

Pikes Peak REGIONAL Building Department

DETACHED ACCESSORY STRUCTURES

The following items are required for review of a residential accessory structure. Accessory structures include detached garages, sheds, workshops, greenhouses, etc. Plans will not be reviewed for approval if any of the requirements listed below are omitted. Walk-through plan review is limited in time, if more time is required, the plans will be checked in at the front counter. **One-story, detached, accessory structures as defined by the IRC, not more than two hundred (200) square feet in floor area and supported directly on grade, are exempt from a building permit (floodplain permits may still be required).**

PLOT PLAN

A site/plot plan review is required for all accessory structures, permitted or not. Contact the zoning department having jurisdiction for additional information.

Colorado Springs	719-385-5982
El Paso County	719-520-6300
Fountain	719-382-8521
Green Mountain Falls	719-684-9414
Manitou Springs	719-685-4398
Monument	719-481-2954
Palmer Lake	719-481-2953
Woodland Park (City limits)	719-687-5202

- **Complete street address.**
- **Legal description of property.**
- **Property lines and dimensions.** Include side, front and rear yards.
- **All site improvements**, including existing and proposed new construction (deck, patio enclosure, garage, etc.)

FOUNDATION PLAN (Indicate type)

- Engineered design, to include soils report
- Monolithic foundation **MUST MEET ALL REQUIREMENTS** (see diagram)

⇒ Not more than 750 square feet

⇒ Single story without loft

⇒ Foundation does not retain soil

⇒ Monolithic slab of single pour with turned down edges

⇒ Uniformly loaded **wood framing**

- One story, enclosed, non-habitable structures 400 square feet or less may be supported directly on grade.

ROOF FRAMING/FLOOR PLAN (see example)

Provide a complete structural plan that includes all of the required information listed below. **NOTE:** Truss manufacturer layout **will not** be accepted in lieu of a roof framing plan.

- Location of all windows and doors with width and height dimensions, and function (i.e. 4030 = 4' wide and 3' tall slider)
- Framing material
 - ⇒ Rafters
 - ⇒ Trusses
 - ⇒ Other engineered products (I-joists)
- Spacing of members
- Over-framing shaded and identified
- Post, beam, and header locations, sizes, and materials

ROOF FRAMING/FLOOR PLAN (Cont)

- Bearing walls, trimmers, king studs, and stud sizing indicated
- Hanger and uplift connections specified
- Engineer stamped truss details (if applicable)
 - ⇒ Detail of each truss element produced by the manufacturer, stamped by a Colorado licensed design professional
 - ⇒ Label all trusses on the roof framing plan with the alphanumeric label corresponding with the truss detail
 - ⇒ Label all girder trusses with the number of plies and indicate the size and species of the bearing chord or web.

EXTERIOR ELEVATIONS

Illustrations of all sides that indicate the following:

- Finished grade
- Roof slope
- Roof material
- Exterior finish

INTERIOR SECTIONS/DETAILS

Provide a minimum of one section through the entire structure identifying the following:

- Foundation type
- Framing material/description
- Vertical dimensions
- Finished grade

NON-CONVENTIONAL CONSTRUCTION

Residential plans that differ from conventional construction must be sealed and signed by a design professional licensed by the state of Colorado.

Examples of unconventional construction include:

- Block or poured concrete walls, including approved insulated concrete forms (ICF), that extend beyond foundation
- Earth-sheltered or bermed
- Steel stud or post-and-beam

- Pre-engineered metal
- Structural Insulated Panel (SIP)
- Log
- Adobe or masonry brick
- Straw or tire bale
- Pole barns
- Aluminum or geodesic greenhouses
- Shipping containers

Non-conventional structures will be required to have a soils report and engineered foundation design at the time of first inspection.

AGRICULTURAL BUILDINGS

Buildings that are proposed for agricultural use that are located in El Paso County are required to be reviewed by El Paso County Development Services. Such buildings may, or may not, require a building permit, per the El Paso County Land Use Code. Documentation and site plan review is required by El Paso County Development Services to determine the applicability of agricultural use for a building. This documentation may be required to get any electrical, mechanical, or plumbing permits associated with an agricultural building.

CONDITIONING THE STRUCTURE (heating/cooling)

If non-habitable space:

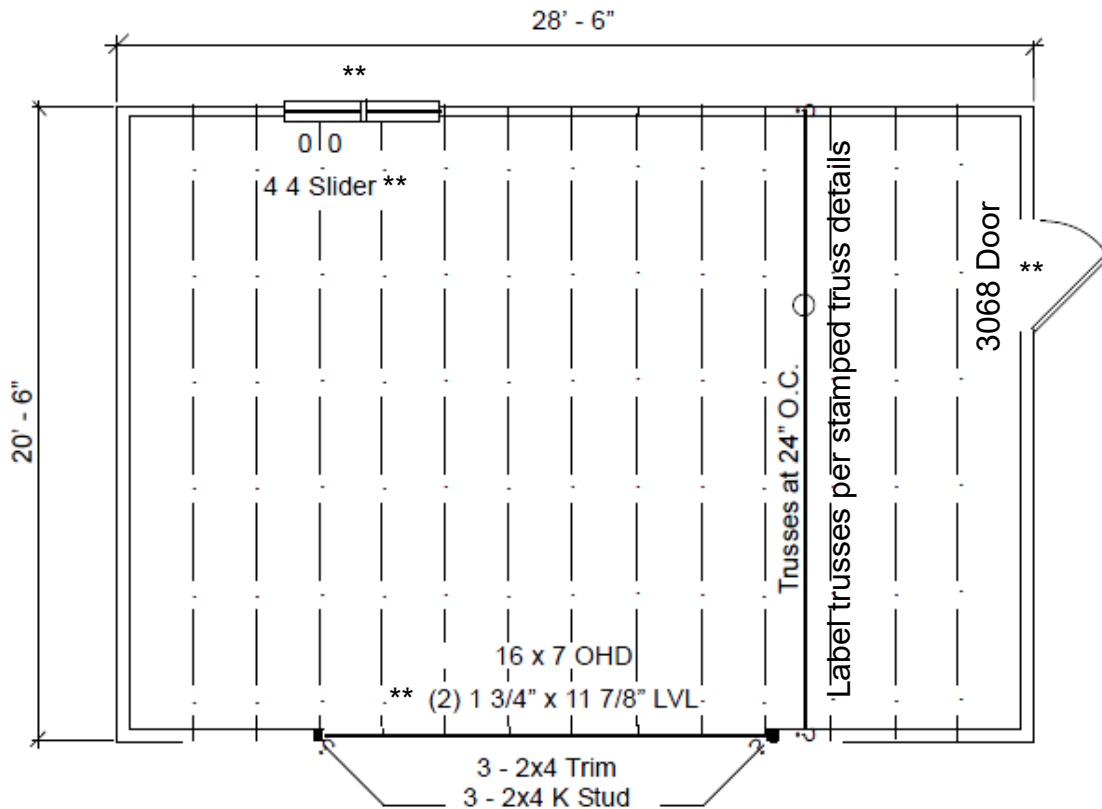
- IECC form

If habitable space, non-ducted system:

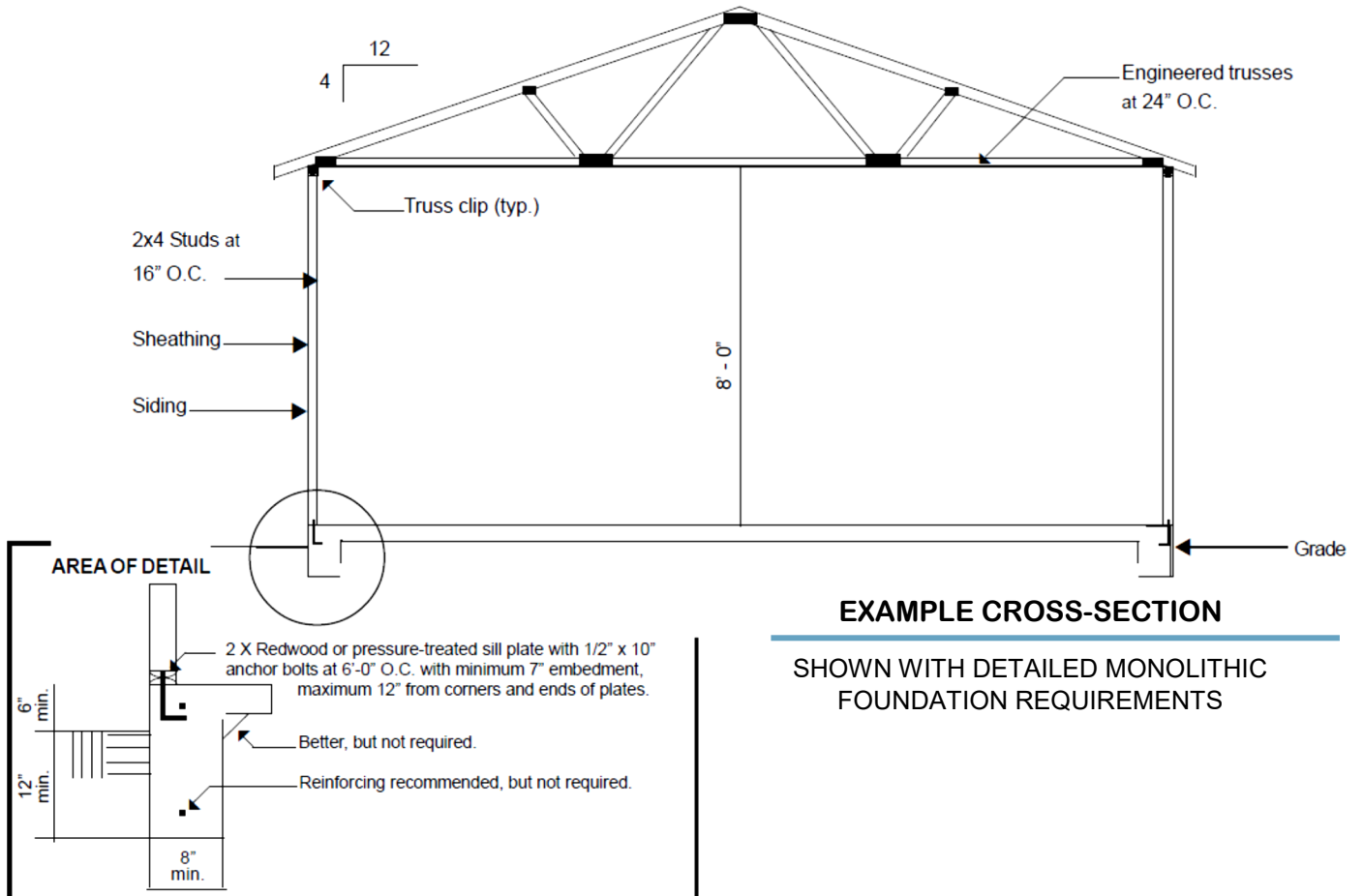
- IECC form
- HVAC equipment certificate
- Heat loss calculations

If habitable space, ducted system:

- Same as non-ducted, except duct designs are required



EXAMPLE ROOF FRAMING PLAN



EXAMPLE CROSS-SECTION

SHOWN WITH DETAILED MONOLITHIC FOUNDATION REQUIREMENTS

EXAMPLES PROVIDED FOR ILLUSTRATION ONLY
 CANNOT BE USED FOR DESIGN PURPOSES OR IN SUBMITTED PLANS