

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

May 1, 2024 – Wednesday - 9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: ginal@pprbd.org. During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A within Microsoft Teams, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

2. **CONSIDERATION OF THE APRIL 3, 2024 TECHNICAL COMMITTEE MEETING MINUTES**

3. **CONSENT CALENDAR**

Consent calendar items will be acted upon as a whole, unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.

- a) 6553 Deliverance Court, Colorado Springs, Plan R188117 – Daniel Moore, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned, attached garage, where required.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **VARIANCE REQUESTS**

- a) 3250 N. Nevada Avenue, Colorado Springs, Permit P18333 – Clayton Rogers, Colorado Weather Coatings, requests a variance to Section RBC302.4.46, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 3 of Section RBC111.2.3 of the Code, to allow a Roof Recover, compliant with the unamended 2021 International Building Code, Section 1512.2.1, where prohibited by the Code.

*As continued from the April 3, 2024 Technical Committee Meeting. Mr. Rogers requested a **continuance** of this variance in order to give him time to consult with an industrial hygienist before the next Technical Committee meeting.*

- b) 17075 Herring Road, Colorado Springs, Permit O95652 – Paige Prudhomme, Dream Team Construction Inc., requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to omit the prescriptive slab insulation between an attached unconditioned garage/shop and the proposed conditioned habitable space, where required.
- c) 3605 Brentwood Terrace, Colorado Springs, Permit O04071 – Charles Parker, Chosen Electrical Services LLC, requests a variance to Section 210.12 (D) exception, 2020 National Electrical Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to omit AFCI protection for circuit extensions greater than 6'-0", where required.
- d) 17066 Pasture Trail Court, Monument, Permit O80468 – Scott Maynes, property owner, requests a variance to Section RBC303.4.1, Pikes Peak Regional Building Code, 2017 Edition, as amended ("the Code"), Definition of Crawl Space, based on Item 3 of Section RBC111.2.3 of the Code, to allow a crawl space with an average height of 5'-6" where no more than 5' average height is allowed.
- e) 3465 Hoofbeat Road, Peyton, Permit O66213 – Shawn Turano, requests a variance to Section RBC303.4.35, Exception 4, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), based on Item 3 of Section RBC111.2.3 of the Code, to allow an 868 s.f. accessory structure (31 ft x 28 ft) to be installed on an existing monolithic slab where a maximum 750 s.f. accessory structure is allowed.
- f) 77 Kathi Circle, Colorado Springs, Plan R187571 – Dennis Kraft, property owner, requests a variance to Section RBC303.4.38, Exception 1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow an open-sided, metal carport with an area of 500 sf. to be supported directly on existing slab on grade, where a maximum of 400 sf., enclosed structure is allowed.
- g) 6854 Rosewood Drive, Colorado Springs, Permit P15983 – Adam Akeo, Southern Colorado Electric, Inc., requests a variance to Article 210.12, 2020 National Electrical Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install a standard breaker in place of an arc fault breaker with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breaker is being replaced due to incompatibility.
- h) 1430 Harrison Road, Colorado Springs, Plan C188157 – Jan Zhang, Architect HDR, requests a variance to Section 1011.2.1, 2021 International Existing Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit an automatic sprinkler system where required.

- i) 1730 Briargate Blvd., Colorado Springs – Chris Richardson, CMG Corporation, requests a variance, prior to plan submittal, to Section 1004.5, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an actual occupant load of 299 occupants per story (598 total) to be used for design purposes, where a calculated occupant load per Table 1004.5 results in 830 occupants per story (1660 total).
- j) 5785 Taxi Way, Suite 100, Colorado Springs – Thomas Hoag, Hoag Construction Company, requests a variance, prior to plan submittal to Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an actual occupant load of 15 occupants to be used for design purposes, where a calculated occupant load per Table 1004.5 results in 29 occupants.
- k) 225 E. Cimarron Street, Colorado Springs, Permit O69937 – Woodrow Merkel, Davis Partnership, requests a variance to Section 1010.1.9.1, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow hardware that requires twisting of the wrist to operate, on a door required to be accessible, where prohibited.
- l) 400 E. Pikes Peak Avenue, Colorado Springs, Permit N34141 – Melissa Ricksecker, Greystar Development, requests a variance to Section 1010.1.9.1, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow hardware that requires twisting of the wrist to operate, on a door required to be accessible, where prohibited.
- m) 311 E. Cimarron Street, Colorado Springs, Permit N89996 – Melissa Ricksecker, Greystar Development, requests a variance to Section 1010.1.9.1, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow hardware that requires twisting of the wrist to operate, on a door required to be accessible, where prohibited.
- n) 505 S. Weber Street, Colorado Springs – Melissa Ricksecker, Greystar Development, requests a variance to Section 1010.1.9.1, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow hardware that requires twisting of the wrist to operate, on a door required to be accessible, where prohibited.
- o) 626 S. Wahsatch Avenue, Colorado Springs, Permit O28383 – Melissa Ricksecker, Greystar Development, requests a variance to Section 1010.1.9.1, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow hardware that requires twisting of the wrist to operate, on a door required to be accessible, where prohibited.

- p) 612 E. Yampa Street, Colorado Springs, Plan C187983 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.
- q) 6410 Austin Bluffs Parkway, Colorado Springs, Plan C187941 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.
- r) 2455 Mesa Road, Colorado Springs, Plan C187936 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.

- s) 4220 E. Pikes Peak Avenue, Colorado Springs, Plan C187939 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.
- t) 3605 N. Carefree Circle, Colorado Springs, Plan C187945 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.
- u) 3825 Montebello Drive, Colorado Springs, Plan C187949 – Michael Riggs, RTA Architects, requests variances to:
- 1) Section 1004.5, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required;
 - 2) Section 1020.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained, where corridor protection would be required within the proposed scope of work.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request by providing notice within forty-eight (48) hours prior to the meeting. Please email ginal@pprbd.org or call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website under Boards & Committees. Audio copies of the record may be purchased by emailing ginal@pprbd.org or by calling (719) 327-2989.

**Rules of Policy and Procedure of Pikes Peak Regional
Building Department Committees and Boards**

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Board of Appeals.

**Rule 1.1
Governing Authority**

The Chair of the Committee, or the Board, shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

**Rule 1.2
Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or Board of Appeals**

All persons attending the Committee or Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee or Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

**Rule 1.3
Lack of Financial Authority of the Advisory Committees, Board of Review, and Board of Appeals**

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee or Board, has authority to impose administrative fines for Code-related violations. Further, the Committee and/or Board does not have authority to consider financial claims or consider and/or award resulting financial damages to any person.