

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

November 2, 2011

9:00 a.m.

MEMBERS PRESENT: Mr. J. B. Johnson  
Mr. Rick Gillit  
Mr. Vince Colarelli  
Mr. Thomas McDonald  
Mr. Brian Olson

MEMBERS ABSENT: Mr. John Clarke  
Mr. Todd Anderson  
Mr. Chad Holladay

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

### PROCEEDINGS:

Alternate Chairman Brian Olson called the meeting to order at 12:31 p.m.

#### 1. **CONSIDERATION OF OCTOBER 5, 2011 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the Building Committee Minutes as written, seconded by Vince Colarelli; the motion carried unanimously.

#### 2. **COMPLAINTS**

There were no Complaints to discuss.

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

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

MARTINES PALMEIRO CONSTRUCTION – MICHAEL MARTINES

**Building Contractor A-2 (General)**

ROBERT CONSTRUCTION – ROBERT ANDERSON (EXAMINEE CHANGES CO.)

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

MONTANO DEVELOPMENT – DANIEL MONTANO  
PHIL JUNG DESIGNS – PHIL JUNG (EXAMINEE CHANGES CO.)

**Building Contractor C (Homebuilder)**

1<sup>ST</sup> CALL HOME SERVICE – BRETT ORTENGREN (EXAMINEE CHANGES CO.)  
EARTH AND SKY LLC – RUSSELL SLOAN  
GENESIS GROUP CONSTRUCTION LLC – NICHOLAS KUNTZ

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

ATOP ROOFING, LLP – AARICK WILSON  
FENTON CONTRACTING – DARRELL FENTON  
HIGH PLAINS RENOVATION LTD. – DANIEL FLYNN (CO. CHANGES EXAMINEE)  
NIMMER ROOFING AND EXTERIORS, INC. – ERIC SMITH  
SKY CONSULTING, LLC – DAB EXCLUSIVE ROOFTOPS – MATTHEW PARSONS  
USA ROOF RESTORATION, LLC – FRANCISCO MIER Y TERAN

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

KENYON PLASTERING INC. – ROBERT BOBO (CO. CHANGES EXAMINEE)

**Building Contractor D-3B (Wrecking Limited)**

J.C. JONES EXCAVATION, LLC – JEFFREY JONES (REINSTATEMENT)

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

NEXT GENERATION CONSTRUCTION LIMITED – GUILLERMO MORATORIO  
ROCKY MOUNTAIN REPAIR, LLC – JONATHAN MCCOMBS

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

## **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

#### **HAWKINS & CO. CONSTRUCTION MANAGEMENT – BRUCE HAWKINS\***

Bruce Hawkins appeared and stated he worked for Adolph Coors Company in their construction department; he worked on a mixed use project which included retail shops and 50 luxury condominiums in Boulder, Colorado; he built four Christian Bible Book Stores and Schools in Denver; he worked in Chicago in residential and commercial construction, building convenience stores and several schools, and a large mixed use building that included retail and an event center. He said he also built luxury condominiums in Chicago. He said he was a project manager for all of these projects. Mr. Hawkins stated he completed the Three C Event Center in Colorado Springs recently. He said he has also built six to eight Goddard Schools in Colorado. He said he has an “A” license in Chicago, and a tenant finish license in Denver. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of an “A-2” License, seconded by Tom McDonald; the motion carried unanimously.

#### **HENNING CONSTRUCTION COMPANY, LLC – RANDALL PETERS\***

Randall Peters appeared and stated he has a degree in construction engineering, and has been working in the construction industry since college, building both residential and commercial projects. He said he is currently a project manager for Henning Construction. He said the purpose of this license request is to construct a convenience store in El Paso County, consisting of 4,000 to 5,000 square feet. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a “B-2” License, seconded by Tom McDonald; the motion carried unanimously.

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

#### **JB CONSULTING – DOUG BACA (EXAMINEE CHANGES CO.)\***

Doug Baca appeared and stated he got a “C” license in El Paso County in 1981, and he later upgraded to a “B” License. He said his license is currently with Five Star Enterprises, which is no longer in business, and he would like to transfer his license to his new business. He said he will finish the projects for Five Star Enterprises. Mr. Baca stated most of his work has been tenant finish work. He said several of the projects for Five Star Enterprises are complete and ready for final inspections. Jim Pepper stated RBD staff can send an inspector out to do a final inspection on the projects that are complete.

A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** to extend Mr. Baca's current license for 30 days to complete the permits for Five Star Enterprises, and approve the transfer of Mr. Baca's "B-1" (General Limited) License to JB Consulting after completion of the eight outstanding permits for Five Star Enterprises, with the stipulation that he cannot pull any new permits until his license has been transferred to JB Consulting, and insurance has been confirmed, seconded by Tom McDonald; the motion carried unanimously.

### **Building Contractor C (Homebuilder)**

#### HOME HELP – SHAWN TILDEN\*

Shawn Tilden appeared and stated he moved here from Nashville, Tennessee this past June. He said he had an "E" license for five years in Nashville. He said he has been working for another construction company doing remodeling work since moving to Colorado. Mr. Tilden said his only ground up experience was a large barn. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a "C" License, with the limitation of one "C" permit, no ground up construction, unlimited below, seconded by Richard Gillit; the motion carried unanimously.

Tom McDonald left the meeting at 1:15 p.m., and a quorum was maintained.

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

#### THE FREE ROOF GUYS, LLC – SHANNON CHAPMAN (EXAMINEE CHANGES CO.)\*

Shannon Chapman appeared and stated she is moving to a new company, but her husband is still the licensee for her old company, Chaps Enterprises, and he will complete all outstanding permits. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of a "D-1" License, with the limitation of five permits until completed, at which time she can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

#### JP HOME EXTERIORS – FREDERICK KARFORD (ADDITIONAL LICENSE)\*

Frederick Karford appeared and stated he was in the roofing industry in 1992 for two years, and he got back into the roofing business recently. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of a "D-1" 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 Vince Colarelli; the motion carried unanimously.

*THOMPSON ROOFING – MICHAEL THOMPSON This License Request was postponed from the October 5, 2011 Building Committee meeting to allow more information to be gathered.\**

Michael Thompson appeared. Todd Welch stated Mr. Thompson appeared last month and his license request was postponed for 30 days so RBD could obtain more information on his background, which has been done to RBD's satisfaction. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a "D-1" 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 Richard Gillit; the motion carried unanimously.

\* Appearance required at the Building Committee meeting.

#### 4. **CONSENT CALENDAR**

- a) 10579 Pictured Rocks Drive, Permit H97915 – Richard Whittaker, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 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.
- b) 8037 Parsonage Lane, Permit H98701 – Chad Frizzell, homeowners, requests a variance to Section RBC303.4.8, Exception 3, 2011 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.
- c) 10404 Deer Meadow Circle, Permit H97740 – John Williams, Cornerstone Construction, requests a variance to Section RBC303.4.8, Exception 3, 2011 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) 620 San Gabriel Place, Permit H98351 – Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction per Section RBC104.7, 2011 Pikes Peak Regional Building Code, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- e) 510 North Chestnut Street, Permit H98354 – Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction per Section RBC104.7, 2011 Pikes Peak Regional Building Code, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.

- f) 15843 Bridle Ridge Drive, Permit H12778 – Palace Construction requests a variance to allow the Helical Foundation System to be installed as an alternate method of construction per Section RBC104.7, 2011 Pikes Peak Regional Building Code, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- g) 4455 Foxchase Way, Permit H86303 – Shawn Krause 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) 7580 Ponca Road, Permit H90049 – Ecofoam Insulations, 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.

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by Johnny Johnson; the motion carried unanimously.

## **VARIANCE REQUESTS**

- 5. 2930 Phoenix Point – Frank Callaio and Larry Gilland, Architects, requests a variance to Section R902.1, 2009 International Residential Code, as amended, City of Colorado Springs Ordinance 02-174, 2011 Pikes Peak Regional Building Code, to allow wood roofing products where a Class A roof covering is required.

Frank Callaio, LGA Studios, appeared. Roger Lovell stated the Colorado Springs Fire Department has approved this variance request. He said the homeowner is increasing his deck and installing a roof over the deck, and he would like the new roof to match his existing house. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request based on the fact that the Colorado Springs Fire Department has approved the variance request, seconded by Richard Gillit; the motion carried unanimously.

- 6. 320 South Weber Street – Sandy Vanderstoep, Garden of the Gods Gourmet, LLC, requests a variance to allow plans to be reviewed and permitted to the 2005 Pikes Peak Regional Building Code, where use of the 2011 Pikes Peak Regional Building Code is required.

Bob Maxner appeared and stated they have resolved this issue and they would like to **WITHDRAW** the variance request. He said they would like to request a new variance with regard to restroom accessibility. A motion was made by Johnny Johnson to **POSTPONE** this amended variance request until the December 7, 2011, Building Committee meeting, seconded by Richard Gillit; the motion carried unanimously.

7. 1470 Cammanchero Drive, Permit H69804 – Abbe and Jasper Koenig, homeowners, request a variance to Section R905.2.2, 2009 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.

No one appeared. A motion was made by Johnny Johnson to **TABLE** this variance request until the end of the meeting, seconded by Richard Gillit; the motion carried unanimously.

8. 1931 North Royer Street – Scott Shirola, homeowner, requests variances to:
  - a) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’8½” where a minimum of 7’0” is required.

Scott Shirola appeared and stated this house was built in 1950. He said the entire ceiling height of the basement is at 6’9½”, and when completed it will be 6’8½”. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Vince Colarelli; the motion carried unanimously.

- b) Section RBC303.4.8, 2011 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”.

Scott Shirola stated the soffit is along the bedroom side of the load bearing wall, and most of it will be enclosed in a closet. He said there is a small area that will be exposed in the passage into the bedroom. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the variance is for the soffit in the bedroom passage only, seconded by Richard Gillit; the motion carried unanimously.

9. 415 Hidden Creek Drive, Permit H95410 – Jeff Gowler, Transform Your Bath, requests a variance to Section R310.1, 2009 International Residential Code, to allow a closet in a room that is not used primarily as a sleeping room, where prohibited. *This variance request was postponed from the October 5, 2011, Building Committee meeting due to non-appearance.*

Jeff Gowler appeared and stated he built the house originally, and the buyer wanted to put a workout room in an area designated as a storage room. He said the room does not have an egress window, but it is not a sleeping room. He said the room is not laid out to be conducive to be a bedroom in the future. Mr. Gowler said the purpose of the closet is to store excess workout equipment. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that this room cannot be used as a bedroom in the future, seconded by Johnny Johnson; the motion carried 2:1. Richard Gillit opposed.

- 9b. 282 Corso Road, Permit H58944 – Richard Slusser, homeowner, requests a variance to Section R1004.1, 2009 International Residential Code, to allow use of Section 304.6, 1997 Uniform Mechanical Code, which allows use of a woodstove which is not listed, labeled or tested in accordance with UL127, where prohibited.

Richard Slusser stated this woodstove was existing in the house when he bought the house, and he is remodeling the house and relocating the woodstove. He said the woodstove is very old and does not have a UL listing. He said the flue will be durablend doublewalled construction. Roger Lovell stated the flue materials are listed. He said the clearances around the woodstove will comply with the 1997 Uniform Mechanical Code. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the woodstove is installed pursuant to the 1997 Uniform Mechanical Code, seconded by Johnny Johnson; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

- a) License Requirements

A motion was made by Johnny Johnson to **POSTPONE** this Item until the December 7, 2011, Building Committee meeting, seconded by Richard Gillit; the motion carried unanimously.

11. **NEW BUSINESS**

- a) Egress Basement Window Blanket Variance

Jim Pepper stated the 2009 Code has changed the window opening requirements, which have increased to 5.7 square feet. He said RBD would like to have a blanket variance for this issue because RBD foresees this issue coming before the Committee a great deal. Roger Lovell stated this would be for remodels and basement finishes. A motion was made by Johnny Johnson to **POSTPONE** this Item until the December 7, 2011 Building Committee meeting, seconded by Vince Colarelli; the motion carried unanimously.

- b) Update on Variances

A motion was made by Johnny Johnson to **POSTPONE** this Item until the December 7, 2011 Building Committee meeting, seconded by Vince Colarelli; the motion carried unanimously.

c) Tabled Items

A motion by Johnny Johnson to **POSTPONE** the tabled items until the December 7, 2011, Building Committee meeting, seconded by Richard Gillit; the motion carried unanimously.

The meeting adjourned at 2:27 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg