

TOWN OF ESTES PARK

DEPARTMENT OF BUILDING SAFETY

COLORADO LICENSED DESIGN PROFESSIONALS (ENGINEERS, SURVEYORS & ARCHITECTS) CRS Title 12 Article 25

Construction documents (including but not limited to plans and specifications) submitted for a building permit shall be prepared and sealed by a Colorado Licensed Design Professional when a construction project includes ANY of the following:

1. Buildings containing more than 4 dwellings. *[CRS 12-25-303.(1)(a)]*
2. Short term residential buildings regulated by the IBC, regardless of number of units. *[IBC106.1]*
3. Non-residential multi-story buildings, excluding a one-story basement. *[CRS 12-25-303.(1)(b)]*
4. Buildings with an occupant load of more than 10. *[CRS 12-25-303.(1)(b)]*
5. Structural alterations of non-exempt buildings. *[CRS 12-25-303.(1)(d)]*
6. Installation of a Type 1 Hood. *[CRS 12-25-303.(1)(d)]*
7. Projects that include accessibility requirements. (ANSI standard) *[IBC106.1]*
8. Change of Use. *[CRS 12-25-303.(1)(d)]*
9. Alterations affecting the life safety of occupants, including but not limited to the following systems: *[CRS 12-25-303.(6)(b)]*
 - a. HVAC
 - b. Plumbing
 - c. Electrical
 - d. Elevator
 - e. Fire-Resistance Rated Construction
 - f. Fire Protection Systems (Sprinklers & Alarms)
 - g. Exiting

Structural Plans and specifications sealed by a design professional shall, at a minimum, include the following:

Commercial Plans:

1. Square footage, occupancy classifications, type of construction, occupant loads, exiting requirements, fire-resistance rated construction details, fire suppression systems, zoning, hazard(s) identification, accessibility for the physically disabled.
2. Climatic and geographic design criteria: 105 MPH wind speed (3 second gust, exposure C), seismic design category B, snow load (40-70 psf), minimum frost depth- 30”.
3. Structural calculations (design loads)
4. Foundation Plan
5. Section view (structurals, floors, walls, roofs, decks, balconies, appendages)
6. Floor Plan
7. Elevation view (North, South, East & West)

Residential Plans:

1. Foundation Plan
2. Section view (structurals, floors, walls, roofs, decks, balconies, appendages)
3. Floor plan
4. Elevation view (North, South, East & West)