



COLORADO SPRINGS Development Process

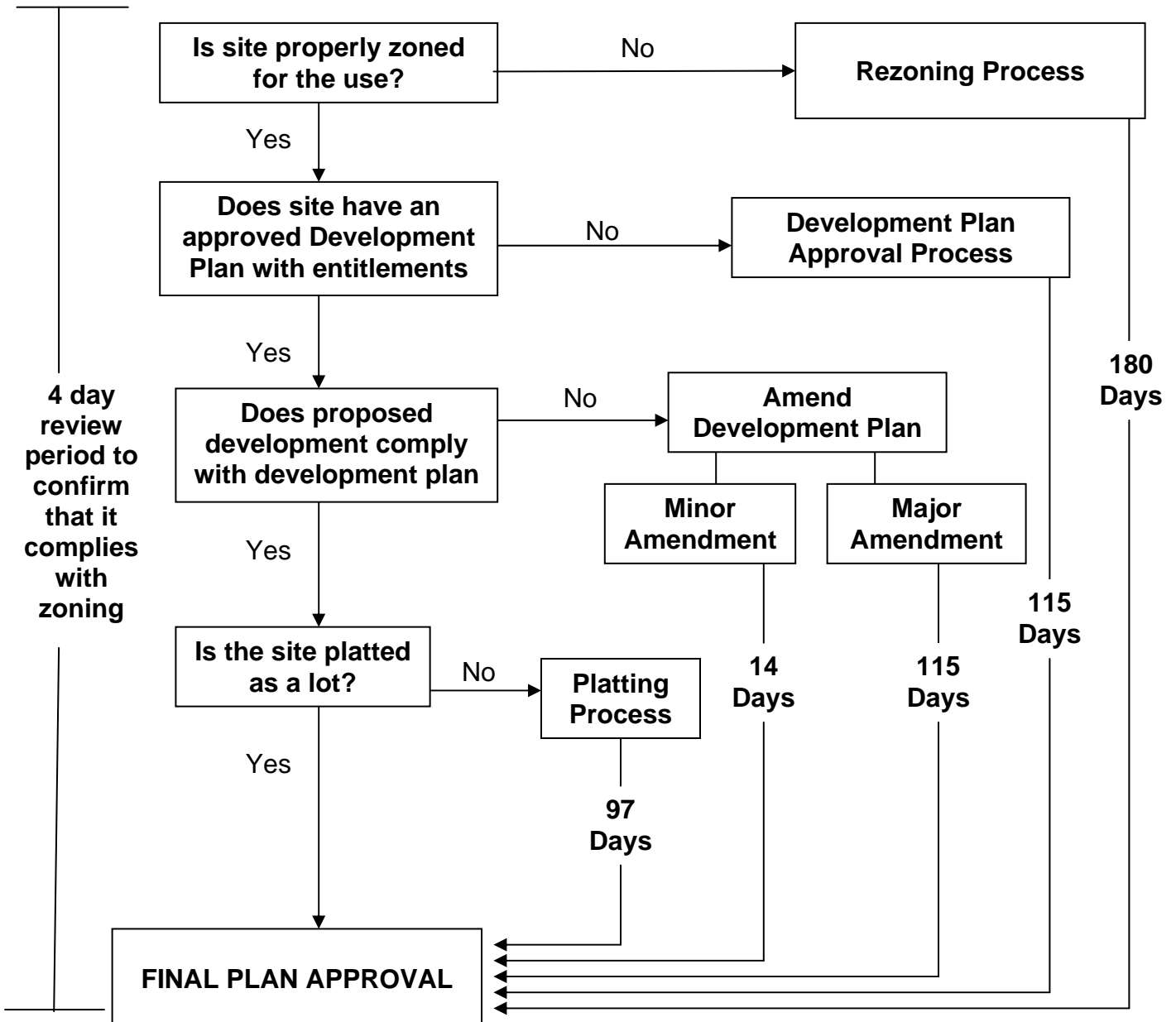
New Construction Permitting Process	2
Phase I: Planning Phase	2
Phase II: Construction Phase	3
Permit Approval Process	4
What codes are enforced?	4
What are the structural requirements?	4
What must be submitted for approval?	5
What is the plan check process?	5
What is the recheck process?	5
What is the time required to obtain a permit?	6
Licensing Process	6
Is it possible to get partial permits (fast-track)?	6
Who may obtain a permit?	6
What is the inspection process?	7
How much does a permit cost?	7



