

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

December 21, 2011

10:30 a.m.

MEMBERS PRESENT: Chairman Frank Watson
Mr. Michael McShea, Jr.
Mr. Larry Whittaker
Mr. Johnny Garcia

MEMBERS ABSENT: Vice Chairman Rick Johnson

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

PROCEEDINGS:

Chairman Frank Watson called the meeting to order at 10:37 a.m.

1. **CONSIDERATION OF NOVEMBER 16, 2011 MINUTES**

A motion was made Johnny Garcia to **APPROVE** the November 16, 2011 Board of Review Minutes as written, seconded by Larry Whittaker; the motion carried unanimously.

2. **CONSIDERATION OF LICENSING AND MINUTES**

a) Building Committee Minutes of December 7, 2011, with the exceptions of the license request of Andrew Mohr with Peak Side Properties, LLC; and Item 12c, which are under appeal.

A motion was made by Larry Whittaker to **APPROVE** the December 7, 2011 Building Committee Minutes, with the exception of the license request of Andrew Mohr with Peak Side Properties, LLC, and Item 12c, which are under appeal, seconded by Johnny Garcia; the motion carried unanimously.

- b) Electrical Committee of December 13, 2011, was cancelled due to lack of agenda items.
- c) Mechanical Committee Minutes of December 14, 2011.

A motion was made by Michael McShea to **APPROVE** the December 14, 2011, Mechanical Committee Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

3. **DECISION APPEALS**

a) **Building Contractor C (Homebuilder)**

PEAK SIDE PROPERTIES, LLC – ANDREW MOHR

The Building Committee members did not feel Mr. Mohr had adequate experience for a “C” License, and granted him an “E” License.

Andrew Mohr appeared, was sworn in, and stated he did not feel that he presented his license request well during the Building Committee. He stated he has substantial experience in managing the subcontractors, which is his role with Peak Side Properties, LLC. He stated he uses the same subcontractors for all of his projects in order to maintain the quality of the work. Mr. Mohr stated he is on the job site at all times. He stated he has remodeled over 30 houses this past year. He stated he plans to do remodels, which requires a “C” License. Mr. Mohr stated he purchased 45 acres in Black Forest, which they are planning to develop. He stated his largest project to date was the remodel of a house built in 1890 at 724 West Colorado, and he was the project manager for this structure. He stated he is remodeling this project in partnership with Murphy Construction.

Jim Pepper appeared, was sworn in, and stated the Building Committee did not feel Mr. Mohr had adequate ground-up experience for a “C” License. He said Mr. Mohr had informed the Building Committee that his first project was going to be a Parade of Homes house, and the Building Committee did not feel Mr. Mohr had adequate experience for a structure of this size. Mr. Mohr stated his company no longer plans to build a Parade of Homes house. Johnny Johnson appeared, was sworn in, and stated the Building Committee determined that Mr. Mohr’s plans were more than his capabilities. He said the Building Committee determined that Mr. Mohr had a lack of ground-up experience.

A motion was made by Johnny Garcia to **OVERTURN** the decision of the Building Committee and **APPROVE** a “C” License based on the information presented today, with the limitation of two “C” permits at any one time, until completed, unlimited below, at which time Mr. Mohr can work with RBD staff to allow more than two permits at any one time, and with the further limitation of no ground-up construction or additions, seconded by Larry Whittaker; the motion carried unanimously.

- b) 728 North Cedar Street, Permit H71626 – Brian Rhodes, homeowner, requests a variance to Section RBC303.4.26, 2005 Pikes Peak Regional Building Code, to allow a stair depth of 5½” at the inside end of a winder stairs where 7½” is required.

Brian Rhodes appeared, was sworn in, and stated this variance is for an existing winder stairway. He said he has an engineer’s report for the winder stairs. He said the stairs are within three concrete foundation walls, which do not allow for modification. Mr. Rhodes stated the steps are existing concrete steps that he has covered with hardwood. He stated the only way to modify the stairs is to remove the perimeter wall on one side of his house, which would be very expensive. Jim Pepper appeared, was sworn in, and stated the stairway is 32” where 36” is required, and the steps are ½” higher than allowed by Code, in addition to the 5½” stair depth at the inside end of the winder stairs, where 7½” is required. He stated RBD staff feels these winder stairs are a life safety issue. Larry Whittaker stated he feels this stairway is also a life safety issue. Mr. Pepper stated RBD staff will inspect the project in an effort to find a solution to the issue. A motion was made by Larry Whittaker to refer this item back to the Building Committee, which at that time the Building Committee may have more information from an inspection that may help them find a remedy to this issue, seconded by Michael McShea; the motion carried unanimously.

4. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

5. NEW BUSINESS

There was no New Business to discuss.

The meeting adjourned at 11:45 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg