



BUILDING COMMITTEE MINUTES

January 6, 2010

9:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Jim Pepper, Chief Building Inspector
Mr. Blake Nunnolley, Commercial Building Inspector
Mr. Roger Lovell, Plans Supervisor
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator/Licensing
Mr. Brett Phillips, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Brian Olson called the meeting to order at 9:02 a.m.

1. ELECTION OF OFFICERS

A motion was made by Tom McDonald to re-elect Brian Olson as Chairman of the Building Committee, seconded by Chad Holladay; the motion carried unanimously.

A motion was made by Brian Olson to elect Larry Whittaker as Vice Chairman of the Building Committee, seconded by John Clarke; the motion carried unanimously.

2. **CONSIDERATION OF DECEMBER 2, 2009 MINUTES**

A motion was made by John Clarke to **APPROVE** the December 2, 2009, Building Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

3. **COMPLAINTS**

- a) A complaint has been brought against Robert D. Wright, licensee for A Wright's Roofing, by Jeff Hall for performing construction work at 3719 Blue Merion Court, Colorado Springs, Colorado, without obtaining a permit and for willful and wanton negligence in the conduct of his business; by Regional Building for performing construction work at 3922 Leisure Lane, Colorado Springs, Colorado, and 6840 Narrow Gauge Street, Security, Colorado, without obtaining permits and for willful and wanton negligence in the conduct of his business; and because he has five (5) "A" status permits, in violation of Sections RBC105.1, RBC109.2, and RBC201.11.3 Item 6, 2005 Pikes Peak Regional Building Code.

Robert D. Wright did not appear. Carl Berg appeared on behalf of Jeff Hall. He stated he believes it is important for the complaint to be heard today, because his client is paying additional legal fees for him to be here. Todd Welch stated we can table the complaint to give Mr. Wright an opportunity to appear. A motion was made by John Clarke to **TABLE** this complaint until the end of the meeting, seconded by Chad Holladay; the motion carried unanimously.

This Item was heard out of order after Item 3b.

- b) A complaint has been brought against Scott Lund, licensee for Rocky Mountain Tile, by Regional Building for using his license to obtain permits for another contractor to perform work at 3922 Leisure Lane, Colorado Springs, Colorado, and 6840 Narrow Gauge Street, Security, Colorado; and because he has two (2) "A" status permits, in violation of Sections RBC201.11.3, Item 3 and RBC109.2, 2005 Pikes Peak Regional Building Code.

Terry Brunette appeared, was sworn in and stated the details of the complaint. Scott Lund appeared, was sworn in, and stated he knows Dan Wright, but did not pull permits for Mr. Wright to do roofing work. He stated he told Mr. Wright that he would give the homeowner a proposal to do the work himself, pull the permit, and give Mr. Wright a referral fee for each project. He said when he went out to the job sites to do the proposal, the materials were already stocked on the roofs, so he was just going to do a labor contract. Mr. Lund said Mr. Wright told him the homeowners were going to have Mr.

Lund to the work, so he pulled the permits based on the verbal agreement with Mr. Wright. He said he did not want to take a chance of having a building inspector drive by and see the materials on the roof, so he pulled the permit right away so he was not assessed a triple fee. He said when he did not get the jobs, he voided the permits. Mr. Brunette stated RBD believes Mr. Wright did the work and we have invoices to Mr. Wright to prove this.

Jim Pepper appeared, was sworn in, and stated RBD has a copy of a signed contract between the homeowner and Mr. Wright, and Mr. Lund pulled a permit on this project three days later. He said during a meeting with Mr. Wright, he was told that Mr. Wright paid Mr. Lund \$500 to pull each permit. Mr. Pepper stated there was a one-year span between the time the permit for 3922 Leisure Lane was pulled and the time that it was voided by Mr. Lund. He said Mr. Wright's license was under suspension, so he could not pull permits. Mr. Brunette stated the permit for the Narrow Gauge project was voided within 30 days. Mr. Lund stated he always gets a permit as soon as he gets a verbal agreement and materials are delivered to the site because he does not want to take the chance of being assessed triple fees because the building inspector see the materials at the job site prior to obtaining the permit. He said he has never received any money from Dan Wright to pull a permit.

Sherry Szklarski appeared, was sworn in, and stated she hired Wright's Roofing to reroof her house. She said the permit was pulled on the 22nd, and the work was started on the 23rd. She stated the permit was valid during the time the work was being done on the roof. Mrs. Szklarski said upon contacting RBD, she discovered that the permit for her roof had been voided by Mr. Lund, the final inspection had not been completed, and she discovered numerous problems with her roof. She said she was never told that Mr. Lund would be doing the work; her only contact was with Dan Wright. Doug Szklarski appeared, was sworn in, and stated he told Dan Wright that if he pulled the permit, he could have the job, and Mr. Wright returned within a short time with the permit, so he gave him the job. He said the materials were installed on the roof by Mr. Wright almost immediately.

Robert D. Wright appeared, was sworn in, and stated he did request that Mr. Lund pull three permits for him, he paid him \$500 per permit, and now Mr. Lund is denying this. He said he was brought before the Building Committee previously for this same issue, and he has not worked with Mr. Lund since he last appeared before the Building Committee. Mr. Wright stated he never made arrangements with the homeowners to meet with Mr. Lund, and Mr. Lund was not telling the truth about this issue. He said Mr. Lund did not pay him a referral fee and he did pay Mr. Lund \$500 in cash to pull each permit. He said he later learned the permits were cancelled and the inspections were never done. Mr. Wright stated there are construction issues with the Szklarski roof and

he has been there a couple of time to correct it.

Scott Lund stated Mr. Wright called and told him the Szklarski's were going to go with Lund's contract, so he pulled the permit. He stated he never received \$500 from Mr. Wright for this roof. He stated he voided the permit right away because Mr. Wright told him later that the homeowner chose another contractor.

Mr. Lund stated Dan Wright hired him to do two roof repairs because they were over 100 square feet. He said Dan Wright did 90% of the roof, and he finished it. He said he did the work and called for inspection and requested a 30 minute call ahead, but he did not receive the call ahead. Mr. Lund said the inspector rejected the roofs because of work that was not done by his company, and that is the reason for the "A" status permits. Jim Pepper stated RBD generally does not give a 30 minute call ahead for roof inspections. He said there is nothing on the permit to indicate that it is a "partial". Dan Wright appeared and denied Mr. Lund's accusations. He said he paid Scott Lund \$500 to pull the permit on each roof, but he did all of the work on the roofs himself. Mr. Lund stated he has verbal contracts with Mr. Wright for both of the "A" status permits. He said Dan Wright paid him cash for both jobs. Terry Brunette stated RBD staff would like to get an affidavit from each of the homeowners regarding the facts related to each of the "A" status permits.

John Clarke stated we do not have any evidence in this matter; it is just a "he said; she said" situation. A motion was made by Chad Holladay that a Letter of Reprimand be put in Scott Lund's contractor file due to Mr. Lund's history before the Building Committee and the fact that the two previous Letters of Reprimand have not had any effect on Mr. Lund's work ethics, and to recommend to the Board of Review that Mr. Lund's license be suspended until the two "A" status permits have been completed, including payment of back fees and penalties, at which point the suspension will be removed from Mr. Lund's license, seconded by John Clarke, the motion carried unanimously. Tom McDonald stated he believes RBD should notify the homeowners with the "A" status permits of these procedures related to their homes. Terry Brunette stated RBD will notify the homeowners of the "A" status permits.

The following Item was heard out of order.

- a) A complaint has been brought against Robert D. Wright, licensee for A Wright's Roofing, by Jeff Hall for performing construction work at 3719 Blue Merion Court, Colorado Springs, Colorado, without obtaining a permit and for willful and wanton negligence in the conduct of his business; by Regional Building for performing construction work at 3922 Leisure Lane, Colorado Springs, Colorado, and 6840 Narrow Gauge Street, Security, Colorado, without obtaining permits and for willful and wanton

negligence in the conduct of his business; and because he has five (5) “A” status permits, in violation of Sections RBC105.1, RBC109.2, and RBC201.11.3 Item 6, 2005 Pikes Peak Regional Building Code.

Break from 10:50 a.m. to 11:02 a.m.

Terry Brunette appeared, was sworn in, and stated the details of the complaint. Robert D. Wright appeared and stated he pulled a permit for 3719 Blue Merion Court before he started the work. Mr. Wright stated his disagreement with Mr. Hall was regarding the costs of the job. He said he had agreed with Mr. Hall to do the work in stages. He said Mr. Hall has filed a civil complaint against him. Jim Pepper stated Mr. Wright also has five “A” status permits in addition to the addresses listed in the complaint.

Jeff Hall appeared, was sworn in, and stated Mr. Wright did not pull a permit prior to doing work on his house. Jim Pepper appeared, was sworn in, and stated currently Mr. Wright’s license does not have any restrictions on it. He said RBD would like to know if any work was done prior to pulling the permit, and Mr. Hall acknowledged that the work was commenced prior to the permit being obtained.

Jon Dickey appeared, was sworn in, and stated he is the building inspector on this property, and there are three layers on this roof, which violates Code. He said the flat roof does require a permit because it is more than one square.

Mr. Wright stated he thought the system he put on was one layer. He stated he did 10% of the shake work prior to a permit, but he had pulled the permit prior to performing the work on the flat roof. He said he was pulled off the job by Mr. Hall before he finished the job.

Jeff Hall stated the roof still has not been repaired, except for a patch to solve a major leak issue. He said there was a hole in the fiber board that Mr. Wright attempted to cover up prior to applying the roof.

Sherry Szklarski stated she believes that she should have been notified by RBD that the permit on her roof was voided. Brian Olson stated she is a victim of shoddy workmanship. Todd Welch stated it is not RBD’s policy to notify homeowners when the permits on their homes are voided.

Jim Pepper stated Mr. Wright has six “A” status permits. Mr. Wright stated he can complete all of the “A” status permits this week. Jim Pepper stated RBD staff believes Mr. Wright’s license should be revoked because of his history over the past two years. A motion was made by Chad Holladay to put a Letter of Reprimand in Robert Wright’s

contractor file, Mr. Wright must reopen the “A” status permits and complete each permit, Mr. Wright must correct and bring up to Code all items related to the roof at 3719 Blue Merion Court, and to recommend to the Board of Review suspension of Mr. Wright’s license until each permit has been corrected and completed, seconded by John Clarke; the motion carried 0:6. Vince Collarelli, Tom McDonald, Todd Anderson, Chad Holladay, Larry Whittaker and John Clarke opposed; therefore, the motion was **DENIED**. A motion was made by Chad Holladay that a Letter of Reprimand be put in Mr. Wright’s file, and to recommend to the Board of Review that Mr. Wright’s license be **REVOKED** to prohibit Mr. Wright from performing work in this jurisdiction, seconded by John Clarke; the motion carried unanimously.

4. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

J. HAHN CONSTRUCTION, LLC – JIM HAHN
JIM MADDOX GENERAL CONTRACTOR – JAMES MADDOX
MARC BUILDERS, INC. – MARK MCNAB (EXAMINEE TO NEW CO.)
TERRELL’S CONSULTING SOLUTIONS, LLC – ROBERT TERRELL

Building Contractor B-2 (Limited Commercial)

VIBRANT SOLAR, INC. – STEVE MCCORMICK

Building Contractor C (Homebuilder)

JOSE VILLARUEL CONSTRUCTION, LLC – JOSE VILLARUEL

Building Contractor D-1 (Roofing)

SS CONSTRUCTION, LLC – SANG KIM
VALLEY EXTERIORS, LLC – DON SCIUMBATO
REMEDY ROOFING, INC. – JOHNNY WAYMIRE

Building Contractor D-3B (Wrecking)

EAGLE WRECKING CO. – RUBEN MARTINES

Building Contractor E (Remodeling/ Maintenance)

MASS APPEAL, LLC – JOSEPH URBANICK

PHILIP A. BOSMA – PHILIP BOSMA

Building Contractor F-1 (Solar Energy)

WEGRZYN SOLAR – RANDY WEGRZYN
AC SOLAR, INC. – LAURIE CAMPBELL (NEW EXAMINEE)
MOUNTAIN VIEW SOLAR, LLC – TED KOESTER

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

PETER D. WASILEWSKI – PETER WASILEWSKI*

Peter Wasilewski appeared and stated he has had a “GB98” commercial license in New Mexico prior to moving to Colorado Springs one year ago, and has been working for Front Range Landscapes building decks and doing landscaping, but they went out of business recently. He said he has ground up, “turn-key”, residential experience, averaging one or two houses a year since 1995. He said he has been building primarily log homes. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) license, with the limitation of two ground-up permits per year until completed, unlimited below, seconded by Chad Holladay; the motion carried unanimously.

Building Contractor D-1 (Roofing)

HIGH QUALITY ROOFING, INC. – CHRISTIAN BEGLEY*

Christian Begley appeared and stated he has been in the roofing business off and on since 1973. He said he worked for Channel 5 for 9 years and he owned a distribution company for 5 years. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the “D-1” (Roofing) license, with the limitation of five permits at any one time until completed and then he can work with RBD staff to have the restriction removed, seconded by Todd Anderson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

5. **CONSENT CALENDAR**

- a) 7850 Midnight Road, Permit F77442 – Joe Fox, 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.
- b) 13804 Antelope Pass Place, Permit H12446 – Jeff Bakken, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'6½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- c) 3428 Verbena Circle, Permit H13180 – Eric Heckman, Heckman & Son's Construction, 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.
- d) 5422 Geode Lane, Permit G61557 – Ronald Lowry, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'5" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- e) 9720 Danbury Court, Permit H14889 – Michael Clark, Clark Construction Co., LLC requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'5" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- f) 4183 Date Street, Permit H13664 – Philip Jung, Cutting Edge Construction, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'5" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- g) 28 West Monument Street, Permit G74540 – Tripper Gott, Powers Insulation, requests a variance to allow use of Section R806.4, 2006 International Residential Code, where the use of the 2003 International Residential Code, Section R806.1, is required for attic ventilation.
- h) 330 Fairway South, Permit H140353 – Paul Sutton, Peak Basement Systems, requests a variance to allow FSI 288 Push Pier System to be installed as an alternate method of construction, where prohibited.

- i) 110 North 23rd Street, Permit H14055 – Paul Sutton, Peak Basement Systems, requests a variance to allow FSI 288 Push Pier System to be installed as an alternate method of construction, where prohibited.
- j) 14160 White Peak Drive, Permit G59901 – Allyson Strobel, Remax Properties, Inc., 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.
- k) 6525 Ashton Park Place, Permit H15737 – Douglas Abernethy, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” 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

- 6. 0 Gold Hill Mesa Drive – John Bissett, JM Weston Homes, requests a variance to Section 602, Table 602, 2003 International Building Code, to allow reduction of the minimum distance for exterior building walls from the nearest side property line from 10’ to 5’, where prohibited. *This variance request was postponed from the December 2, 2009, Building Committee meeting due to non-appearance.*

Roger Lovell stated Item No. 6 has been **WITHDRAWN**.

- 7. 732 West Fillmore Street – Nick Starkey, Pinecrest Construction, requests a variance to Section 1805.2.1, 2003 International Building Code, to allow less than the required 30” frost protected piers/foundation.

Nick Starkey appeared and stated he wants to put an 80 square foot petroleum remediation equipment shed on a gas station without pouring a frost depth foundation for the shed; it will be bolted to a slab. He said it is a temporary structure. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that an engineer’s report and soils report be submitted to RBD, seconded by Chad Holladay; the motion carried unanimously.

8. 4130 Pony Track Drive, Permit G79584 – American Siding & Construction requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’2”, where a minimum of 7’6” is required. *This variance request was postponed from the December 2, 2009, Building Committee meeting to allow completion of the corrections to the hallway width.*

No one appeared. A motion was made by Larry Whittaker to recommend to the Board of Review **DENIAL** of the variance request, seconded by Chad Holladay; the motion carried unanimously.

The following Item 13d was heard out of order.

- 13d. 4130 Pony Track Drive, Permit G79584 – Rick Duggan, American Siding & Construction requests a variance to Section R311.3, 2003 International Residential Code, to allow a hallway width of 26½” where a minimum of 36” is required.

No one appeared. Jim Pepper stated RBD staff opposes this variance request. A motion was made by Larry Whittaker to recommend to the Board of Review **DENIAL** of the variance request, seconded by Chad Holladay; the motion carried unanimously.

9. 4183 Date Street, Permit H13664 – Philip Jung, Cutting Edge Construction, requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’2” where a minimum of 7’6” is required.

Philip Jung appeared and stated this house was building in the 1950’s, and he is remodeling the basement to bring it up to Code. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of this variance request due to existing conditions, seconded by Tom McDonald; the motion carried unanimously.

10. 1160 Carlson Drive, Permit H13823 – Albert Wills, Challenger Homes, Inc., requests variances to:

- a) Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 6’9” where a minimum of 7’6” is required.

Albert Wills appeared and stated this is a basement finish and the main floor has a dropped floor which lowered the ceiling in the basement. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, seconded by Chad Holladay; the motion carried unanimously.

- b) Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5'10" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Albert Wills stated the existing conditions do not allow for a Code compliant soffit height. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by John Clarke; the motion carried unanimously.

11. 6065 Chivalry Drive, Permit H13750 – Robert Maxson, Maxson Construction requests a variance to Section R310.2, 2003 International Residential Code, to allow a 30" egress window well where a minimum of 36" is required.

No one appeared. A motion was made by Tom McDonald to **TABLE** this variance request until the end of the meeting, seconded by Chad Holladay; the motion carried unanimously.

12. 8672 Garrison Road, Permit G91688 – Kevin Compton, Campbell Roofing, requests a variance to Table R301.2(1), 2005 Pikes Peak Regional Building Code, to waive the requirement for ice and water shield from the eave to 24" inside the exterior wall.