City of Colorado Springs Land Development

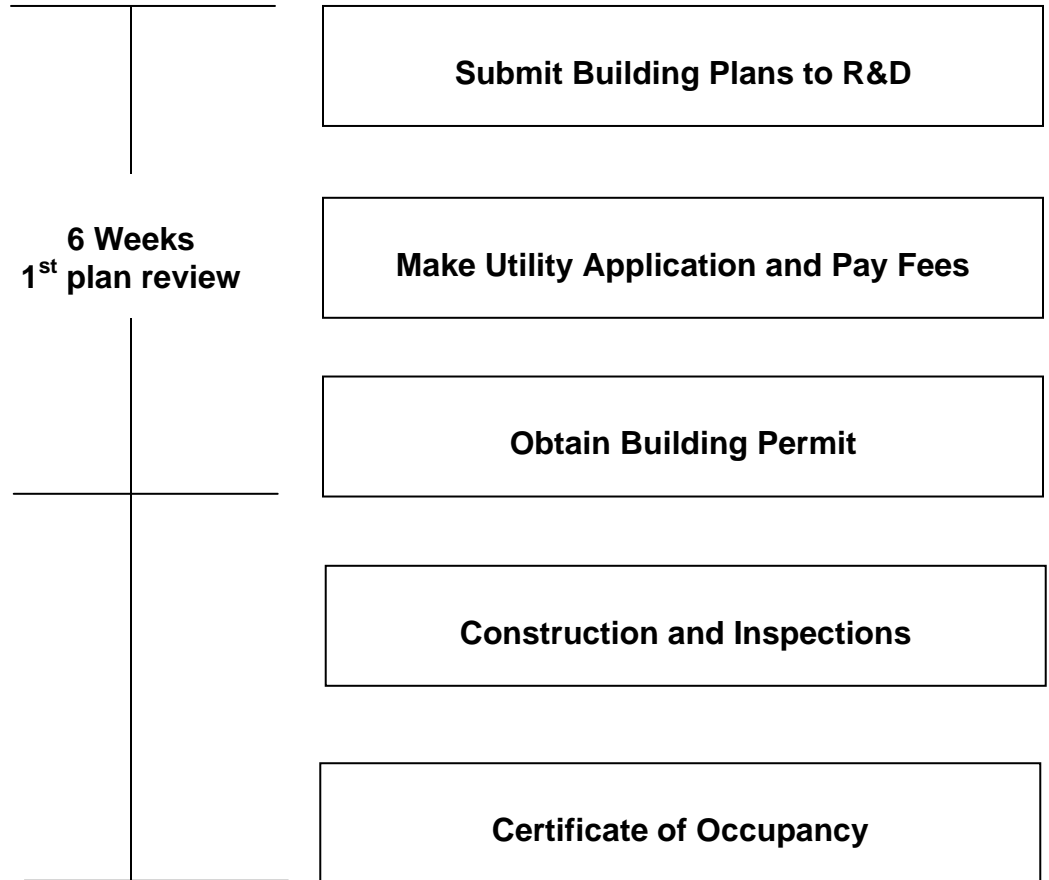
New Construction Permitting Process for Multifamily, Commercial, Office and Industrial Projects

Phase I: Planning Phase





Phase II: Construction Phase



Source: Pikes Peak Regional Building Department, www.pprbd.org



Permit Approval Process

Pikes Peak Regional Building Department

What codes are enforced?

- 2003 International Building Code
- 2005 Uniform Plumbing Code
- 2003 International Mechanical Code
- 2002 National Electric Code (July 2005: 2005 NEC)
- 2003 International Energy Conservational Code
- 2005 Pikes Peak Regional Building Code
- 2003 International Residential Code for 1 & 2 Family
- 2003 International Fuel Gas Code
- Accessibility – 2003 IBC and ICC/ANSI A117.1, 2003

What are the structural requirements?

- Wind – Minimum Design to be for 100 MPH and Exposure C (3 second gust)
- Seismic – Dependent on Soil Site Class – Default D
- Frost – Minimum Depth of Foundation 30 Inches
- Foundation – Design Based on a Site Specific Soils Report
- Snow – 30 psf Up 7000 Feet in Elevation Then 40 psf



What must be submitted for approval?

- Two Sets of Plans. Plans should include:
 1. Architectural Drawings
 2. Structural Drawings
 3. Site Plan
If a development plan is required by planning, include approved copy
 4. Civil Plans
 5. Architectural Specifications
 6. Soils Report
 7. Mechanical Drawings
 8. Plumbing Drawings
 9. Electrical Drawings

What is the plan check process?

- Plans are submitted to the regional building department at 2880 International Circle, Suite 100, Colorado Springs, CO 80910
- RBD will route the plans to all other city and county departments (health, city engineer, zoning, utilities, etc.) That must approve the plans before a permit can be issued
- When the process is completed the plans will be available at RBD

What is the recheck process?

- If one or more of the departments disapprove the plans, you may either resubmit the plans to RBD for rerouting or take the plans directly to a department for a recheck



What is the time required to obtain a permit?

- The time required for the initial plan check is 6 weeks or less
- The time for a recheck depends on the severity of the problem
- The average is a few weeks. The permit can be issued (on new buildings) when all departments have approved the plans
- Tenant finish plans are usually processed in a few days.

Licensing Process

- To obtain a contractor license, the applicant must fill out an application form, and obtain references.
- The next step is to take and pass contractor exam base on the building code
- The final step is to appear before an RBD advisory committee.
- On average this process takes about 6 weeks

Is it possible to get partial permits (fast-track)?

- YES. We can issue foundation only; structural frame, shell, and interior finish permits.

Who may obtain a permit?

- The plans may be submitted by the owner, architect, or contractor but:
- A permit can only be issued to a contractor with a local contractors license



What is the inspection process?

- When the permit is issued, you will receive a permit card showing the required inspections and a number to call when you are ready for inspection
- After All Inspections Have Been Completed You will Be Issued A Certificate Of Occupancy For The Project

How much does a permit cost?

- A full listing of 2010 permit fees can be found at:
http://www.pprbd.org/Fee_Schedule.html