

POLICY:

Policy effective: February 12, 2009

- updated May 30, 2023 for 2023 Pikes Peak Regional Building Code
- updated March 4, 2024 for Technology Accessibility compliance
- updated July 31, 2024 for specific Mechanical allowance

PARTIAL PERMITS (CORE AND SHELL)

Section 105.7, 2023 Pikes Peak Regional Building Code

POLICY:

A Core and Shell plan and permit is required prior to any tenant finishes for all multi-tenant buildings and shall include all or a portion of the work listed below. This is an optional step for single tenant buildings using a phased submittal approach.

- Restroom facilities may be roughed in or completed. A partial finish of the restrooms is not permitted, the work must terminate at “rough in” or the restroom must be completed including all fixtures, wall finishes, and grab bars. Rough in work shall be limited to wall construction, drywall, and plumbing stub.
- Non-fire rated tenant demising walls may be constructed and dry-walled on either one side or both. Fire rated tenant demising walls, if included as part of the core and shell package, must be full constructed and inspected, per the listing shown on the plans. Wall construction is limited to demising walls, restroom facilities, electrical rooms, and fire sprinkler rooms.
- Exterior Walls may be dry-walled.
- Mechanical supply and return drops may terminate into space.
- High and medium pressure trunklines are allowed.

The scope of work must be clearly identified on the Core and Shell plans and the permit holder understands that each leasable unit will require a separate tenant finish plan and permit, and additional modifications to the core and shell elements may be required.

COMMENTARY:

The intent of this policy is to allow the developer / owner to provide a marketable space. The scope of work under a Core and Shell permit does not provide a finished space and an Interior Finish permit is required to be completed for each tenant before a Certificate of Occupancy (C.O.) can be issued. Because the tenant finish work is not part of the Core and Shell permit, it is possible that modifications to the core elements may be required when the Interior Finish permit is issued. Examples include, but are not limited to, additional plumbing fixtures to meet the occupant load of the tenant or fire rated construction separating different Occupancy Classifications.

Building Owners and the Industry may use the undefined term “White Box” to describe leasable space. PPRBD considers “white box” space to be finished space, thus an Interior Finish plan and permit are required to create a “white box” space and a C.O. will be issued upon completion of that permit .