engineer stating that existing foundation is acceptable for rebuild along with a copy of a set of the original plans. After meeting with a construction plans examiner, and finding all in order, restoration may begin with the issuance of a new remodel permit (434). The permit cost will be based on the cost of square footage with attachments for Electrical/Mechanical and Plumbing trades at a minimum fee. The single family dwelling shell can be reconstructed according to the noted plans. The interior finish portion of the house may not be required to meet all current structural or design criteria of the 2009 IRC, but will be required to meet all life/ safety requirements and other design provisions that benefit the owner such as, but not limited to, State Electrical Code, smoke and CO detectors, egress windows, and energy conservation.

## **2. Non-use of existing foundation, same house:**

If Regional Building has the original plans, the documentation required will be verification that a wrecking permit has been issued for the address, along with a copy of a set of the original plans. After meeting with a construction plans examiner, and finding all in order, construction may begin with the issuance of a new single family dwelling permit (101) based on the cost of square footage and with no other trades to attach - this will be a universal permit. The construction of the foundation must comply with all applicable provisions of the 2009 IRC. The new foundation design and soils report may be presented to the inspector at the time of the first inspection. Foundation inspections may be performed by the engineer of record provided RBD is notified at time of permit issuance. The remaining portion of the structure located above the foundation may be constructed as outlined in # 1 above.

## **3. Building new home (different from original) at existing location:**

Process will be the same as any new single family dwelling plan/ permit submittal currently in place. [Click here](#). One set of plans, including engineered foundation, site plan, all construction docs and duct design components to comply with 2009 IRC.

## **4. Repair of existing dwellings due to fire damage:**

Plan submittal review and approval process will be the same as any remodel and or repair for an existing dwelling. Regional Building staff will make every effort possible to expedite Black Forest Fire plan review and permit issuance.

**Please note:** The procedures and guidelines in this document only reflect that of the Regional Building Department. Because of inter-governmental agreements, certain county agencies may have different requirements and guidelines.

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