

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

December 1, 2010

9:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Building Official  
Mr. Jim Pepper, Chief Building Inspector  
Mr. Roger Lovell, Chief Plans Examiner  
Mr. Todd Welch, Regional Building Counsel  
Mr. Terry Brunette, Special Investigator  
Ms. Pattie Benger, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Brian Olson called the meeting to order at 9:03 a.m.

#### 1. **CONSIDERATION OF NOVEMBER 3, 2010 MINUTES**

A motion was made by Chad Holladay to **APPROVE** the November 3, 2010, Building Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

#### 2. **COMPLAINTS**

There were no Complaints to discuss.

#### 3. **CONSENT LICENSE REQUESTS**

##### **Building Contractor A-1 (General)**

COLORADO STRUCTURES, INC. – MATTHEW JOHNSON (CO. CHANGES LICENSEE)

D.D.R. CONSTRUCTION – DWIGHT RINGLER (LICENSEE CHANGES CO.)  
E & H COMMERCIAL CONTRACTING LLC – JOHN ELLIOTT (ADDITIONAL  
LICENSE)  
ELDER CONSTRUCTION, INC. – PATRICK ELDER (BACKUP LICENSEE)  
EL PASO COUNTY GOVERNMENT – BRET DANIELS (CO. CHANGES  
LICENSEE)  
PLAINS CONTRACTING LLC – JEFF KRIZNOSKI (LICENSEE CHANGES CO.)  
STEEL STRUCTURES AMERICA INC. – DAVID HARLAND

**Building Contractor B-1 (General Limited)**

ROCKY MOUNTAIN CONSTRUCTION COMPANY – GREG DAVIS COURT  
SPECTRUM CONSTRUCTION CONTRACTING, LLC – LEE LONGANBACH (CO.  
CHANGES LICENSEE)

**Building Contractor C (Homebuilder)**

TIM GODSELL DBA PAT'S CARPENTRY & REMODEL – TIM GODSELL (CO.  
CHANGES LICENSEE AND NAME)  
TSENG SIGNATURE HOMES INC. – EDDIE TSENG (REINSTATEMENT)

**Building Contractor D-1 (Roofing)**

1<sup>ST</sup> COLORADO ROOFING LLC – ROBERT GREEN  
AFFORDABLE ROOFING, INC. – TROY JENNINGS  
AXIOM ROOFING INC. – MIGUEL FLORES  
COLORADO ROOFING, LLC – BREANDAN MCEWEN  
COPPER RIDGE CONSTRUCTION, INC. – JONATHAN POTTER  
CUSTOM ROOFING & EXTERIORS – DIRK KAPPEL  
EVANS BROTHERS LLC – JEFFEREY BOEHS ((LICENSEE CHANGES CO. &  
REINSTATEMENT)  
JDB ROOFING INC – JOHN BAYNE  
JEWETT ENTERPRISES – ERIC JEWETT  
GAMCO, LLC DBA GM CONSTRUCTION SERVICES – CLEMENTE MENDOZA  
(LICENSEE CHANGES CO. & REINSTATEMENT)  
SHANE COLCLASURE – SHANE COLCLASURE (LICENSEE CHANGES CO.)  
SPIRE ROOFING INC. DBA A+ ROOFING CO. – WILLIAM EVANS  
WAPITI ENTERPRISES LLC – BRENT DONNELLY

**Building Contractor D-1 (Siding)**

HORNBACK ENTERPRISES LLC DBA HORNBACK CONSTRUCTION – JOHN  
HORNBACK

**Building Contractor D-1 (Stucco)**

JEWETT ENTERPRISES – ERIC JEWETT

**Building Contractor E (Remodeling/Maintenance)**

JEWETT ENTERPRISES – ERIC JEWETT  
HORNBACK ENTERPRISES LLC DBA HORNBACK CONSTRUCTION – JOHN  
HORNBACK  
WEBB'S FRAMING & CARPENTRY, INC. – PATRICK WEBB

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

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor B-1 (General Limited)**

HUNT CONSTRUCTION – BARRY HUNT\*

Barry Hunt appeared and stated he has been working in the construction trades since 1986, primarily in residential construction. He said he is currently employed at Colorado College as a construction supervisor. He stated he has built 50 to 75 homes in Teller and Park Counties. Mr. Hunt said he has an "A" License in Park County and a "C" License in Teller County. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of a "B-1" (General Limited) License, with the limitation of two permits, unlimited below, until completed, at which time he can work with RBD staff to have the restriction removed, seconded Tom McDonald; the motion carried unanimously.

