



BUILDING COMMITTEE MINUTES

February 3, 2010

9:00a.m.

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

MEMBERS ABSENT: Mr. John Clarke

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Jim Pepper, Chief Building Inspector
Mr. Roger Lovell, Plans Supervisor
Mr. Todd Welch, Regional Building Counsel
Mr. Brett Phillips, Contractor Licensing
Ms. Pattie Benger, Human Resources

PROCEEDINGS:

Chairman Brian Olson called the meeting to order at 9:05 a.m.

1. CONSIDERATION OF JANUARY 6, 2010 MINUTES

A motion was made by Larry Whittaker to **APPROVE** the January 6, 2010, Building Committee Minutes as written, seconded by Todd Anderson; the motion carried unanimously.

1a. ACCOLADES

Jim Pepper congratulated Brian Olson on his honor of being named the 2009 Home Builders Association Associate of the Year.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Building Contractor A-1 (General)

M. A. MORTENSON COMPANY – DALE HETER (NEW EXAMINEE)

Building Contractor B-1 (General Limited)

ADVANCED INTERIOR CONSTRUCTION, INC. – DAVID VANCE
GILMORE CONSTRUCTION CORPORATION – JACOB GILMORE, JR.

Building Contractor B-2 (General Limited)

MODERN HOME EXTERIORS, LLC – TIMOTHY SCHEEL

Building Contractor C (Homebuilder)

ROGERS CONSTRUCTION CO., LLC – BRETT ROGERS

Building Contractor D-1 (Roofing)

CHARD ROOFING & HOME IMPROVEMENT – MARK HONAS
L.H.L. CONTRACTORS – BOB KIEFT
ROBLES REMODEL & ROOFING – ALVINO ROBLES

Building Contractor D-1 (Towers)

RILO ELECTRIC AND COMMUNICATION CONSTRUCTION, LLC – KEVIN GLYNN

Building Contractor D-5A (Sign)

ADK GRAPHICS, LLC – JAMES PARK

Building Contractor E (Remodeling/Maintenance)

ARK HANDYMAN SERVICE, INC. – RANDOLPH HALL
ICL – MICHAEL LUTHER

Building Contractor F (Solar Energy)

NAMASTE SOLAR – JEFFREY DENOVAN

A motion was made by Tom McDonald 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 A-1 (General)

D.D.R. CONSTRUCTION – DWIGHT RINGLER (EXAMINEE TO NEW CO.)*

Jim Pepper said that Mr. Ringler wishes to table his license request until next month. A motion was made by Chad Holladay to **POSTPONE** this item to the March 3, 2010, Building Committee meeting, seconded by Todd Anderson; the motion carried unanimously.

Building Contractor B-1 (General Limited)

CASSIO SANTA FE – JAMES CASSIO (UPGRADE LICENSE)*

Jim Cassio appeared and stated that he would like his limitations removed and his license upgraded to a B-1 (General Limited) license because he believes he has ample experience. Mr. Cassio said he originally applied to take an “A” test in 1987, but was denied the request and allowed to take the “B” test instead. He said he has completed a mixed use tattoo shop (Art with a Pulse) remodel and repairs to the Monument Medical Center. He said he has five pending commercial projects. A motion made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a Building Contractor “B-1” (General Limited) license, with the limitation of two B-1 permits until completed, at which time he can work with RBD staff to have the restriction removed, unlimited below, seconded by Todd Anderson; the motion carried unanimously.

Building Contractor C (Homebuilder)

SQUARE DEAL CONSTRUCTION – GEOFF THORSEN*

Geoff Thorsen appeared and stated that he has been a carpenter subcontractor for 17 years and has been framing houses for 22 years, including custom homes. He said he has not had a recent relationship with a supplier. He said he recently worked with John Dahoff in Monument on a project in which he poured new concrete and added a third story. Vince Colarelli noted that the references are outstanding. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a Building Contractor “C” (Homebuilder) license, with the limitation of one ground-up permit until completed, at which time he can work with RBD staff to have the restriction removed, unlimited below, seconded by Todd Anderson; the motion carried unanimously.

VINLEY ENTERPRISES, INC. – CHRISTOPHER VINLEY*

Christopher Vinley appeared and stated he would like to continue working on remodeling and have the ability to pull permits. He said he has lifted his house, poured a new foundation, and added an additional story on his own home. He said he has been working in the industry since 2003, mainly as a subcontractor. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of a Building Contractor "C" (Homebuilder) license, with the limitation of one ground-up permit until completed, at which time he can work with RBD staff to have the restriction removed, unlimited below, seconded by Chad Holladay; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

a) 2529 Leoti Drive, Permit H16303 – John Harrington, homeowner, requests variances to:

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.

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.

b) 6301 Poncha Circle, Permit H17332 – Steven Spriggs, 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.

c) 8147 Radcliff Drive, Permit H17590 – Kevin Day, 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.

d) 2029 North Tejon, Permit H14056 – Ana Zook, 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.

e) 20354 Glasbury Road, Permit H16873 – David Santy, LDJ Santy, LLC, requests a variance to Section R310.1, 2003 International Residential Code, to allow a 49" windowsill height in existing conditions in a basement finish where a maximum of 44" is allowed, with the stipulation that a step is permanently installed under the window sill that is at least 1 1/2" depth, 6" rise, and the full width of the window opening.

f) 2960 Squaw Valley Drive, Permit H06434 – Jacob Lambrecht, homeowner, requests a variance

to Section R310.1, 2003 International Residential Code, to allow a 50” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the window sill that is at least 1½” depth, 6” rise, and the full width of the window opening.

- g) 828 West Kiowa Street, Permit H16718 – Paul Sutton, Peak Basement Systems, requests a variance to allow the FSI 288 Push Pier System to be installed as an alternate method of construction, where prohibited.
- h) 620 Blackhawk Drive, Permit H17402 – Paul Sutton, Peak Basement Systems, requests a variance to allow the FSI 288 Push Pier System to be installed as an alternate method of construction, where prohibited.
- i) 20355 Murphy Road, Permit H07692 – Jeff White, Penguin’s Coat, 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.
- j) 1310 North Gate Road, Permit G80818 – Jeff White, Penguin’s Coat, 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.
- k) 1819 Wood Avenue, Permit H09422 – Lu’s Construction 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.

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

VARIANCE REQUESTS

- 5. 335 South Wahsatch Avenue, Permit H12566 – Victor Lauer, Architect, requests a variance to Section 1208.2, 2003 International Building Code, to allow a ceiling height of 6’7” in an existing storage room where a minimum of 7’0” is required.

Victor Lauer appeared and stated this project is a remodel for the Colorado Springs Housing Authority of a Victorian home built in the 1930’s. He said it is a stick frame vaulted ceiling with a partial flat ceiling. He said there is 75 square feet with a 6’7” ceiling height. He said the floor structure was redone to ensure the loads can be carried. He said there is duct work above the ceiling. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and because it will be utilized for storage, with the

stipulation that the room is used only for storage, seconded by Tom McDonald; the motion carried unanimously.

6. 1827 North El Paso Street, Permit H10130 – Tim Rushing, Carpenter’s Son Construction, requests variances to:

a) Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’0” where a minimum of 7’6” is required.

Tim Rushing appeared and stated the house was built in 1947 and has an existing basement in which he did some demolition, although the ceiling is existing. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, seconded by Todd Anderson; the motion carried unanimously.

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

Mr. Rushing said the existing duct is about 8 inches wide, and he framed it as tight as possible. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of a 6’3 1/2” soffit ceiling height variance request, seconded by Tom McDonald; the motion carried unanimously.

c) Section R311.5.2, 2003 International Residential Code, to allow a 6’0” head height above the stairs where a minimum of 6’8” is required.

Mr. Rushing said there is a joist causing this issue on the last stair leading into the basement. He said it may be possible to cut out a floor joist and install a new header, if an engineer approved it. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request due to safety concerns, seconded by Todd Anderson; the motion carried 4:1. Larry Whittaker opposed. A motion made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of a revised variance request to allow a 6’6” head height above the stairs, seconded Tom McDonald; the motion carried 3:2. Chad Holladay and Vince Colarelli opposed.

7. 6301 Poncha Circle, Permit H17332 – Steven Spriggs, homeowner, requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’0” where a minimum of 7’6” is required.

Carrie Spriggs appeared and stated her home was built in 1980. She said the original owners of the house finished the basement. A motion was made by Todd Anderson to recommend to the Board of

Review **APPROVAL** of the variance request due to existing conditions, seconded by Chad Holladay; the motion carried unanimously.

8. 2029 North Tejon Street, Permit H14056 – Ana Zook, homeowner, requests variances to:
- a) Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7’1” where a minimum of 7’6” is required.

Ana Zook appeared and said she already modified her duct work to gain additional ceiling height but was still unable to meet code. She said the house was built in 1889. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, seconded by Tom McDonald; the motion carried unanimously.

- b) Section R311.5.1, 2003 International Residential Code, to allow a 33” stair width where a minimum of 36” is required.

Ana Zook said there are supports on both sides of the stairs already. She said there is original plaster on both sides of the stairs and the handrail is on the outside wall. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, seconded by Tom McDonald; the motion carried 3:2. Todd Anderson and Chad Holladay opposed.

9. 6825 Montarbor Drive, Permit H16455 – Shane McClendon, McClendon Construction, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’4” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Shane McClendon appeared and stated the soffit ceiling height is due to existing duct work in the bathroom. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and because it is a bathroom, seconded by Chad Holladay; the motion carried unanimously.

10. 1950 North Ellicott Highway – T. J. Amendt, Amendt Custom Building, Inc., requests a variance to Section RBC203.1, 2005 Pikes Peak Regional Building Code, to allow a “C” licensed contractor to obtain a permit requiring a “B” license.

Jim Pepper said the contractor was unable to attend this meeting. He said the project is a three sided lean-to for parking commercial trucks on residential property. He said T.J. Amendt has a reference from Lincoln County Land Use Department on previous commercial projects. Jim pepper said he does not oppose this variance request because it is a very simple project. A motion made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request for this

project only because of staff support, seconded by Todd Anderson; the motion carried 4:1. Chad Holladay opposed.

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. *This item was postponed at the January 6, 2010, Building Committee meeting due to non appearance.*

Jim Pepper said this variance request has been **WITHDRAWN**.

12. 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. *This item was postponed at the January 6, 2010, Building Committee meeting due to non appearance.*

Robert Guenther appeared and said accommodations were made to allow an indent for appliances and for a sprinkler head. He said there is an additional ADA restroom in another suite. He said this existing bathroom will be used by employees only. He said there are common restrooms in the hallway that are code compliant. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request because there are additional ANSI compliant restrooms, seconded by Tom McDonald; the motion carried 4:1. Vince Colarelli opposed.

13. 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. *This item was postponed at the January 6, 2010, Building Committee meeting due to non appearance.*

Keith Cummings appeared and stated he was not aware that the elevation was above 7,000 feet and was not aware of the requirement for an ice and water shield. He said he upgraded his license at the end of the year in 2005 and tested on a previous year code book. He said he installed a 50 year tri-laminate roof on the home. He said there is probably about 85 lineal feet that would be affected and several soffits as well. He said he has agreed to extend the warranty on the workmanship to the homeowner for an additional year. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request because there is an option to comply, seconded Tom McDonald; the motion carried 4:1. Todd Anderson opposed.

14. 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. *This item was postponed at the January 6, 2010, Building Committee meeting due to non appearance.*

Keith Cummings appeared and said the situation is similar to the above variance request. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request because there is an option to comply, seconded Tom McDonald; the motion carried 4:1. Todd Anderson opposed.

Break 10:27 a.m. - 10:38 a.m.

15. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

16. **NEW BUSINESS**

a) Fire Exposure Presentation by Colorado Springs Fire Department.

Kris Cooper appeared and said he wanted to present this information so the Building Committee could make educated decisions on variance requests. He presented a case study on a 56 unit townhome complex in which 35 units were destroyed by fire. Mr. Cooper also presented recommendations to increase protection.

The meeting adjourned at 11:05 a.m.