



BUILDING COMMITTEE MINUTES

July 1, 2009

9:00 a.m.

MEMBERS PRESENT: Chairman Brian Olson
Mr. Larry Whittaker
Mr. Todd Anderson
Mr. Thomas McDonald
Mr. John Clarke
Mr. Chad Holladay

MEMBERS ABSENT: Vice Chairman Jim Larson

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Roger Lovell, Plans Supervisor
Mr. Brett Phillips, Contractor Licensing
Mr. Todd Welch, Regional Building Counsel
Mrs. Jan Myers, Transcriber

PROCEEDINGS:

Chairman Brian Olson called the meeting to order at 9:00 a.m.

1. CONSIDERATION OF JUNE 3, 2009 MINUTES

A motion was made by John Clarke to **APPROVE** the June 3, 2009, Building Committee Minutes as written, seconded by Chad Holladay; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Building Contractor A-1 (General)

ASCENT CONSTRUCTION – DALLAS KNOWLTON
CASCO ENTERPRISES, INC. – MICHAEL CASIMIRO

STARKER CONSTRUCTION CO. - WILLIAM STARKER

Building Contractor A-2 (General Limited)

WHITESTONE CONSTRUCTION SERVICES, INC. – JOHN BOONE

Building Contractor C (Homebuilder)

THOMPSON & SITZ CONSTRUCTION – CHAD FIEBER
TODAY'S HOMES – JIM ROHR (EXAMINEE TO NEW CO.)

Building Contractor D-1 (Fence)

DIAMOND SECURITY, INC. – KIMBERLEY WELSH

Building Contractor D-1 (Roofing)

EXECUTIVE COATINGS AND CONTRACTING, INC. – JOEL HEARD (EXAMINEE TO NEW CO.)
NORTH AMERICAN ROOFING SERVICES – DWIGHT MARWEDE
RAMPART ROOFING, INC. – MATTHEW MUNRO
WILLHITE ROOFING SERVICES, LLC – CLAY WILLHITE
SEABACK ROOFING & RESTORATION - DAMIAN SEABACK (NEW EXAMINEE)

Building Contractor D-1 (Stucco)

SUNRISE PLASTERING & STONE – DOMINGO GARCIA

Building Contractor D-2A (Wrecking)

ANDERADO & COMPANY, INC. – CLARENCE ANDERSON (REINSTATEMENT)

Building Contractor F-1 (Solar Energy)

ALPINE ELECTRIC ELECTRICAL CONT. – WILLIAM RICHARDS (ADDITIONAL LICENSE)
BE UTILITY FREE – BRETT SPENCER
TOTAL ROOFING – SCOTT MCINTYRE (ADDITIONAL LICENSE)

A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** the Consent License Requests, seconded by John Clarke; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor B-1 (General Limited)

BUILT-RITE CONSTRUCTION – ANDREW HOPKINS (REMOVE RESTRICTION)*

Andrew Hopkins appeared and stated he is requesting that the restrictions be removed from his “B-1” license. Todd Welch stated Mr. Hopkins has a good history with RBD. He said RBD feels Mr. Hopkins is qualified and he has accomplished what he was asked to do in the Board Meeting in 2005. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the removal of the restrictions on the “B-1” (General Contractor) License, with the limitation of two “B-1” permits until completed, unlimited below, at which time RBD may remove the restriction, seconded by John Clarke; motion carried unanimously.

RUBENSTEIN-TAYLOR CONSTRUCTION, LLC – PAUL WARD*

Paul Ward appeared and stated he built a number of Dollar General Stores in Arizona in 2004 for ACI Construction. He said he has built four Dollar General Stores and a restaurant remodel in Rocky Ford, Colorado. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the “B-1” license, with the limitation of two “B-1” permits open at any one time until completed, unlimited below, at which time RBD may remove the restriction, seconded by John Clarke; the motion carried unanimously.

Building Contractor C (Homebuilder)

AHP CONSTRUCTION, INC. – LARS PETERS*

Lars Peters appeared and stated he has been working as a subcontractor for the past seven years doing framing, roofing, and siding. He said he has been doing primarily remodeling work for the past two years. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the “C” (Homebuilder) license, with the limitation of two “C” permits until completed, unlimited below, at which time RBD may remove the restriction, seconded by Chad Holladay; the motion carried unanimously.

INNOVATIVE REMODEL – STEVEN CROUSE*

Steven Crouse appeared and stated he has had his own construction company since 1990, performing primarily remodeling work. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the “C” (Homebuilder) license, with the limitation of one ground up “C” permit until completed, at which time Mr. Crouse must

reappear before the Building Committee to have the restriction removed, unlimited below, seconded by John Clarke; the motion carried unanimously.

K E MAYFIELD CONSTRUCTION, LLC – KEVIN MAYFIELD*

Kevin Mayfield appeared and stated he has been a subcontractor in Colorado Springs since 1993, and he has been framing since 1983. He stated he has a “C” license in Park County and is currently building a ground-up house. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the “C” (Homebuilder) license, with the limitation of two “C” permits until completed, unlimited below, at which time RBD may remove the restriction, seconded by John Clarke; the motion carried unanimously.

THE SEVEN HAMMERS CONST., LLC – THOMAS HOPKINS*

Thomas Hopkins appeared and stated this company has been in business since 2002, and is licensed in all of the counties surrounding El Paso County. He stated he has a customer that would like him to build a house in Monument, which is the reason for this license request. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the “C” (Homebuilder) license, with the limitation of two “C” permits until completed, unlimited below, at which time RBD may remove the restriction, seconded by Tom McDonald; the motion carried unanimously.

Building Contractor D-1 (Roofing)

PENGUIN’S COAT – JEFF WHITE*

No one appeared. A motion was made by Chad Holladay to **TABLE** this item until the end of the meeting, seconded by John Clarke; the motion carried unanimously.

TRI-LAKES ROOFING – JEFF MORRELL*

Jeff Morrell appeared and stated he has 28 years of roofing experience. He stated he previously held a license in El Paso County, but he had some issues with a couple of homeowners and he did not renew his license; another licensee has been employed by his company. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the “D-1” Roofing license, with the limitation of five permits that can be open at any one time until completed, at which time RBD may remove the restriction, seconded by John Clarke; the motion carried unanimously.

Building Contractor D-3B (Wrecking)

J.E. HURLEY CONSTRUCTION, INC. – SCOTT AIRMONT (EXAMINEE TO NEW CO.)*

Scott Airmont appeared and stated he has been doing deconstruction work since 1995. He stated he is aware that he has two “A” status permits, which he neglected to call for final inspection. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the “D-3B” (Wrecking) license, subject to completion of the “A” status permits, and payment of back fees and penalties, seconded by Tom McDonald; the motion carried unanimously.

The following item was on the Building Committee Addenda.

Building Contractor A-2 (General)

JASON WEAVER CONSTRUCTION - JASON WEAVER*

No one appeared. A motion was made by Larry Whittaker to **TABLE** this item until the end of the meeting, seconded by Todd Anderson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 632 Greenscape Lane, Permit G81871 – Mike Laurenz, America’s Best Home Remodelers, requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’4” where a minimum of 7’6” is required.
- b) 3729 Kudo Way, Permit F80751 – Kim Johnson, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- c) 1223 North Hancock Avenue, Permit G97577 – Dan Afshari, homeowner, requests variances to:

Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.

Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7'3" where a minimum of 7'6" is required.

- d) 6215 Trout Creek Court, Permit G56865 – Kevin Sprehe, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'6" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- e) 1773 Silver Meadow Circle, Permit G93211 – Tejay Cardon, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'6" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- f) 4330 Candytuft Terrace, Permit G96597 – Justin Myers, Aspen Industries, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'5½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- g) 14647 Allegiance Drive, Permit G67612 – David Lynch, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'7" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests, seconded by Todd Anderson; the motion carried unanimously.

VARIANCE REQUESTS

- 5. 20450 Beacon Lite Road – John Davis, John Davis Design Group, requests a variance to Section 903.2.1.3, 2003 International Building Code, to use actual occupant load to waive requirement for sprinkler system.

John Davis and Gary League appeared. Gary League stated this structure is the Tri Lakes Church of Christ, and the sanctuary has seating for 175 people. He said in the past ten years the largest attendance has been 205 people. He said the Sunday school classes are in a different building. Mr. League said the new 600 square foot addition will extend the sanctuary to accommodate an occupancy of 228 people in the sanctuary. He said the Monument Fire Department has approved the plans. Roger Lovell stated the IBC requires a sprinkler system because of the second level as well as the occupant load determined by the IBC in excess of 300. A motion was made by Larry Whitaker to recommend to the Board of

Review **APPROVAL** of the variance request, with the stipulation that the seating remains fixed and no additional loose chairs be added for overflow, seconded by Chad Holladay; the motion carried 3:2. Chad Holladay and John Clarke opposed.

6. 1910 Vindicator Drive, Suite 103 – Mark Mahler, Mahler General Contracting Co., requests a variance to Section 706.4, 2003 International Building Code, to allow a 1-hour fire barrier to be supported on an unrated floor assembly, where prohibited.

Mark Mahler appeared and stated this variance request is for 1-hour construction to rest on an unrated floor in a 12 square foot medical gas closet in a dental office. He said the space under the closet is not occupied; it is a crawl space. Roger Lovell stated RBD's recommendation would be to install a sprinkler head under the closet in the crawl space. A motion was by Larry Whitaker to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a sprinkler head is installed under the medical gas closet in the crawl space and be tagged and labeled as part of the suite above, seconded by Tom McDonald; the motion carried unanimously.

7. 3026½ North Stone Avenue and 232 Fillmore Street – Ron Marold, R. J. Marold, LLC, requests a variance to Section 704.8 and Table 704.8, 2003 International Building Code, to allow a 3-hour door at opening with zero lot line, where prohibited.

Douglas Reinelt with Classic Consulting Engineers and Surveyors appeared and stated there are two buildings on two separate properties, owned by two different entities. He said this property was a subdivision that was not recorded in 2003. He said there is an opening between the two buildings which is protected by a 3-hour rated door, which they would like to keep instead of doing additional construction to come into compliance with the State Subdivision Laws. Roger Lovell stated they are putting a property line between the two buildings that was already there, but had not been recorded. He stated this requires a 3-hour firewall. He said this variance is requesting a 3-hour door in a 3-hour wall. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that it is recorded on both addresses, seconded by Chad Holladay; the motion carried unanimously.

8. 523 South Cascade Avenue, Suites D and E – Douglas Comstock, Comstock & Associates, Inc., requests a variance to Section 1019.1, Exception 8, 2003 International Building Code, to allow two open stairways from a second floor, where prohibited.

Jason Brungard with Comstock & Associates, Inc. appeared and stated this is a historical building occupied by a business, and they are trying to expand the mezzanine to more than 3,000 square feet, which requires a fire-rated stairwell. Douglas Comstock appeared and stated this is an open concept and they are providing one additional stairway than required

by Code. Roger Lovell stated that Code requires that one set of the stairs must be enclosed for a second level in an unsprinklered building. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request due to the layout of the upper level, seconded by Chad Holladay; the motion carried unanimously.

9. 20 East Colorado Avenue – Timothy Webb, Webbcraft Construction, LLC, requests a variance to Section RBC203.1, 2005 Pikes Peak Regional Building Code, to allow a “B-2” licensed contractor to obtain a permit requiring an “A-2” license.

Brett Phillips stated RBD staff has determined this variance is not required; and therefore, it is **WITHDRAWN**.

Larry Whittaker recused himself from the following item.

10. 5125 North Academy – Larry Whittaker, Yergensen, Obering & Whittaker, P. C., requests a variance to Section 1014.2.1, 2003 International Building Code, to allow 19’9” between exit doors in a non-sprinklered building where a minimum of 29’9” is required.

Larry Whittaker appeared and stated this is the National American University building, and the lowest level and the top level are classrooms; their administration offices are in the middle level. He said the building currently is not sprinklered. He said the University would like to combine two classrooms to make a larger classroom. Mr. Whittaker said once the classrooms are combined, Code requires two exits, but they are not able to achieve the proper distance between the exits. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because all necessary safety standards have been maximized with the construction of this building, seconded by John Clarke; the motion carried unanimously.

11. 789 Buffalo Run Road – Karen and Holly Brady, homeowners, request variances to:

- (a) Section 7.1, ASCE 32-01, to waive continuous insulation below foundation or waive 12” depth below grade foundation, where required;

Ed Swanson appeared and stated his daughter owns this property, but he is living in the house. He said this is a mother-in-law apartment that was attached to the garage, but was built without a permit. He said he has an engineer’s approved plan of a shallow frost protected footing. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request because an engineer’s report has been submitted that addresses the issue, with the stipulation that the engineer’s report be revised so it references the foundation design in conjunction with the soils report, seconded by Chad Holladay; the motion carried unanimously.

- (b) Section R301.2, 2003 International Residential Code, to allow roof trusses with a reduced dead load, where prohibited.
- (c) Section R301.2, 2003 International Residential Code, to add additional structural support to an unpermitted building without bringing the structure into compliance, where prohibited.

Ed Swanson appeared and stated the engineer recommended the 2 x 6's in the ceiling should be upgraded to accommodate the potential snow load. John Clarke stated the engineer's report shows that the trusses are designed for 40 pounds of snow load, but only 30 pounds is required, but the deadload needs to be increased. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of Items 11b and 11c variance requests, pending clarification in the engineer's May 15, 2009, letter that the trusses are sufficient for the additional framing he is proposing, seconded by Todd Anderson; the motion carried unanimously.

The following Items 11d and 11e were on the Building Committee Meeting Addenda.

- 11d. 4530 Whistling Way – Ray Henry, homeowner, requests a variance to Section RBC303.4.19, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a 29" window well where a minimum of 30" is required.

Granville Whitehead appeared and stated the window wells are 29" deep in this house built in 1997. Roger Lovell stated prior to 2000, the Uniform Building Code allowed 30" window wells, and this house was built prior to that time. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and it is only 1" out of Code, seconded by Todd Anderson; the motion carried unanimously.

- 11e. 3330 North Academy, Permit G96562 – Jerry Peterson requests a variance to Section 410.4, 2003 International Building Code, to allow a 36" high platform, where a maximum of 30" is allowed.

Jerry Peterson appeared and stated this structure is the Copperhead Road Tavern, and he is requesting a variance to retain the existing platform for the use of bands and entertainment. A motion was made by Larry Whittaker to recommend to the Board of Review to **APPROVAL** of the variance request due to existing conditions, seconded by Tom McDonald; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

a) Update on School Inspections

This item was not heard during the meeting.

b) Tabled Items.

A motion was made by Tom McDonald to **POSTPONE** the tabled items until the August 5, 2009, Building Committee meeting, seconded by Chad Holladay; the motion carried unanimously.

13. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:00 a.m.