RM COMMERCIAL CONTRACTORS LLC – ALLEN GEORGE\*

Allen George appeared and stated RM Commercial Contractors was his previous company name. He said he will be working with the customers of The House Doctors and contracting to take over all of their jobs, because The House Doctors has moved out of state. Jim Pepper stated RBD had a complaint that was filed against The House Doctors the afternoon of the November 3, 2010, Building Committee Meeting. He said the references on Mr. George's previous license application were for The House Doctors and not for Mr. George. He said Mr. George has submitted a new application with references in his own name. Mr. George stated he currently has licenses in approximately 25 other jurisdictions. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a "B-1" (General Limited) License, with the limitation of two open permits, unlimited below, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

**Building Contractor B-2 (General Limited)**

R.D. TOTH CONSTRUCTION, INC. – RICHARD TOTH\*

Richard Toth appeared and stated he grew up in the construction trades, doing everything from foundations, roofs, and building homes. He said he had a “C” License in Teller County, but it has expired; he said he built three houses in Teller County. He said he has also built Subway Restaurants. Mr. Toth said he has owned Advanced Powder Coating for the last nine years. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a “B-2” (General Limited) License, with the limitation of two open permits, unlimited below, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

**Building Contractor C (Homebuilder)**

CHAMPION WINDOW CO. OF C.S. – DANE SWENNES\* (CO. CHANGES LICENSEE)

Dane Swennes appeared and stated he is aware that Champion Windows has four “A” status permits, and he has been hired to clean up these permits. He said he worked for Classic Homes for ten years as a superintendent. Jim Pepper stated the “A” status permits are very minor repairs, so RBD staff does not oppose this license request. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the stipulation that the four “A” status permits are completed within 30 days, seconded by Tom McDonald; the motion carried unanimously.

COLORADO ROOFING, LLC – BREANDAN MCEWEN\*

Breandan McEwen appeared and stated he understands that he still needs to submit a third letter of reference and he will submit that letter as soon as it is notarized. A motion was made by Tom McDonald to **POSTPONE** this license request until the January 5, 2010, Building Committee meeting, seconded by Chad Holladay; the motion carried unanimously.

SPACELAB CONSTRUCTION LLC – ADRIAN CAMACHO\*

Adrian Camacho appeared and stated he has been working for Habitat for Humanity, and has built 15 houses for them. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of one ground-up “C” permit, unlimited below, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Todd Anderson; the motion carried unanimously.

**Building Contractor D-1 (Roofing)**

ALPHA DOG ROOFING – KEVIN SILKWOOD\*

Kevin Silkwood appeared and stated he has been working for Skyline Roofing in Canon City for the past six years. He stated he would like to open his own company and perform primarily reroofs. He said he has two jobs lined up waiting for his license. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of five open permits, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

**ESTRADA ROOFING – JOSE ESTRADA\***

Jose Estrada appeared and stated he has been a supervisor for Riley Roofing since 1997. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of five permits, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

**HORNBACK ENTERPRISES LLC DBA HORNBACK CONSTRUCTION – JOHN HORNBACK\***

John Hornback appeared and stated he had his own roofing company in Oklahoma City, and he just moved to Colorado. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of five permits, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

**AHM ROOFING & GUTTER – ARTHUR MARQUEZ**

A motion was made by Tom McDonald to remove this license request from the Consent Calendar License Request, seconded by John Clarke; the motion carried unanimously. A motion was made by Chad Holladay to **TABLE** this license request until the end of the meeting, seconded by Larry Whittaker; the motion carried unanimously.

\* Appearance required at the Building Committee meeting.

**4. CONSENT CALENDAR**

- a) 634 South Tower Street – J. B. Johnson, Becker Johnson, Inc., requests a variance 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.
- b) 6371 Georgetown Court, Permit H59188 – Diana Barlow, 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) 4443 South Whispering Circle, Permit H43414 – Powerhouse Construction, 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.
  - d) 7710 Manston Drive, Permit H53103 – Danny Mellen, Hammers For Hire, 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) 9467 Summer Meadows Drive, Permit H46941 – Danny Mellen, Hammers For Hire, 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) 6720 Balance Circle, Permit H46879 – Sanchez Tusie and Jose Francisco, homeowners, 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.
  - g) 13789 Voyager Parkway, Permit H10779 – Irene Denny, 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.
  - h) 7853 Steward Lane, Permit H30426 – Json Marruffo, 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.
  - i) 5761 Huerfano Drive, Permit G36802 – Choon Pak, 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.

- j) 10860 Salbeck Lane, Permit H55711 – First General Services of Colorado Springs requests a variance to Section R310.1, 2003 International Residential Code, to allow a 47” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed.
- k) 2705 Stratton Forest Heights, Permit H41629 – Wood Works Unlimited, Inc., 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.
- l) 2030 Broman Court – David McKay, Olshan Cablelock Foundation Systems, requests a variance to Section RBC104.7, 2005 Pikes Peak Regional Building Code, to allow use of a foundation stabilization method without the required listing, with the stipulation that an engineer’s report will be provided to RBD.
- m) 528 West Kiowa Street, Permit H59362 – Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- n) 4310 Star Ranch Road, Permit H59361 - Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- o) 1003 Sun Drive, Permit H59581 - Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- p) 1445 Owl Ridge Drive, Permit H60081 – John Williams, Cornerstone Construction, 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.

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

Break from 10:05 a.m. to 10:18 a.m.

## VARIANCE REQUESTS

5. 9240 Explorer Drive – 9240 DTC, LLC requests a variance to Section 1109.2, Exception 1, 2003 International Building Code, to waive the requirement for private restroom facilities to be accessible off of private offices, where required.

Tom Hoag, Hoag Construction, appeared and stated the building was built in 2000. He said there are ADA accessible restrooms within 25 feet of the suite entry. He said due to the location of the electrical conduits, they are unable install an ADA accessible restroom in this area. Mr. Hoag stated the building has sufficient ADA accessible restrooms without this restroom, i.e. this is a discretionary restroom. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request because it is Tom Hoag's personal office, and if they lease the space to a disabled individual, they would either have to remodel the restroom or this individual could utilize the restroom in the hallway outside the suite entry, seconded by Tom McDonald; the motion carried unanimously.

6. 6345 – 6395 Village Lane, Permit H47576 – Jeffrey Silvey, Reconstruction Experts, requests a variance to Section 1009.3, 2003 International Building Code, to allow a 9½” run on exterior stairs, where 11” is required.

Tim Swatzell, Concepts and Designs, appeared and stated they are replacing four staircases and landings at a condominium complex. He said they were locked in by sidewalks, existing irrigation systems, light fixtures and shrubs. He said the stair treads are 12 inches wide, but they had to stack them in order to stay within the limitations caused by the sidewalks, light fixtures, etc. Jim Pepper stated the approved plans showed the stairs did meet Code, but they were not constructed according to plan. A motion was made by Larry Whittaker to recommend to the Board of Review **DENIAL** of the variance request because the stairs were not built according to the plans submitted to RBD for a permit, seconded by Tom McDonald; the motion carried unanimously.

7. 15850 Bankers Court, Permit H48367 – Bryan Coray, Peak Roofing Team, requests a variance to Section R905.2.7, 2003 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.

Bryan Coray appeared and stated this is a modular home; they installed one layer of 30 pound felt instead of two layers of 15 pound felt. He said they also installed ice and water shield, and 30 year dimensional shingles. He said they extended the warranty to five years and he has a letter from the homeowner approving the current construction of the roof. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request because it does not meet Code and could cause future problems for a

potential new owner of the house, seconded by John Clarke; the motion carried 5:1. Todd Anderson opposed.

8. 7853 Steward Lane, Permit H30426 – Jason Marruffo, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a basement soffit width of 65% of the room, where a maximum of 50% is allowed by Code.

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

9. 4443 South Whispering Circle, Permit H43414 – Ronando Moore, Powerhouse Construction, LLC, requests a variance to Section R311.5.2, 2003 International Residential Code, to allow a 6'5" head height above the stairs where a minimum of 6'8" 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.

*This Item was heard out of order after Item 13.*

10. 1914 North El Paso Street, Permit H51152 – Danny Mellen, Hammers for Hire, requests a variance to 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.

Russ Harding appeared and stated this house was built in the 1930's. He said this is an existing condition and they did not change the stairs. He said they installed new electrical and plumbing fixtures, and floating walls around the perimeter of the basement. 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 unanimously

11. 348 Park Street, Permit H29238 – John Hoetzel, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'8" in an unfinished basement in a new house, where it is required to be a minimum of 6'9½".

John Hoetzel appeared and stated he is building this house for himself. He said Sundance Framing built the house and he pulled a homeowner's permit. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request because it is not a life safety issue, seconded by Larry Whittaker; the motion carried unanimously.

- 11a. 2874 Merry Lane, Permit H30833 – Charles Obrecht, homeowner, requests a variance to Section R308.4, No. 6, 2003 International Residential Code, to waive tempered glass windows that are 16” from a door, where a minimum of 24” is required.

Charles Obrecht appeared and stated this is a storage shed and there are two windows on each side of the door that are 16” from the door. He said he was not aware that Code required the windows to be tempered glass. He said there will be a fixed cabinet in front of each window. A motion was made by Larry Whittaker to recommend to the Board of Review **APPROVAL** of the variance request because it is a storage shed, with the stipulation that cabinets are installed below the windows on the interior of the shed, and shrubs are installed below the windows on the exterior of the shed, seconded by Tom McDonald; the motion carried unanimously.

*Larry Whittaker recused himself from the following Item.*

- 11b. 225 North Weber – Larry Whittaker, YOW Architects, requests a variance to Section RBC104.2, 2005 Pikes Peak Regional Building Code, to waive the requirement to have the current building to be brought up to Code, where required.

Larry Whittaker appeared and stated this is a small project for the First Presbyterian Church, which will be a Youth Center for the church. He said this building was previously a funeral home and to change the use of the building requires that the building be brought up to Code. He said this variance request is to keep the grandfathering of the “A-3” occupancy of the building. Mr. Whittaker said they are installing a 5’ “bump out,” removing a wall, installing two additional windows and some restroom fixtures, and they are providing handicap accessibility to the south side of the building. Mike Trapp, Trustee for First Presbyterian Church, appeared and stated the “bump out” is only 144 square feet. He said this area will be utilized as a media room for the young adults to watch television. Jim Pepper stated RBD staff is concerned about the property line issue and the addition of the “bump out”. Roger Lovell stated when the plans were submitted to RBD, the “bump out” was not noted on the plans; it was checked in as an interior remodel. He said when the addition was presented to RBD, it then required that the existing building be brought up to Code. A motion was made by Chad Holladay to **POSTPONE** this variance request until the January 5, 2011, Building Committee meeting to give RBD staff adequate time to review the issues, seconded Todd Anderson; the motion carried unanimously.

## 12. **UNFINISHED BUSINESS**

- a) Adoption of the 2009 “I” Codes.

Jim Pepper stated that adoption of the 2009 “I” Codes was originally scheduled for January 1, 2011, and it has been rescheduled to March 1, 2011, to allow for this issue to be presented to each of the jurisdictions.

b) Reroofing Permit Fees.

Chad Holladay asked about whether the permit fees for townhomes will be adjusted when the reroofing permit fees are adjusted with the adoption of the new Code. He said it is not economically feasible for roofers to be charged for a permit for each townhouse in a building, when the entire building has to be reroofed, and it could include as many as eight townhouses. Mr. Pepper stated RBD will review this issue with the adoption of the 2009 "I" Codes.

c) Replacement of Furnace Caps by Roofers.

Chad Holladay stated although roofers are not supposed to replace furnace caps, they do on a regular basis, and it could potentially be a life safety issue if not done properly. He asked if a permit could be required to replace the furnace caps, so the replacement of the furnace cap meets Code. Jim Pepper stated RBD is currently researching this issue.

13. **NEW BUSINESS**

a) Sprinkler Systems in the Woodmoor Area.

Jim Pepper stated the Woodmoor area is going to re-evaluate the sprinkler system requirement in new construction in one year.

b) Ventless Fireplaces.

Todd Anderson asked about Code approval of ventless fireplaces in El Paso County. He said his customers are requesting the installation of this type of fireplace. Jim Vernon appeared and stated they do not currently meet Code, because you have to open a window or door for combustion air.

c) Tabled Items.

A motion was made by Vince Colarelli to **POSTPONE** all of the tabled items until the January 5, 2011, Building Committee meeting.

Chad Holladay and Larry Whittaker left the meeting at 12:05 p.m. and a quorum was maintained.

*The following Item was heard out of order.*

9. 4443 South Whispering Circle, Permit H43414 – Ronando Moore, Powerhouse Construction, LLC, requests a variance to Section R311.5.2, 2003 International Residential Code, to allow a 6'5" head height above the stairs where a minimum of 6'8" is required.

Ronando Moore appeared and stated this is a 30 year old home built by the original homeowner. He said the only head height issue is on the last step. A motion was made by Todd Anderson to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and it does not present a life safety issue, seconded by John Clarke; the motion carried unanimously.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg