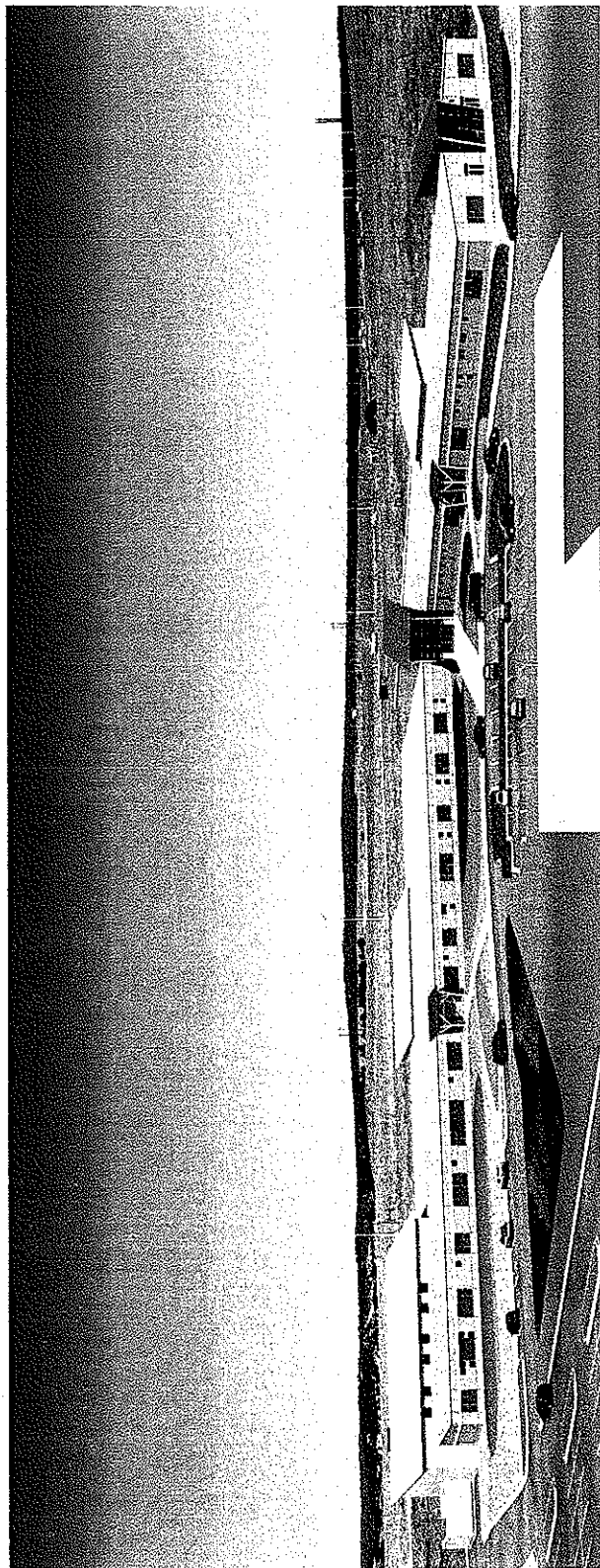


TCA/PPCC School Project Building Permit Opportunity



D20 Construction Management 1/20/2009

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Agenda

- Building Permit Requirements for Public Schools
- The Participants and their Roles
- The Issue
- State Statutes and Public School Construction Regulations
- MOU Status
- Desired Resolution Path and Outcomes
- Conclusion

Building Permit Requirements for Public Schools

- Effective April 25, 2004 - All Public School Construction projects shall be approved only under the following codes:
 - 2003 (IBC) International Building Code (OPS)
 - 2003 (IFC) International Fire Code (CSFD, OPS)
 - 2003 (IMC) International Mechanical Code (OPS)
- Other state agencies require reviews, permits and approvals for public school construction
 - State Electrical Board (DORA)
 - State Plumbing Board (DORA)

Project Completion

- How do you "Close-Out" a Building Permit, and obtain a "Final Certificate of Occupancy (C.O.)"?
 - Complete conditions listed on building permit:
 - Electrical and Plumbing Inspections - Final Approval
 - Fire Department - Final Approval
 - Fire Alarms - Final Approval
 - Fire Sprinkler System - Final Approval
 - Health Department Approval - Final Approval
 - New Boilers - Final Approval
 - Elevators/Lifts - Final Approval
- Request an inspection from Division of Oil and Public Safety.

The Participants

- Department of Labor and Employment, Division of Oil and Public Safety (OPS)
 - Mahesh Albuquerque, Director, (303)-318-8533
mahesh.albuquerque@state.co.us
 - Joseph Montoya, Program Director, (303)-318-8508
joseph.montoya@state.co.us
- Department of Regulatory Agencies (DORA)
 - Electrical and Plumbing Boards
 - D. Rico Munn, Executive Director, (303)-894-7855
 - Charles H. Adams, Program Director, (303)-894-2300

The Participants, continued

- Pikes Peak Regional Building Department, (PPRBD)
 - Todd Welch, Regional Building General Counsel, (719)-799-2700, todd@pprbd.org
 - Henry W. Yankowski, Regional Building Official, (719)-327-2969, henry@pprbd.org
- Other affected participants
 - Kevin Collins, Chief Operating Officer, TCA
 - Chris Coulter, Executive Director of Construction D20
 - Tom Elder, Elder Construction, General Contractor
 - Jack Paulson, Paulson Architecture, Architect

The Issue

- At this time all building reviews, permits, and inspections for public schools are managed by the appropriate state agency (OPS or DORA).
- At this time, building reviews (OPS) are anticipated to take 8 to 12 weeks to complete.
 - DORA does not complete a building review, just inspections.
- State electrical and plumbing inspections must be scheduled at least a week in advance and are only available on Tuesdays and Thursdays.

The Issue, continued

- For this project, the Owner (TCA), the GC (Elder), and the Architect (Jack Paulson) are focused on using an approved third party (PPRBD) to perform building reviews, issue permits, and conduct inspections in lieu of the state process.
 - The primary issue creating the need to change from the state to the local authority is **time**. It is anticipated that the entire review process can be complete with PPRBD in 4 weeks.
 - Inspections with PPRBD can be executed same day if necessary
 - If the permit process requires an additional 4 to 8 weeks to complete, the project will simply not meet its intended goal of opening next Fall.

State Statute Allowances

- State Statute 22-32-124(2), (II)
 - 1. Allows, pursuant a signed memorandum of understanding (MOU), the division (OPS and DORA) may prequalify an appropriate building department (PPRBD) to:
 - Conduct plan reviews
 - Issue building permits
 - Conduct inspections
 - Issue Certificates of Occupancy
 - Issue Temporary Certificates of Occupancy
 - 2. Allows a charter school, at its own discretion, to opt to use a prequalified building department that has entered into a MOU with the affected division...

Public School Construction Regulations

- Regulation 7 C.C.R. 1101-7
 - Section 3-2-1 allows the same MOU relationship to govern and the affected Board of Education discretion to use a prequalified building department as the delegated authority.

MOU Status

- Existing MOU's have been drafted by PPRBD for both OPS and DORA
- Feedback has been received from OPS
 - Contingencies focus on the needed MOU with DORA for Electrical and Plumbing
- No feedback has been received from DORA

Desired Resolution Path and Outcomes

- DORA to engage with Todd Welch at PPRBD.
 - Consensus can likely be quickly ascertained if a dialogue can commence
- Allowances can be made to make this process a one-time arrangement and open to evaluation at the completion of the project.
- Many Colorado Springs school districts are interested in the outcome of this process, knowing their construction related processes may become streamlined if the MOU arrangement can be satisfactorily addressed.
- Helps Colorado Springs' kids get what they need to further their education...in a timely manner.
- TCA is prepared to submit completed construction documents in the coming weeks, with earthwork set to begin November 3rd.