

Pikes Peak REGIONAL Building Department

TOWNHOME SUBMITTAL GUIDELINES

A townhouse is defined as “a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.” They are reviewed under the International Residential Code (IRC).

To submit plans for a residential townhome project we need one set of plans submitted for **each building type**. (Example; one building may have a grouping of models A, B and C and another building may have a B, C and D grouping). Each building type requires a separate submittal.

Each submittal should include a copy of the approved DP showing where all of these buildings will be constructed in the development, as well as all architectural/structural sheets, accessibility plan, mechanical duct layout, engineered trusses, heat loss calculations and IECC **for each model** in that building type.

Example: If there are 4 different building configurations in a particular development, then we need 4 different townhome submittals.

****NOTE****: Apartments or condominiums are considered a commercial project and are reviewed, and submitted, under the International Building Code (IBC)