

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

September 17, 2008

10:30 a.m.

**MEMBERS PRESENT:** Chairman Sol Chavez  
Vice Chairman Ken Murphy  
Mr. Frank Watson  
Mr. Johnny (J.B.) Johnson  
Mr. Rick Johnson

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Curtis Martinell, Assistant Building Official  
Mr. Roger Lovell, Plan Review Supervisor  
Mr. Jim Vernon, Chief Mechanical Inspector  
Mr. Jim Pepper, Chief Building Inspector  
Mr. Jerry Miller, Senior Electrical Inspector  
Mr. Todd Welch, Regional Building Counsel  
Ms. Linda Gardner, Legal Assistant

### **PROCEEDINGS:**

The meeting was called to order at 10:31 a.m.

#### **1. CONSIDERATION OF AUGUST 20, 2008 MINUTES**

A motion was made by Ken Murphy to **APPROVE** the Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

#### **2. CONSIDERATION OF LICENSING AND MINUTES**

##### **a) Building Committee Minutes of September 3, 2008**

A motion was made by Johnny Johnson to **APPROVE** the Minutes as written, seconded by Rick Johnson; the motion carried unanimously.

b) Electrical Committee Minutes of September 9, 2008

A motion was made by Ken Murphy to **APPROVE** the Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

c) Mechanical Committee Minutes of September 10, 2008

A motion was made by Johnny Johnson to **APPROVE** the Minutes as written, seconded by Ken Murphy; the motion carried unanimously.

3. **DECISION APPEALS**

There were no decision appeals to discuss.

4. **COMPLAINT UPDATE**

a) A complaint has been brought against Dwane Maples, licensee for Gordon Sign Co., Inc., by Pikes Peak Regional Building Department for:

Allegedly failing to correct deficiencies within 30 days and finalize forty-four (44) Administratively Closed permits, in violation of Sections RBC105.9 and RBC109.2, 2005 Pikes Peak Regional Building Code; and

Allegedly giving the Pikes Peak Regional Building Department fraudulent information to obtain a number of permits in violation of Sections RBC105.5 and RBC105.10, 2005 Pikes Peak Regional Building Code. These acts could result in the revocation or suspension of Mr. Maples' registration pursuant to Section RBC201.11.1. These acts may also be punishable under Section RBC201.11.3, 2005 Pikes Peak Regional Building Code.

Jerry Miller appeared, was sworn in, and stated that Mr. Maples has completed 19 of the 44 "A" status permits and is continuing to work on completing the remaining 25 "A" status permits. He said that Mr. Maples had pulled a number of permits stating that they were non-illuminated signs, and RBD found that they were illuminated signs. Mr. Miller stated that Mr. Maples has corrected eight of those permits. He said RBD is happy with the progress Mr. Maples is making on these permits, and he is scheduled to reappear at the October 14, 2008, Electrical Committee meeting with a status report on the remainder of the "A" status permits.

**5. UNFINISHED BUSINESS**

- a) Discussion of Section RBC106.1.1, 2005 Pikes Peak Regional Building Code, Scale and Format

Roger Lovell appeared and stated the Building Committee requested a Code change to amend Section RBC106.1.1, to change the 1/8" scale to a 3/32" scale for plans. He said this issue came before the Board of Review last month, and the Board of Review sent it to the Mechanical and Electrical Committees for their recommendations. Mr. Lovell stated both the Mechanical and Electrical Committees voted unanimously to keep the 1/8" scale as written in Section RBC106.1.1. He said RBD opposes the 3/32" scale for plans because they are not legible for the plans examiners and the inspectors in the field. A motion was made by Johnny Johnson that the scale and format should remain at a 1/8" scale as written in the Code, with the understanding that RBD staff has the discretion to accept the 3/32" scale when deemed legible by the plans examiner, seconded by Ken Murphy; the motion carried unanimously.

**6. NEW BUSINESS**

- a) Board Meeting Agenda Packets

Sol Chavez stated he does not believe it is necessary to give the board members a hard copy of the agenda packet since the board meeting agenda packets are currently being emailed to the board members by RBD. Frank Watson and Rick Johnson stated they have been having trouble getting their packets by email, and have had to pick the packets up at RBD. Johnny Johnson stated he prefers to pick his packet up at RBD.

The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg