



- Permit Type: MULTI FAMILY
- Permit Sub-Type: MASTER PLAN
- You are applying for a Multi Family – MASTER PLAN Permit, use the following as a guide to help fulfill the permit request. This permit is only for a Master Plan Apartment Building. If you are not constructing a Multi-Family Master Plan (apartment) then please refer back to the Type and Sub-type definitions.
- **Definition:** Any apartment complex that will construct the same type of building more than once, 2 or more. If the building type will only be built once, then please apply for a Multi-Family/Apartment address specific permit.

Plan Submittal Requirements: **All documents be submitted in electronic form ( pdf, excel, word. Maximum file size is 50MB and the naming convention shall not contain any special characters.**

- 1 set plans. Complete and stamped by required engineers. (seeCRS12-4-101)
  - -Site Plan
  - -Architectural (floor, roof, schedules, sections, rated walls and floor assemblies, firestopping, etc.)
  - -Structural stamped by engineer
  - -Mechanical stamped by engineer
  - -Plumbing stamped by engineer
  - -Electrical stamped by engineer, include electrical box listings
- 1 Soils report, complete and stamped by engineer
- 1 calculations book, complete and stamped by engineer
- 1 project manual if used, complete and stamped by engineer
- Elevator drawings, separate uploaded document if greater than 3 stories
- 1 Energy analysis; building envelope, electrical/lighting and mechanical portion (Comcheck) free download at website <http://www.energycodes.gov/>
  - NOTE: Fenestrations must have a NFRC 100 label or use default values from IECCor ASHRAE 90.1
- Heating & cooling load calcs (building envelope, lighting, vent & occupancy loads based on the design)
- Design temperatures for mechanical systems:
  - -Outdoor Dry Bulb: Winter (-3<sup>o</sup>) Indoor Dry Bulb: Winter 70<sup>o</sup>F
  - Summer 90<sup>o</sup>F Summer 75<sup>o</sup>F
- 1 set of floor/roof truss details and layouts, complete and stamped by engineer, specify if deferred
- The structural engineer of record must review the truss details prior to submittal
  - -Provide signed letter from engineer
- Plan check fee deposit, based on job value entered during application
- **Applicable Codes:**
- 2021 International Building Code (accessibility per ICC A117.1-17 and Title 9-5 of the Colorado Statute)
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Fuel Gas Code
- 2021 International Fire Code
- 2021 International Energy Conservation
- 2020 National Electric Code
- Ground Snow Load: 30 PSF; Roof Snow Load 30PSF plus snow drift
- Wind Load: Figure 1609.3 (1) equals 110 miles per hour; Figure 1609.3(2) equals 115 miles per hour; Figure 1609.3(3) equals 120 miles per hour; Figure 1609.3(4) equals 105 miles per hour, all exposure C

If you have any questions please contact The Town of Parker Building department at 303.841.1970 or [building@parkeronline.org](mailto:building@parkeronline.org)