Kevin Compton appeared and stated that his GPS indicated the elevation was 6,993 feet so he did not put ice and water shield on this house. He said he has contacted the homeowner and he approves the current construction, and he has extended his warranty for an additional year. He said he has a letter of approval from the homeowner. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because the homeowner has approved the current construction method and Mr. Compton has extended his warranty, seconded by Todd Anderson; the motion carried unanimously.

13. 13325 Peregrine Way, Permit G69725 – Jean Pawlenty, homeowner, requests a variance to Section 311.5.6.2, 2003 International Residential Code, to allow floating handrails, where prohibited.

Jean Pawlenty stated she hired a licensed carpenter to do the construction work on her house, and he informed her that the floating handrails would meet Code. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request because it does not pose a life safety issue, seconded by Tom McDonald; the motion carried unanimously.

- 13a. 1625 Medical Center Point, Suite 190, Permit H11897 – Robert Guenther, The Renaissance Man, requests a variance to Section 1003.11.7.2, ICC/ANSI A117.1-2003, to allow a clearance around an ADA water closet of 4'6", where 5' is required.

No one appeared. A motion was made by Tom McDonald to **TABLE** this variance request until the end of the meeting, seconded by Todd Anderson; the motion carried unanimously.

- 13b. 745 Lake Woodmoor Drive, Permit H10204 – Keith Cummings, Timber Ridge Bldg. Services, requests a variance to Table R301.2(1), 2005 Pikes Peak Regional Building Code, to waive the requirement for ice and water shield from the eave to 24” inside the exterior wall.

No one appeared. A motion was made by Tom McDonald to **TABLE** this variance request until the end of the meeting, seconded by Todd Anderson; the motion carried unanimously.

- 13c. 18409 Gregs Pond Lane, Permit H10205 – Keith Cummings, Timber Ridge Bldg. Services, requests a variance to Table R301.2(1), 2005 Pikes Peak Regional Building Code, to waive the requirement for ice and water shield from the eave to 24” inside the exterior wall.

No one appeared. A motion was made by Tom McDonald to **TABLE** this variance request until the end of the meeting, seconded by Chad Holladay; the motion carried unanimously.

- 13d. 4130 Pony Track Drive, Permit G79584 – Rick Duggan, American Siding & Construction requests a variance to Section R311.3, 2003 International Residential Code, to allow a hallway width of 26½” where a minimum of 36” is required.

This Item was heard out of order after Item 8.

- 13e. 6735 Annanhill Place, Permit G84038 – Don O’Connor, homeowner, requests a variance to Section R305.1, Exception 4, 2003 International Building Code, to allow a ceiling height of 6’6½” above a shower where 6’8” is required.

Don O’Connor appeared and stated his house was built in 2002 and he is finishing the basement himself. He said he was not aware that installing the sheetrock would bring the ceiling height below the height required by Code. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, seconded by John Clarke; the motion carried unanimously.

- 13f. 1625 and 1633 Medical Center Point – Larry Whittaker, YOW Architects, P.C., requests a variance to Section 1101.2, 2003 International Building Code, and Section 404.2.3, ICC/ANSI A117.1-2003, to allow less than the required maneuvering clearance at doors.

Larry Whittaker appeared and stated this is an existing building that was built in 1994. He said he is requesting a variance for the maneuvering clearance on the latch side of a

doorway. He said there are 320 doors in the facility and there are 14 doors requiring the variance. He said the clearance is approximately 12 inches short of the required clearance. Mr. Whittaker said there are other options for people who are in wheelchairs. He said the doors are compliant going in, but they are not compliant going out of the door. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to patient privacy, with the stipulation that it is for a minimum distance of 4" and it pertains to this specific remodel only, seconded by John Clarke; the motion carried unanimously.

14. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

15. **NEW BUSINESS**

a) Fire Exposure Presentation by Colorado Springs Fire Department.

Jim Pepper stated this item is **POSTPONED** until the February 3, 2010, Building Committee meeting.

b) Discussion on New Home Roofing Procedures.

Chad Holladay appeared and stated there are a number of roofers in El Paso County that are doing inferior work, and he believes the roofs on new houses should be inspected by RBD. He said he is repairing the roofs on newer homes to correct the work of the roofers that initially installed the roofs. Jim Pepper stated RBD feels the current system is working, because he does not get many complaints regarding these houses, and due to the additional expense to RBD to do the inspections, we do not feel it is economically feasible when it is not presently a big problem.

c) Minor Variance Request.

Brian Olson stated there will be a discussion at the February 3, 2010, Building Committee meeting regarding the definition of a minor variance.

The meeting adjourned at 1:30 p.m.