



Two Family Duplex Building - Stock Plan Application

Staff Entry

Stock Plan #: SP0

What is a stock plan? A stock plan is building design review only. Once approved, the building design is “stocked” with the City of Fort Collins to use in combination with building permit. Stock plans are used for replicated buildings in a development. Stock plans expire

What is a Two Family (Duplex) Building? A 3 story or less building consisting of two single-family dwelling units attached to each other, and both units are located on single recorded and platted parcel of land (site) bounded by property lines. (If each unit is on a separate lot, separated by property lines, it is considered a single family attached townhome – use the single family attached townhome stock plan application)

How do stock plan fees work? Visit our stock plan website for fees: www.fcgov.com/building/stockplans

NOTICE: When ready to build this design, a building permit must also be submitted for *each unit* in a townhome building. On the building permit: Reference this building design stock plan #, the unit style, and any options # for the unit intended to be built. Building permits can be applied for concurrently or following a stock plan submittal/approval.

Section 1: Builder / Applicant info

Applicant Name _____ Date Submitted ____/____/____

Please Print

Builder _____ Fort Collins License # _____

Please Print

Builder Address _____
Street City State Zip

Builder Contact (____) _____ (____) _____
Office Phone Mobile Phone Email

I hereby request that the attached house plans (with all available options as described below) be reviewed for compliance with all applicable City of Fort Collins codes to be used as a stock plan on subsequent building permits. I understand further, that each permit application must specify this stock plan number with all options listed herein as being used for actual construction of said residence and any deviation from this plan not otherwise authorized will void the permit.

Authorized signature

____/____/____
Date

One submittal per building type

This stock plan is for one building type with a specific and fixed building perimeter footprint (Exterior elevation styles/looks can be listed as options and are not considered building types.)

Are the two units side-by side or stacked (over/under)?

Subdivision Name:

Code update Re-review ☐

Old/prior stock plan #

Section 2: Overall Building Information

Heat: Gas ☐ Elect ☐ Other ☐ _____

Cooling: Is AC provided for all units? (if optional, list on options page)

Energy Path:

Prescriptive <input type="checkbox"/>	UA /REScheck) <input type="checkbox"/>	SPA/Performance <input type="checkbox"/>	ERI (Energy Rating Index) <input type="checkbox"/>
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Section 3: Unit Information

Units cannot be shuffled or mirrored to create different types of buildings (One stock plan per building type)

Tell us about each unit. Fill in the Table Below:

Unit	Standard Foundation Type	Description of unit	Location in building (basement, first floor, left or right)	Area for each unit (as applicable)	Estimated cost of labor + materials of Unit without options
Unit 1		# Stories: # Bedrooms: # Full Baths: # 3/4 Baths: # 1/2 Baths: # Fireplaces: # non-tandem Parking Spaces in attached garage: Accessible?		Living Space sf: 1 st Floor: 2 nd Floor: 3 rd Floor: Attached Garage sf: Total BSMT sf: Finished BSMT sf: Unfinished BSMT sf: Crawl sf: Area of heated/conditioned space:	
Unit 2		# Stories: # Bedrooms: # Full Baths: # 3/4 Baths: # 1/2 Baths: # Fireplaces: # non-tandem Parking Spaces in attached garage: Accessible?		Living Space sf: 1 st Floor: 2 nd Floor: 3 rd Floor: Attached Garage sf: Total BSMT sf: Finished BSMT sf: Unfinished BSMT sf: Crawl sf: Area of heated/conditioned space:	

Section 4: Options

What is an option? An option is a variation that can be applied to either unit style.

What is not an option? Options cannot change the overall building perimeter footprint. Options cannot shuffle units or mirror to create different building types. Submit a separate stock plan for each building type.

Can I have more options? No, options should be minimal and not used to create custom buildings. If you run out of options try this: 1. Are two options *always* built together, if so, list as a single option (i.e. 'covered deck' vs. roof cover opt., deck opt). 2. submit homeowner add-ons independently (i.e. separate basement finish, deck or pergola permits)

		Area (sq ft) (basements, Bay window/ fireplace bump-outs)	Estimated cost of labor + materials
#	Example 1: Bedroom in lieu of office	0	\$300
#	Example 2: Basement foundation (unfinished) lieu of standard slab on grade foundation	1,000	\$20,000
#	Example 3: Modern Elevation with shed roof	0	0
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