

# Pikes Peak REGIONAL Building Department

## GARAGE CONVERSION

Permits are required to convert a garage, attached or detached, to living space.

### REQUIRED DOCUMENTS

#### LEGIBLE FLOOR PLAN

Label room use, dimensions, window/door locations and sizes, and any new structural elements (headers, floor framing, etc.). *A Colorado licensed design professional may be required for certain elements of the structure, depending on the scope of the work.*

#### INSULATION DATA

International Energy Conservation Code (IECC) Certificate for Single Family Dwellings or ResCheck.

#### HEATING DATA

Heat Loss Calculations and HVAC equipment certificate. *If the new space is being heated with the existing equipment, a heat loss calculation for both the existing dwelling and the new space is required.*

All construction in the converted space will be subject to current code requirements.

#### HOMES WITH MORE THAN ONE KITCHEN

If the scope of the work includes the addition of a second kitchen or kitchenette in which a permanent 220v or gas cooktop, stove, or range is being installed, approval through the Zoning Authority is required. Depending on the property location and current zoning, a second kitchen may be prohibited or require additional modifications. Please contact the property's Zoning Authority for additional information.

