

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BUILDING COMMITTEE AGENDA**

August 1, 2012

9:00 a.m.

1. **CONSIDERATION OF JULY 3, 2012 MINUTES**

2. **COMPLAINTS**

- a) A complaint has been brought against Darrald Barajas, licensee for Grand View Deck and Patio by Margot Damowski for performing work at 603 Sequoia Drive, Colorado Springs, CO 80910 without obtaining the required permit in violation of Section RBC105.1, 2011 Pikes Peak Regional Building Code.

3. **CONSENT LICENSE REQUESTS**

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

HITT CONTRACTING INC. – KEVIN OTT  
ROYAL SEAL CONSTRUCTION, INC. – SCOTT COLLEY (CO. CHANGES EXAMINEE)

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

FINE CONSTRUCTION – ROBERT FINE

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

ACC HOME IMPROVEMENT – DONALD JOHNSON (EXAMINEE CHANGES CO.)  
ASSOCIA CONSTRUCTION MANAGEMENT – AMY HALL  
COLORADO STEEL SYSTEMS, INC DBA CSC CONTRACTORS – DANIEL MYERS (REINSTATEMENT)  
ELWOOD CONTRACTING SERVICES LLC – JASON ELWOOD (REINSTATEMENT)  
STINK INC – CRAIG CAMPBELL  
WATERMARK RESTORATION – SHANE MCMILLAN

**Building Contractor C (Homebuilder)**

ALPINE CONSTRUCTION SERVICES LLC – MICKEY PHELPS  
CLIFTON HOMES, INC – ANDREW CORNELLA  
ELLIS CONSTRUCTION – HARDEN ELLIS (UPGRADE & LIMITED)  
HI-POINT HOME BUILDERS – WAYNE INTERMILL (EXAMINEE CHANGES CO.)  
IDEAL BUILDERS – MARK PALMER

OAKWOOD HOMES, LLC – CHRIS AMAYA (ADDITIONAL BACKUP EXAMINEE)  
ROBERT ADAMSON CONSTRUCTION – ROBERT ADAMSON  
TELLURIDE CUSTOM HOMES – NATHAN PETERS

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

ABOVE THE REST ROOFING – CLYDE WILLIS JR.  
ALL ASPECTS PAINTING & CONTRACTING – RICHARD MILLER  
ALPHA CONSTRUCTION – PATRICK KOONCE  
C & H GROUP, INC., DBA INSURANCE ROOFERS – RYAN CLEVERLEY  
COMBAT VETERANS ROOFING – MATTHEW STAGER  
INTEGROUS ROOFING & RESTORATION INC – KEITH JACOB  
KEENE ROOFING – ROY KEENE  
KINGDOM CONTRACTING – JOEL HEARD (EXAMINEE CHANGES CO.)  
OLDHAM CONSTRUCTION – DALE OLDHAM  
RTP ROOFING COMPANY – RAY PHILLIPS  
TIP TOP CONSTRUCTION – CAMERON KELLOGG (EXAMINEE CHANGES CO.)

**Building Contractor D-1 (Retaining Walls)**

BEAR RETAINING WALLS INC. – JAY ARZOOYAN

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

ABELARD COLORADO, LLC – BRIAN SOUTHARD  
AVALANCHE ROOFING & EXTERIORS – JESSE RUSSOW (ADDITIONAL LICENSE)  
D & D CUSTOM HOME REMODELING – DANIEL CLARK (ADDITIONAL LICENSE)

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

COLORADO STATE PLASTERING – ROBERT BOBO (EXAMINEE CHANGES CO.)

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

CLEAN SWEEP CHIMNEY SWEEPS DBA ASPEN STOVE & FIREPLACE – JUSTIN DRAPEAU

**Building Contractor D-2A (Wrecking)**

FRONT RANGE DEMOLITION – DAVID JARA

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

PRO-EX CONTRACTORS, INC. – LACY FUCHS

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

A-ACUMEN ENVIRONMENTAL – KERRI VALDEZ  
DIAMOND POINT CONSTRUCTION LLC – ALBERT OHMER II  
PIKES PEAK INSPECTION LLC – JOSEPH OETKEN

**Building Contractor F-1 (Solar)**

ENDURABLE ENERGY, LLC – GERALD ASHBY  
MCDONALD SOLAR & WIND INC – JOHN MCDONALD

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

KIMBER CONSTRUCTION, LLC – GEORGE EMERY (UPGRADE)\*

**Building Contractor C (Homebuilder)**

LPC CONTRACTORS, LLC – LEO COLLINS (EXAMINEE CHANGES CO.)\*

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

ABELARD COLORADO, LLC – BRIAN SOUTHARD\*

\* Appearance required at the Building Committee meeting.

**4. CONSENT CALENDAR**

- a) 7355 Dobbs Drive, Permit I24690 – Construction Pros requests a variance to Section RBC303.4.8, Exception 3, 2011 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) 8473 Meadowcrest Drive, Permit I28433 – Jeff Evans, Powerhouse Construction, requests a variance to Section RBC303.4.8, Exception 3, 2011 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.
- c) 5912 Mapleton Drive, Permit I17572 – Scott Building, Inc. requests a variance to Section RBC303.4.8, Exception 3, 2011 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.
- d) 5782 Vermillion Bluffs Drive, Permit I24750 – Quinn White, 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.
- e) 4450 Beaumont Road, Permit I21244 – Chris Westerman, Action Team Realty, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 50” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum of 11½” tread, and the full width of the window opening.
- f) 2631 Tristins Grove – Thomas Thompson, Colorado Sunroom and Window, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 48” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum of 11½” tread, and the full width of the window opening.
- g) 4009 Goldenrod Drive, Permit I16273 – Dabill Construction requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.
- h) 115 North 31<sup>st</sup> Street, Permit I27625 – 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.

## **VARIANCE REQUESTS**

- 5. 228 North Cascade Avenue – Joel Cox, Art C. Klein Construction, requests a variance to Section 605.1.10, 2009 International Existing Building Code, to allow a family toilet facility in lieu of all toilet rooms having an accessible toilet compartment.

6. 2723 East Las Vegas Street, Permit I06727 – Nathan Derwick, The Copestone Company, requests a variance to Section 1008.1.9.7, 2009 International Building Code, to allow a latch to release after 30 seconds, where a maximum of 15 seconds is allowed.
7. 8306 Cessna Drive – Steven R. Johnson, Contractor, requests a variance to Section 412.4.1, 2009 International Building Code, to allow Type IIB construction without a 2-hour rated wall with building setback of 10' or greater, where prohibited.
8. 202 Manitou Avenue – Daniel Folke, City of Manitou Springs, requests a variance to Section 503, 2009 International Building Code, to allow an increase of 1,336 square feet and an additional 27 occupants in a Type V-B construction with an A-3 occupancy, where prohibited.
9. 1756 Lake Woodmoor Drive – John Bissett requests a variance to Section RBC203.1, 2011 Pikes Peak Regional Building Code, to allow a “C” licensed contractor to obtain a permit requiring an “A-2” license.
10. 30310 Elway Point, Permit I02005 – Patty Connell, homeowner, requests a variances to:
  - a) Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8¼” to 8½” where a maximum of 7¾” is allowed.
  - b) Section R311.7.4.2, 2009 International Residential Code, to allow a tread depth of 9¾” where 10” is required on 2 out of 12 stairs, where prohibited.
11. Terry Knoke, ACC Home Improvement, requests a variance to Section RBC201.6.2.2, 2011 Pikes Peak Regional Building Code, to allow more than one permit to be obtained with a conditional license that is pending approval by the Board of Review.
12. **UNFINISHED BUSINESS**
13. **NEW BUSINESS**
  - a) Window Well Permitting Discussion.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official  
HWY/llg