

VOLUME 7 . Edition 2 . 2007

RBD *matters*

inside news

Licensing Addressing & Floodplain Plan Review Inspections Permits & more

ADDRESSING & FLOODPLAIN PLAN REVIEWS

To avoid delays, please provide the following information for Addressing (Enumeration) and Floodplain plan reviews of all new construction including commercial remodels and interior finishes, decks, garages, additions, etc.

- Site plan showing all property boundaries and locations of all structures, include existing and proposed construction.
- Tax ID/Parcel Schedule Number.
- Legal description of the property, including lot #, block # and subdivision name.
- Show addresses (if known) of existing structures on the property.
- If structure has multiple tenants, occupants or businesses, show the interior building divisions for each tenant space; include existing suite or unit numbers on the plan.
- Clearly highlight the area where the work is to be performed on the plan, especially for multiunit/multiple occupants.

For more information, call Floodplain Management at 327.2907 or Addressing at 327.2908.

WALK THROUGH PLAN REVIEW HOURS

Construction Review
8:00 a.m. - 3:45 p.m.

Electrical Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Mechanical Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Plumbing Review
9:00 - 11:45 a.m. and 1:00 - 3:45 p.m.

Floodplain Review & Enumeration
8:30 a.m. - 3:45 p.m.

PERMITS FOR REROOFS OF MANUFACTURED UNITS

Permits & inspections are required for reroofs of manufactured units including residential & commercial occupancies. For more information, call 327.2880 and request Permit Counter.

coverphoto

Photos of Pikes Peak Regional Development Center and deer in Crystal Hills on page 4 are contributed by Tatianna Gruen.

The deck is planned -
but not constructed

Can I get a CO?



The closing is scheduled, but construction of the deck is delayed. How can I get a Certificate of Occupancy? If all other inspections are completed, there is a quick solution!

Install a guardrail in compliance with code at each opening where a deck is to be constructed.

The guardrails will be inspected and noted under the original permit which will then be "finalled" and a CO issued.

Obtain a separate permit for deck construction under the same plan number. RBD records will indicate an additional permit was issued for remaining deck construction.

ELECTRICAL & PLUMBING LICENSE RENEWALS

Reminder: Enclose a copy of your current license issued by the state of Colorado with your registration renewal form.

RBD matters newsletter is published by

Pikes Peak Regional Building Department

Pikes Peak Regional Building Department was created by the City of Colorado Springs and El Paso County in 1966, and now includes Fountain, Green Mountain Falls, Manitou Springs, Monument and Palmer Lake.

The Department enforces building codes through plan reviews and inspections; tests and grants licenses to building and mechanical contractors; registers electrical and plumbing contractors licensed by the state of Colorado; oversees floodplain management; assigns addresses; and issues permits to build, alter, convert, repair, move or demolish structures.

Pikes Peak Regional Building Department operations are solely financed by fees paid for services.

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For more information or suggestions, contact
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Update on Committees

The **Task Force Committee** will meet Feb. 21 at 8:30 a.m. to begin a study of permit fees and the costs of services provided. This is a subcommittee of the Advisory Board that makes recommendations to the Regional Building Commission and Regional Building Official.

The **International Plumbing Code Study Committee** meets every Thursday at 4:30 p.m. to discuss amendments to the 2003 International Plumbing Code (IPC). The committee meetings are open to the public. Code books can be purchased at local bookstores or through the International Code Council. (January newsletter correction: The committee is reviewing the 2003 IPC; the state is reviewing the 2006 IPC for adoption.)

attend meetings that



plan the future

- Building Committee - 9 a.m. first Wednesday
- Mechanical Committee - 9 a.m. second Wednesday
- Electrical Committee - 2:30 p.m. third Tuesday
- Board of Review - 10:30 a.m. third Wednesday
- Advisory Board - Noon third Wednesday
- Regional Building Commission - 3 p.m. fourth Wednesday

newsbriefs

Investing in Community

RBD STAFF ASSISTS CASTLE WEST RESIDENTS

In a quick response to the needs of victims of the Castle West Apartment fire, RBD employees contributed \$755 to the American Red Cross. In addition, employees individually donated household items and clothing to the agencies providing assistance to those who lost their homes and belongings in the fire on January 16, 2007.

A FOUNDATION FOR FUTURE ENGINEERS

The Pikes Peak Chapter of Professional Engineers of Colorado helps high school students bridge to future engineering careers through the "Bridge Building" competition.

The organization is sponsoring the 21st annual Pikes Peak Region 2 Model Bridge Building competition; winners will compete at the state level on February 24 at the Bureau of Reclamation in Denver.

In keeping with the past tradition of RBD, the Commission approved a \$1,000 contribution to the student scholarship fund that is awarded to local winners. The competition helps our teens and invests in the future of our community. Proof of that is Roger Lovell, RBD Senior Plans Examiner who won one of three competitions that he entered as a teenager. His brother Brad Lovell also participated and won a scholarship.

Mechanical & Plumbing

CHIMNEY LINERS

When a listed chimney liner cannot be installed at a close radius right angle, a B vent elbow may need to be installed to transition the liner at the entry to the chimney. If the liner instructions are on site and a B vent transition has been installed, RBD does not require an additional external liner identification label.

This is a code interpretation of Section 503.5.3, 2003 International Fuel Gas Code, as amended by Section RBC305.4.66, 2005 Pikes Peak Regional Building Code.

TEMPORARY GAS LINES & RELATED EQUIPMENT

Temporary gas lines and equipment are not considered as "portable equipment and fuel sources" which are exempt from permits and inspections per RBC105.2.1, 2005 Pikes Peak Regional Building Code. Because temporary gas lines and related equipment (usually leased) are not exempt and cannot be assumed to be in safe condition, these installations are viewed the same as a permanent installations.

Therefore, a permit and inspections are required for temporary installations of gas lines and equipment in the same manner as permanent installations. Temporary gas lines are subject to appropriate testing under Section 406, 2003 International Fuel Gas Code, and will include 10 lbs for low pressure and 60 lbs for medium pressure. The temporary heating equipment are also checked for flame safety devices.

January 2007 Permits

RESIDENTIAL	January Permits	Units	2007 Permits	Units	Valuation YTD
DETACHED SINGLE FAMILY HOMES	191	191	191	191	36,223,749
TOWNHOMES	33	33	33	33	4,418,000
DUPLEX	2	4	2	4	566,400
CONDOMINIUMS	2	8	2	8	752,308
3 - 4 FAMILY UNITS BUILDING	0	0	0	0	0
5 OR MORE FAMILY UNIT BUILDINGS	0	0	0	0	0
NEW CONSTRUCTION TOTALS	228	236	228	236	41,960,457
ALTERATIONS (REMODEL, ADDITION, ETC)	438		438		7,066,919
GARAGES/CARPORTS	17		17		485,042
ALTERATIONS/GARAGES/CARPORTS TOTALS	455		455		7,551,961

COMMERCIAL	January Permits	2007 Permits	Valuation YTD
AMUSEMENT/RECREATION	2	2	339,412
CHURCHES/RELIGIOUS BLDGS	0	0	0
MANUFACTURING	0	0	0
PARKING GARAGES	0	0	0
SERVICE STATIONS/REPAIR GARAGE	0	0	0
HOSPITALS/INSTITUTIONS	1	1	7,324,209
OFFICE, BANKS, BUILDINGS, INTERIORS	18	18	4,820,951
PUBLIC SERVICE & UTILITY BUILDINGS	0	0	0
SCHOOLS & EDUCATION BUILDINGS	0	0	0
STORES, RETAIL, INTERIOR FINISHES	15	15	18,017,134
NONRESIDENTIAL BLDGS (STORAGE, ETC)	5	5	816,580
OTHER (SWIMMING POOLS, ETC)	9	9	282,364
SIGNS	59	59	209,154
NEW CONSTRUCTION TOTALS	109	109	31,809,804
ALTERATIONS (ADDITIONS, REMODELS)	180	180	6,539,267
ALTERATIONS TOTAL	180	180	6,539,267

For a complete report please access the web site at:
www.pprbd.org/permitreps/rgovrep.txt

newsbriefs

WATER HEATER EXPANSION TANK/PRESSURE RELIEF DEVICE
 If the expansion tank or pressure relief device was part of the original installation, it should be maintained. The tank or device is required at the time of inspection for any water heater designated as "commercial." Commercial is defined as a water heater installed to service any occupancy other than a single family dwelling (R-3), this includes "point of use" water heaters. Please refer to Section 608.3, 2000 Uniform Plumbing Code.

Holiday Closure

Presidents Day - Monday, February 19



"Quality of life" in the Pikes Peak Region