

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING MINUTES**

May 1, 2024 – Wednesday - 9:00 a.m.

**MEMBERS PRESENT:** Chair Jason Leimkuhl, Mechanical Contractor  
Vice Chair Andy Baturevich, Structural Engineer  
Tom Lysne, Architect  
Mike Finkbiner, Building Contractor C or D1

**MEMBERS ABSENT:** Brian Braaten, Electrical Contractor

**RBD STAFF:** Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Regional Building Official – Plans  
Dane Swennes, Chief Building Inspector  
Gina LaCascia, Executive Administrative Assistant

### **PROCEEDINGS:**

The Technical Committee meeting was conducted in a hybrid forum, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the Upper Level, or virtually through Microsoft Teams Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

The Colorado Springs Fire Department (CSFD) was present. It did not take exceptions to the variance requests as listed on the Agenda, based on provisions of the International Fire Code, except Item (h), 1430 Harrison Road, Colorado Springs, Plan C188157.

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

Chair Jason Leimkuhl called the Technical Committee meeting to order at 9:03 a.m.

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

A motion was made by Mike Finkbiner to **APPROVE** the April 3, 2024 Technical Committee Meeting Minutes, as written; seconded by Vice Chair Andy Baturevich; the motion carried unanimously.

#### **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.

A motion was made by Vice Chair Andy Baturevich to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Request; seconded by Mike Finkbiner; the motion carried unanimously.

#### 4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the 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. Mike Finkbiner expressed his concern regarding any possible existing mold on the 1x6 slats. Therefore, he recommended the applicant contact an industrial hygienist to evaluate the pre-existing 1x6 slats and provide a report of the findings. 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.*

Clayton Rogers appeared in person and provided a written report by Schafer Environmental Consulting Inc., dated April 19, 2024.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to allow a Roof Recover, compliant with the unamended 2021 International Building Code, Section 1512.2.1 as requested; seconded by Tom Lysne; the motion carried unanimously.

- 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.

Paige Prudhomme appeared in person and stated that the company has installed reinforcement underneath the three sides of a front porch where they are building an ADU inside of an existing pole barn, which was built a few years ago. These three sides are insulated, but the existing slab is not insulated, and this part is why the variance was requested. The ADU has a mini-split and plumbing fixtures as there is a full kitchen, washer and dryer hook-ups, and a bathroom.

Chair Jason Leimkuhl asked if any heat loss calculations have been completed. Jay Eenhuis advised that Manual J and D calculations were included as part of the plan submittal for the project. However, a splice will be required to eliminate the one wall of slab insulation that is being omitted.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to omit the prescriptive slab insulation, as requested; seconded by Vice Chair Andy Baturevich; the motion carried unanimously.

- 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.

*This Variance was heard out of order due to the applicant's late arrival.*

Charles Parker appeared in person and stated that he is working on a residential project to upgrade the service from 100 amps to 150 amps. The homeowner wanted to add an air conditioner but did not have the load capability. The current code requires AFCI protection for circuit extension more than 6 feet. However, he cannot get the arc fault breakers to hold due to the pre-existing wiring of the home. He has installed standard breakers and informed the homeowner to this regard. He has also installed GFCI protection.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to omit the arc fault protection circuits under the condition that the homeowner provide a notarized letter by May 7, 2024, stating she understands that the AFCI breakers are being replaced due to incompatibility; seconded by Tom Lysne; the motion carried unanimously.

- 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.

Scott Maynes appeared in person and stated that upon his return from being out of the State for ten days, he saw that the crawl space height was bigger than anticipated. This is a Parade of Homes project. He provided a structural engineer's letter dated April 11, 2024, from RMG Engineers, which indicates that the crawl space foundation walls are adequate to support the anticipated loads with the modified grade differential conditions.

A motion was made by Vice Chair Andy Baturevich to recommend to the Board of Review **APPROVAL** of the variance to allow a crawl space of an average height of 5'-6"; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Shawn Turano appeared in person stating that he had a detached garage constructed on top of an existing concrete slab, and the variance is to eliminate the cement from the permit in order to have the permit finalized. He said he does not intend on heating the garage but plans on adding a power source.

Jay Eenhuis stated that the detached structure exceeds the threshold wherein a foundation is not required, and based on what the applicant has stated, a variance to eliminate the slab as part of the permit cannot be accomplished. Therefore, the variance request has been rewritten to allow an 868 s.f. accessory structure to be installed on an existing monolithic slab where a maximum of 750 s.f. structure would be allowed. This would utilize the 750 s.f. threshold for a monolithic slab, however, it is on a building that is 868 s.f., which requires an engineered foundation. The applicant stated that at present the wide edge is 8" thick, with a 4" pour over the entire horizontal slab.

Mike Finkbiner and Vice Chair Baturevich both asked the applicant to request a letter from RMG Engineering which confirms the stability of the slab foundation.

A motion was made by Mike Finkbiner to **CONTINUE** the variance request to the next Technical Committee meeting to allow the applicant time to provide an engineer's letter, which confirms the slab stability; seconded by Vice Chair Baturevich; the motion carried unanimously.

- 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.

Dennis and Dana Kraft appeared in person and stated they want to build an approximate 500 s.f. carport on their existing driveway to protect their vehicles from bad weather. Mr. Kraft indicated the driveway is a 6” concrete slab, down to 4” with rebar, and is on a slight slant. Vice Chair Baturevich expressed his concern with an uplift due to high winds. He requested the applicant provide a structural engineer’s letter which states that bolting down the carport to a monolithic slab is acceptable.

A motion was made by Mike Finkbiner to **CONTINUE** the variance request to the next Technical Committee meeting to allow the applicant time to provide an engineer’s letter, which confirms the carport’s stability accordingly; seconded by Vice Chair Baturevich; the motion carried unanimously.

- 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.

Adam Akeo appeared in person and stated that during a remodel, it was discovered that his customer’s television was not compatible with the AFCI breakers.

Since the applicant provided a notarized letter at today’s meeting from the homeowner stating that the homeowner understands that the AFCI breaker for his television was being replaced due to incompatibility by an arc fault breaker, a motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance, as requested; seconded by Tom Lysne; the motion carried unanimously.

- h) 1430 Harrison Road, Colorado Springs, Plan C188157 – Jan Zhang, Architect with Space Art, 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.

*This variance request was heard out of order due to the applicant’s late arrival.*

Jan Zhang appeared in person and stated that the building in the variance request was built in 1989 and was used for 31 years as a restaurant. In 2020, the building was sold and used as a dispensary for four months. The owner now wants to restore the venue as a restaurant, but the occupancy change now requires sprinkler system to be installed. The variance request is to allow the restaurant’s renovation without sprinkler system as the installation quotes start at \$200,000.00.

Chair Jason Leimkuhl advised the applicant that the Committee is not able to consider construction costs as part of the application or review of a variance request. As such, Chair Leimkuhl asked the applicant if there was any alternate fire suppression system being installed. The applicant indicated that there were not any plans for such a consideration.

Chip Taylor, Senior Fire Protection Engineer, Colorado Springs Fire Department, appeared in person and stated that since this building is being renovated back to a restaurant without any firewalls, without a sprinkler system in place, and without alternate fire suppression systems, the Colorado Springs Fire Department cannot support this variance request.

Jay Eenhuis indicated that the variance request is based on Item 3 of Section RBC111.2.3 of the Code. Item 3 indicates: An equally good or better form of construction is proposed. Ms. Zhang indicated since the owner is changing the building occupancy code back to its original intent, which is a restaurant, then there is no actual occupant code change. Chair Leimkuhl advised the applicant that the building did have a change of occupancy code change from the previous restaurant to a dispensary; and now, from a dispensary back to a restaurant.

Mike Finkbiner asked Chip Taylor, after he reviewed the plans for this project, did he see any other alternate ways to achieve compliance. Mr. Taylor said since the building is about 5,234 s.f., the applicant cannot eliminate the sprinkler system. If the building was less than 5,000 s.f., the applicant could use alternate fire suppression systems with fire separations and install firewalls.

Based on life safety concerns and the fact that the Colorado Springs Fire Department cannot support the variance request, a motion was made by Mike Finkbiner to recommend to the Board of Review **DENIAL** of the variance; seconded by Vice Chair Baturevich; the motion carried unanimously.

Virginia Koulchitzka advised the applicant of her appeal rights.

- 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 (1,660 total).

Chris Richardson appeared in person and stated the variance is specific to pickleball courts' construction in the old section of a building that was previously a Burlington Coat/Mervyns department store. Although the building is attached to the mall, it is a separate building. The building has two floors and will have 11 courts per floor; first floor being about 25,500 s.f., the second floor being about 21,600 s.f., totaling about 47,100 s.f. of pickleball courts, which allows four players per court. The venue will have approximately 12 employees.

The variance request is for a reduction in occupant load from the original department store occupant load of 2,388, down to 1,660 for design purposes. In addition, Mr. Richardson stated they are installing more restrooms on each floor, and the building is fully sprinkled. Jay Eenhuis stated that the building, designed as an anchor building, has sufficient egress without the need to egress through the mail.

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow for a maximum occupant load of 299 per floor with a request to post signage indicating the maximum occupant load on each floor; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Thomas Hoag appeared in person and stated he has a project under way on the secured private side of the Colorado Springs airport. The project includes a private hangar that measures 120' x 120', 14,400 s.f., and is not accessible by the public. The only people who do have access to the hangar are the pilot, copilot and a flight attendant, if any, plus the passengers of the plane. The hangar can house an aircraft that seats up to 10 people. Since the plane has a private bathroom, the variance request is to allow the one bathroom within the hangar itself, allowing an occupant load of 15 to be used for plumbing fixture calculations only.

Jay Eenhuis suggested rewording the variance request from design purposes to plumbing fixture count only, which would read as follows: "... to allow an occupant load of 15 occupants to be used for plumbing fixture calculations only."

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow an occupant load of 15 occupants to be used for plumbing fixture calculations only; seconded by Mike Finkbiner; the motion carried unanimously.

Jay Eenhuis reminded Mr. Hoag that he may be required to submit a splice to remove the second restroom if it was included in the final plan set released for permit.

- 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.

Woodrow Merkel appeared in person and requested that this variance be heard after agenda items (l) through (o), as these variances are identical to Mr. Merkel's variance request, however, the contractor on the other five variances can provide more detail.

A motion was made by Tom Lysne to table Agenda Item (k) until after Agenda Item(s) (l) through (o) have been heard and voted on; seconded by Vice Chair Baturevich; the motion carried unanimously. Agenda Item (k) will be heard after Agenda Item (o).

After the Committee heard Agenda Items (l) through (o), Mr. Merkel stated that he is also utilizing the door hardware lockset made by Yale (YRD652), in the same manner as the Greystar Development projects on Agenda Items (l) through (o).

Based on the presentations and discussions held with the Greystar Development team with regard to the door hardware lockset listed in this variance request, a motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to allow hardware that requires twisting of the wrist to operate on a door required to be accessible; seconded by Tom Lysne; the motion carried unanimously.

- 1) 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.

Melissa Ricksecker appeared in person and stated that she is requesting a variance to the PPRBD Clarification Document for accessible door hardware, which includes the one-inch length on the strong side of a pivot point. The door hardware lockset is made by Yale, and this specific unit is the Yale real/Living, electrified WIFI enabled lock, which requires significantly less force to operate from traditional hardware and does not require a users' grasp, pinch, or turn of the wrist to operate. The unit can also be used via phone or Bluetooth and is only one part of the Smart Home connectivity plan.

Tom Rehwaldt, Ryan Meeks of Meeks Partners, and Chris Skarzenski with Skarzenski Consulting also appeared in person. Mr. Skarzenski stated that he has been in the home accessibility consulting industry for over 30 years with the publishing of the Fair Housing Accessibility guidelines. Also, he has worked with the Department of Justice for HUD and the Americans with Disabilities Act. He demonstrated the actuation of the lock itself, stating that the requirements are such that no more than 5 pounds of force is required to operate the unit simply by swiping the lock with the side of a palm or hand, then using no more than 1-pound of force to slightly move the door lever and open the door.

Chair Jason Leimkuhl indicated his concern is if the building has no electrical power, how can the resident use the door hardware. Ms. Ricksecker stated that the hardware is charged by a 9-volt battery, which sends a signal six months prior to needing another charge. The user is able to use a pin code, their cell phone, or the display on the hardware itself to manage the functionality. The display can also be preprogrammed for temporary users such as a dog walker, flower delivery, maintenance people, etc.

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow hardware that requires twisting of the wrist to operate on a door required to be accessible; seconded by Mike Finkbiner; the motion carried unanimously.

Jay Eenhuis requested that the door hardware used in the presentation as an exhibit be retained by the Department for review by the Board of Review, if needed. Afterwards, the exhibit will be returned to Melissa Ricksecker.

- 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.

Melissa Ricksecker appeared in person and advised the Committee that this variance is identical to Agenda Item (l).

Based on previous presentations and discussions, a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow hardware that requires twisting of the wrist to operate on a door required to be accessible; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Melissa Ricksecker appeared in person and advised the Committee that this variance is identical to Agenda Items (l) and (m).

Based on previous presentations and discussions, a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow hardware that requires twisting of the wrist to operate on a door required to be accessible; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Melissa Ricksecker appeared in person and advised the Committee that this variance is identical to Agenda Items (l), (m), and (n).

Based on previous presentations and discussions, a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow hardware that requires twisting of the wrist to operate on a door required to be accessible; seconded by Mike Finkbiner; the motion carried unanimously.

- p) 612 E. Yampa Street, Colorado Springs, Plan C187983 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Andy Baturevich recused himself from hearing Agenda Items (p) through (u) due to a business relationship with RTA Architects.*

- 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.

Michael Riggs appeared in person and stated RTA Architects is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The buildings were built anywhere from 1927 to 1999, which predate current plumbing code requirements in addition to many other building codes. The six variances are in two parts; one for reducing the assigned building occupant load for plumbing fixture count and the second is for non-rated separations with adjacent hallways within an educational building that does not have a fire sprinkler system. The plan is to connect the existing walls across the backside of the restrooms through new construction and this could be slightly different between each of the six buildings. Some restrooms that have duct openings, fire dampers will be installed.

The current variance involves North Middle School and requests to allow an occupant load of 1,000 occupants where the school's calculated occupant load is 2,020. The 1,000 count is based on 20 plumbing fixtures. The second part of the variance request is to allow unrated firewalls, and install fire alarms and detection devices within each compartment, which totals about 6 to 10 alarm devices, including the sink area. In the past five years, the student enrollment for this particular school has fluctuated from 549 to 683, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,000 students.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,000-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

- q) 6410 Austin Bluffs Parkway, Colorado Springs, Plan C187941 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Baturevich recused himself from hearing this variance.*

- 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.

Michael Riggs appeared in person and stated he is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The current variance involves Jenkins Middle School and requests to allow an occupant load of 1,450 occupants where the school's calculated occupant load is 2,375. This school has an open restroom with a one-hour rated tunnel ceiling. The variance request is to allow unrated firewalls.

In the past five years, the student enrollment for this particular school has fluctuated from 700 to 800, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,450 students.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,450-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

- r) 2455 Mesa Road, Colorado Springs, Plan C187936 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Baturevich recused himself from hearing this variance.*

- 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.

Michael Riggs appeared in person and stated he is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The current variance involves Holmes Middle School and requests an occupant load of 1,000 occupants where the school's calculated occupant load is 1,702. The second part of the variance request is to allow unrated firewalls, and install fire alarms and detection devices. The restrooms for this school does not have a connection to other walls or classes. In the past five years, the student enrollment for this particular school has fluctuated from 500 to 600, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,000 students.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,000-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

- s) 4220 E. Pikes Peak Avenue, Colorado Springs, Plan C187939 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Baturevich recused himself from hearing this variance.*

- 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.

Michael Riggs appeared in person and stated he is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The current variance involves Jack Swigert Middle School and requests to allow an occupant load of 1,600 occupants where the school's calculated occupant load is 2,082. The second part of the variance request is to allow unrated firewalls, and install fire alarms and detection devices. In the past five years, the student enrollment for this particular school has fluctuated from 500 to 600, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,600 students.

Doug Abernathy, RTA Architects, also appeared in person and stated that from an educational delivery remodel standpoint, the ideal for a school district would be to drive the number of students down. Based on when these schools were designed, they were considering more students per classroom. In today's educational standpoint, and how the diversity of instruction is delivered, special education and such, the numbers have decreased. Mr. Abernathy further stated that the number of school enrollments has been shifting and dropping statewide.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,600-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

- t) 3605 N. Carefree Circle, Colorado Springs, Plan C187945 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Baturevich recused himself from hearing this variance.*

- 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.

Michael Riggs appeared in person and stated he is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The current variance involves Sabin Middle School and requests to allow an occupant load of 1,050 occupants where the school's calculated occupant load is 2,319. The second part of the variance request is to allow unrated firewalls, and install fire alarms and detection devices. In the past five years, the student enrollment for this particular school has fluctuated from 600 to 700, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,050 students.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,050-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

- u) 3825 Montebello Drive, Colorado Springs, Plan C187949 – Michael Riggs, RTA Architects, requests variances to:

*Vice Chair Baturevich recused himself from hearing this variance.*

- 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.

Michael Riggs appeared in person and stated he is working with Colorado Springs School District 11 to renovate restrooms in six different middle schools to improve the safety, security, and wellbeing of the students as part of the project(s). The current variance involves Russell Middle School and requests to allow an occupant load of 1,350 occupants where the school's calculated occupant load is 2,034. The second part of the variance request is to allow unrated firewalls, and install fire alarms and detection devices. In the past five years, the student enrollment for this particular school has fluctuated from 500 to 600, which is less than the school's functional capacity. Thus, this project is anticipating the school's functionality for up to 1,350 students.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part one, to allow a reduced occupant load of 1,350-occupancy for plumbing fixture count only; seconded by Mike Finkbiner; the motion carried.

With the recusal of Vice Chair Baturevich, a quorum was maintained and a motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance, part two, to allow existing non-rated separation between the restroom and adjacent hallway to be maintained based on alternative solutions proposed; seconded by Mike Finkbiner; the motion carried.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

The Technical Committee meeting adjourned at 12:08 p.m.

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](mailto:ginal@pprbd.org) or call (719) 327-2989.

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Technical Committee Meeting 5/1/2024 - Door Hardware Exhibit 1

(Re: 400 E. Pikes Peak Avenue; 311 E. Cimarron Street; 505 S. Weber Street; 626 S. Wahsatch Avenue)



Technical Committee Meeting 5/1/2024 - Door Hardware Exhibit 1

(Re: 400 E. Pikes Peak Avenue; 311 E. Cimarron Street; 505 S. Weber Street; 626 S. Wahsatch Avenue)