

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 front counter 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.
- New sheets must contain ALL of the required information for the revision: elevations, floor plans, framing, etc. All changes on each sheet must be clouded.
- 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.
- When the splice plan is brought to RBD for approval, two copies of the plan need to be submitted. Once the review is completed, the Plans Examiner will direct the customer to the permit counter. RBD will retain one copy of the approved plan to be scanned, assess and collect a \$50 splice fee, and update the RBD database.

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.