
RE: PPRBD Web Inquiry #5464

Patrick Clark <patrickwayneclark@gmail.com>
To: Lindsay Darden <LindsayDarden@elpasoco.com>

Wed, Jul 29, 2020 at 11:09 AM

Ok thanks Lindsay. I will upload the email traffic to the application. Black Forest Fire Department has been on property to review our barn and they are providing that letter tomorrow and will load it as well. My plan is to resend the two cert letters, update the map and letter of intent as requested by you and engineering, and all the other docs once I get the driveway access permit completed (pending).

On Wed, Jul 29, 2020 at 11:02 AM Lindsay Darden <LindsayDarden@elpasoco.com> wrote:

FYI. Please print out this correspondence and upload in EDARP as your documentation from Pikes Peak Regional that we requested. You will also need to reach out to Black Forest Fire protection as indicated below and get a letter from them.

Thanks,

Lindsay

From: Jay Eenhuis <jay@pprbd.org>
Sent: Thursday, July 23, 2020 10:44 AM
To: Lindsay Darden <LindsayDarden@elpasoco.com>; Matthew Matzen <matthewm@pprbd.org>
Subject: RE: PPRBD Web Inquiry #5464

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Based on the description you attached previously, this would be similar to Haunted House setups for Halloween and does sound more like a "Special Event" permit that would be obtained from the Fire Authority, if they offer such thing. I know CSFD has worked with special events, however this may be Black Forest Fire or Tri-Lakes and I am not familiar with their process.

Unless the intent is to change the structure for permanent use as an event space and no longer as a barn, they should start with the Fire Authority.

*Currently, all plan reviewers are working remotely. Please submit **all plans** electronically, in PDF form,*

through our website as described in this "How To" video: <https://youtu.be/-R4mAh8LBCM>

***Splices** must also be submitted electronically through our website, by navigating to the Permit Details screen*

from the Contractor's Dashboard. Please have patience, as we are processing a large number of plans.

Thank you,

Jay Eenhuis, P.E.

Deputy Building Official - Plans

Pikes Peak Regional Building Department

O: 719-327-2910 E: jay@pprbd.org W: pprbd.org



From: Lindsay Darden <LindsayDarden@elpasoco.com>

Sent: Thursday, July 23, 2020 10:31 AM

To: Jay Eenhuis <jay@pprbd.org>; Matthew Matzen <matthewm@pprbd.org>

Subject: RE: PPRBD Web Inquiry #5464

I think the applicant wants to have this event yearly. There is a range of dates proposed in their letter of intent (see attached.) We would require them to come back every year for a temporary use permit.

Lindsay

From: Jay Eenhuis <jay@pprbd.org>

Sent: Thursday, July 23, 2020 10:27 AM

To: Matthew Matzen <matthewm@pprbd.org>; Lindsay Darden <LindsayDarden@elpasoco.com>

Subject: RE: PPRBD Web Inquiry #5464

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Good morning,

Typically, the one-time use of a structure for a purpose other than what is allowed by its current occupancy classification is allowed through a "Special Event permit issued by the Fire Authority Having Jurisdiction, who may require a Fire Watch or other provisions for approval. If a Temporary Change of Use is requested through RBD, we would look at this as a change of occupancy, but that temporary occupancy would have a limited time of service not to exceed one year (RBC107.1). A Change of Occupancy, either temporary or permanent, would require a design professional and stamped plans showing that all aspects of the building meet currently adopted code requirements per the 2015 International Existing Building Code, Chapter 10.

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from the Contractor's Dashboard. Please have patience, as we are processing a large number of plans.

Thank you,

Jay Eenhuis, P.E.

Deputy Building Official - Plans

Pikes Peak Regional Building Department

O: 719-327-2910 **E:** jay@pprbd.org **W:** pprbd.org



From: Lindsay Darden <LindsayDarden@elpasoco.com>

Sent: Thursday, July 23, 2020 9:51 AM

To: Matthew Matzen <matthewm@pprbd.org>; Patrick <patrickwayneclark@gmail.com>

Subject: RE: PPRBD Web Inquiry #5464

Hi Matthew,

No we are just wanting documentation from Pikes Peak Regional that the use of the barn for the temp use would be ok or, if instead, the applicant would be required to get the barn permitted. If you all require the barn to be permitted, we would add a condition of approval that a permit would be required prior to holding the temp use in the barn. We don't want to overreach, just making sure all the bases are covered because it is different to have people from the public in an unpermitted structure versus the property owners.

Thanks,

Lindsay

From: Matthew Matzen <matthewm@pprbd.org>
Sent: Thursday, July 23, 2020 9:47 AM
To: Lindsay Darden <LindsayDarden@elpasoco.com>; Patrick <patrickwayneclark@gmail.com>
Subject: RE: PPRBD Web Inquiry #5464

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Thank you for that information Lindsay. I have reached out to our deputy building official of plans for a second opinion. Are you implying the occupancy type would need to change from residential use to commercial use even though it's on a temporary basis? Just not sure how we get there with a preexisting non-conforming structure that has no permit or plan history as reference.

Matthew Matzen

Permit Supervisor

Pikes Peak Regional Building Department

O: 719-327-2995 **C:** 719-492-6361

E: matthewm@pprbd.org **W:** pprbd.org



Ensure life, safety and welfare of our community through efficient and consistent application of adopted codes and standards.

From: Lindsay Darden <LindsayDarden@elpasoco.com>

Sent: Thursday, July 23, 2020 9:19 AM
To: Patrick <patrickwayneclark@gmail.com>
Cc: Matthew Matzen <matthewm@pprbd.org>
Subject: RE: PPRBD Web Inquiry #5464

H Patrick,

There are two different things going on. The barn is grandfathered for permitting requirements if used as a barn for personal use by the owner of the land.

However, when you introduce a new use (such as the temporary use you are proposing) where people from the general public would be occupying the barn it might trigger a requirement for permit. The letter from Pike's Peak should address whether, based on the newly proposed use, permit requirements would be triggered since the general public would attend the Christmas related events in the existing barn that was not previously permitted.

Thanks,

Lindsay

From: Patrick <patrickwayneclark@gmail.com>
Sent: Wednesday, July 22, 2020 9:12 AM
To: Lindsay Darden <LindsayDarden@elpasoco.com>
Subject: Fwd: PPRBD Web Inquiry #5464

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Lindsey,

Regarding the barn permitting is this sufficient or do I need something more from them?

Patrick

Begin forwarded message:

From: Matthew Matzen <matthewm@pprbd.org>
Date: July 22, 2020 at 9:10:51 AM MDT
To: Nelida Gonzalez <nelida@pprbd.org>, "patrickwayneclark@gmail.com" <patrickwayneclark@gmail.com>
Subject: RE: RE: PPRBD Web Inquiry #5464

Good morning,

As the barn was originally constructed in 1978 we do not have any requirements to permit the original construction. We do however require any future work that would require a permit with PPRBD have proper plans and permits in place if applicable. In regards to the temp use permit that would be handled through county zoning. Hope this helps and have a great day.

From: Nelida Gonzalez <nelida@pprbd.org>
Sent: Wednesday, July 22, 2020 8:15 AM
To: patrickwayneclark@gmail.com
Cc: Matthew Matzen <matthewm@pprbd.org>
Subject: RE: PPRBD Web Inquiry #5464

Matt,

Is there a letter we provide for this?

Hello Patrick,

>> On 7/21/2020 12:09:33 PM Patrick Clark wrote:

See comment from El Paso County Planning Department. "Please submit a letter from Pike's Peak Regional Building that indicates a building permit would not be required for the barn, even if the temporary use allows access by members of the public" Our property is 9525 Burgess Rd. Our barn was built at the same time as our house 1978. My last conversation with PPRBD was permits were not required for agricultural buildings at the time our barn was constructed. We are applying for a temp use permit for an event in December. We would like to have the public allowed inside of that structure. Please advise as to a path forward.

Nelida Gonzalez

Permit Technician II

Pikes Peak Regional Building Department

O: 719-327-2962 E: nelida@pprbd.org W: <https://www.pprbd.org>



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