

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BOARD OF REVIEW MINUTES

December 15, 2010

10:30 a.m.

**MEMBERS PRESENT:** Chairman Frank Watson  
Vice Chairman Rick Johnson  
Mr. Johnny (J.B.) Johnson  
Mr. Johnny Garcia  
Mr. Michael McShea, Jr.

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Roger Lovell, Chief Plans Examiner  
Mr. Bob Croft, Special Projects Coordinator  
Mr. Jim Pepper, Chief Building Inspector  
Mr. Jim Vernon, Chief Mechanical/Plumbing Supervisor  
Mr. Dean Wemmer, Chief Electrical Supervisor  
Mr. Todd Welch, Regional Building Counsel  
Ms. Mindy Stuenke, Permit Supervisor  
Ms. Pattie Benger, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

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

#### 1. **CONSIDERATION OF NOVEMBER 17, 2010 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the November 17, 2010, Board of Review Minutes as written, seconded by Rick Johnson; the motion carried unanimously.

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

a) Building Committee Minutes of December 1, 2010, with the exception of Items 6 and 7, which are under appeal.

A motion was made by Johnny Garcia to **APPROVE** the December 1, 2010, Building Committee Minutes as written, with the exception of Items 6 and 7, seconded by Johnny Johnson; the motion carried unanimously.

b) Mechanical Committee of December 8, 2010, was cancelled due to lack of agenda items.

c) Electrical Committee of December 14, 2010, was cancelled due to lack of agenda items.

### 3. **DECISION APPEALS**

a) 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. *This variance request was **DENIED** by the Building Committee on December 1, 2010, because the stairs were not built according to the plans submitted to RBD for a permit.*

Tim Swatzel and Jeff Silvey appeared, were sworn in, and Tim Swatzell stated his company is Concepts and Design and they are the subcontractors that actually did the work on the stairs. He said the treads do not comply with Code because they are boxed in by site conditions, i.e. shrubs, sidewalks, etc., so they stacked the stairs. He said they inspected other stairs on the building and they built the stairs in the same manner as the other stairs. Mr. Swatzell said he did discover that a variance was granted for the other stairs, so he assumed he would be able to get a similar variance for the same construction without a problem. He said the existing stairs were built in this same fashion. He said the actual tread is 11¾” but they are stacked at 9½”. Brian Olson, Chairman of the Building Committee, appeared, was sworn in, and stated the Building Committee looks closely at stair issues due to life safety issues. He said the plans that were submitted to RBD did meet Code, but the stairs were not built according to the plans. A motion was made by Rick Johnson to **UPHOLD** the decision of the Building Committee, seconded by Johnny Garcia; the motion carried unanimously.

b) 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. *This variance request was **DENIED** by the Building Committee on December 1, 2010, because it does not meet Code and could cause future problems for a potential new owner of the house.*

Bryan Coray appeared, was sworn in, and stated his company installed one layer of 30 pound felt instead of two layers of 15 pound felt on this roof. He said they also installed ice and water shield and drip edge on this modular home. He said there are no valleys on this roof to collect water. Mr. Coray said he has a letter from the homeowner approving the current construction of the roof, and he extended the warranty on this roof to five years. Brian Olson appeared and stated the Building Committee is taking a heavier stance on roofing variances because of the large number of roofing variances coming before the Building Committee this year. A motion was made by Rick Johnson to **OVERTURN** the decision of the Building Committee and **APPROVE** this variance request, with the stipulation that a copy of the homeowner’s letter and the extended warranty are filed with RBD, seconded by Johnny Johnson; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

The Board of Review moved into Executive Session at 11:20 a.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 11:28 a.m., Chairman Watson noted that no decisions were made during the Executive Session.

The meeting adjourned at 11:28 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg