

# Pikes Peak REGIONAL Building Department

## MASTER SPLICE POLICY

Pikes Peak Regional Building Department allows splices to Master Plans for single-family homes. The process is similar to that of other splices with a few exceptions:

- Splices to master plans will be limited to a plan review walk thru basis. The Plans Examiner has the discretion to determine whether the splice is a walk thru or not. If the revision does not meet the splice policy requirements, a point revision will need to be submitted for a complete review.
- The splice is limited to one sheet. The new sheet must contain ALL of the required information for the revision: elevations, floor plans, framing, etc. Multiple sheets will not be accepted. Attachments such as energy code documents, trusses, and heat calculations are permitted. Note: full size duct layout sheets do not count toward the one sheet limitation.
- If there are structural modifications to the splice, the additional sheet must be stamped by a Colorado licensed design professional. Design loads and all necessary information must be specified.
- Once the review is completed, the Plans Examiner will direct the customer to the permit counter. RBD will scan the approved plan if the submittal was paper, and collect a \$50 splice fee. Electronic splices will be processed within 1 business day.

### **EXAMPLES OF ALLOWED SPLICES:**

- ⇒ Limited floor plan changes, no structural
- ⇒ Non-structural openings or structural opening changes where the width does not change (no Design Professional required)
- ⇒ Exterior finishes
- ⇒ Depth of basement: if stair opening remains the same and the only structural change is the foundation height - or - the stair opening is changing and/or a walkout or garden level is being added provided the plans are stamped by a Colorado Licensed Design Professional.
- ⇒ Minor roof over frame
- ⇒ Options that increase footprint/square footage if

all information on a single page stamped by a Colorado Licensed Design Professional

- ⇒ Limited structural change(s), to including structural opening width changes, when plans are stamped by a Colorado Licensed Design Professional.

### **EXAMPLES OF PROHIBITED SPLICES (POINT REVISION REQUIRED):**

- ⇒ Major structural changes (to include additional elevations)
- ⇒ Below main floor options that would add floor framing and/or major architectural review, such as a slab to a crawl or basement, or a crawl to a full basement.