

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

April 4, 2012

9:00 a.m.

MEMBERS PRESENT: Mr. Todd Anderson
Mr. J. B. Johnson
Mr. John Clarke
Mr. Thomas McDonald
Mr. Chad Holladay
Mr. Vince Colarelli
Mr. Richard Gillit

MEMBERS ABSENT: None

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

PROCEEDINGS:

Chairman Todd Anderson called the meeting to order at 9:00 a.m.

1. **CONSIDERATION OF MARCH 7, 2012 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the March 7, 2012 Building Committee Minutes as written, seconded by Chad Holladay; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

DTG ENTERPRISES, INC. – TODD GARCIA
EXCEL HOTEL SERVICES INC – THOMAS THOMSEN
SUNLAND DEVELOPMENT COMPANY – MARVIN MAPLES (EXAMINEE
CHANGES CO.)

Building Contractor A-2 (General Limited)

HAWKINS CONSTRUCTION SVCS LLC – VERNON HAWKINS (REINSTATEMENT)

Building Contractor B-1 (General Limited)

BLACK PEAK CONSTRUCTION – ERIC WYANCKO
CENTRAL COLORADO BUILDERS, INC. – JOHN CRESSMAN (UPGRADE)
PIRNACK WALTERS ENTERPRISES, INC DBA PIRNACK WALTERS COMMERCIAL
CONTRACTORS-WILLIAM ENGLE
SPECTRUM GENERAL CONTRACTORS, INC. – CHARLES SIMPSON

Building Contractor B-2 (General Limited)

HATHAWAY HOMES LLC – M. THERON HATHAWAY (EXAMINEE CHANGES CO.)

Building Contractor C (Homebuilder)

A-SHED USA – RICHARD REMMERT (CO. CHANGES EXAMINEE)
BELLA VITA CUSTOM HOMES – SCOTT BARTON (CO. CHANGES EXAMINEE)
FIVE STAR CUSTOM HOMES – ROBERT DEMITH (EXAMINEE CHANGES CO.)
ZARK CUSTOM HOMES – GORDON ZARKOVACKI (LIMITED)

Building Contractor D-1 (Fences)

MOD SQUAD INC. – ALVARO SOTO

Building Contractor D-1 (Roofing)

HERITAGE BUILDERS, LLC – DAVID STRUNK (EXAMINEE CHANGES CO.)
LIFETIME EXTERIORS, LLC – JOHNNY WAYMIRE (EXAMINEE CHANGES CO.)
TURNER MORRIS, INC. – FRANK MARTINEZ (CO. CHANGES EXAMINEE)

Building Contractor D-1 (Siding)

PRECISION SIDING – TIMOTHY HOEPKER

Building Contractor D-1 (Stucco)

ORANGE VAN CONSTRUCTION – PRESTON HOBBS (ADDITIONAL LICENSE)

Building Contractor D-3B (Wrecking)

GLOBAL CONSTRUCTION, INC. – STEVEN SU
MKP ENTERPRISES – MARK POWELL

Building Contractor F-1 (Solar)

LIBERTAS SOLAR AND ELECTRIC LLC – MICHAEL HENRY (ADDITIONAL
LICENSE)

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 A-1 (General)

AZE CONTRACTORS & ENGINEERING LLC – JEREMIAH DOBLER*

Jeremiah Dobler appeared and stated he has a civil engineering degree, and he has had his own contract engineering company since 2007. He said he is requesting his license in order to build office buildings on the land he is developing. He said he has been doing residential insurance restoration work. Mr. Dobler said he has built residential additions in Arizona. He said he has not done any foundation work. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a “C” License, unlimited below, with the limitation of two permits until completed, at which time Mr. Dobler can work with RBD staff to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

FISCHER CONSTRUCTION, INC. – BART FISCHER*

Bart Fischer appeared and stated for the past ten years he has been specializing in wastewater facilities. He said he is fifth generation for this company. He said he built a 6,000 square foot office building in Arvada, St. John’s Episcopal Church addition consisting of 7,000 square feet, a Type 5 mixed use 14,000 square foot structure in Boulder, and multiple additions for the school districts. Mr. Fischer said he is applying for this license to build a wastewater lift station in Falcon. He said currently he has a wastewater facility in Wyoming under construction, a waste activated facility in Loveland, a wastewater facility and a water facility in Georgetown, and a wastewater facility in Nebraska. He said he has “A” and “B” Licenses in Loveland, Georgetown, Pueblo, and Denver. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “B-1” License, with the limitation

of one B-1 permit, unlimited below, and Mr. Fischer must reappear before the Building Committee to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

KEYSTONE CONSTRUCTION OF THE ROCKIES INC. – GEORGE MATTY (UPGRADE)*

George Matty appeared and stated he currently has a “B” License and has been building churches; several from the ground-up. He said he currently has a large number of volunteer labor and financial backing to build in El Paso and Teller Counties. He said he has built over 25 churches from the ground up, and he intends to build primarily churches with his license. Mr. Matty said his company is manufacturing new products to be installed in hospitals, which will also require an “A” license. The Building Committee members determined that Mr. Matty does not have adequate experience for an “A” License. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of an “A” License due to Mr. Matty’s lack of adequate experience, seconded by Chad Holladay; the motion carried unanimously.

RJM CONSTRUCTION OF COLORADO, LLC – GARY MEGGISON*

Gary Meggison appeared and stated he has been doing commercial construction for 32 years. He said he is also a licensed engineer. He stated he has built large office buildings, hospitals, etc. from the ground-up. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of an “A-1” License, seconded by Chad Holladay; the motion carried unanimously.

STEALTHCOM SOLUTIONS, INC. – CLAUDINE DICKSON*

Claudine Dickson appeared and stated she would like to **WITHDRAW** her license request..

Building Contractor A-2 (General Limited)

SRS CONSTRUCTION INC – STEPHEN SMITH*

Stephen Smith appeared and stated he has worked in the construction industry for the past 15 years, and he has licenses in Broomfield, Aurora, and Denver. He stated he is requesting this license primarily to do tenant finish work in retail stores in El Paso County. He stated he has built three office warehouses; one with a residence above the warehouse. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a “B-1” License, unlimited below, seconded by Johnny Johnson; the motion carried unanimously.

Building Contractor C (Homebuilder)

POWELL CUSTOM BUILDER – ROBERT POWELL*

Robert Powell appeared and stated he has been working in the construction industry for 19 years, but he does not have ground-up experience; most of his experience is remodels. He stated he is requesting this license to do residential remodels. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of an “E” License, seconded by Johnny Johnson; the motion carried unanimously.

RELIABLE MAINTENANCE & CONSTRUCTION LLC – MARK WILLARD*

Mark Willard appeared and stated he has been working in the construction industry for 28 years. He stated he has several projects in El Paso County that he would like to bid, which is the purpose of this license request. He stated he has installed septic systems, foundations, excavation, and done framing and drywall work. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, unlimited below, with the limitation of two remodel permits, no new construction, and he must reappear to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

Building Contractor D-1 (Roofing)

AMERICAN ROOFING – MATTHEW PERRY*

Matthew Perry appeared and stated he has been roofing in Colorado Springs for 20 years for various roofing contractors. A motion was made by Chad Holladay 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.

CHEYENNE MOUNTAIN ROOFING – KENNETH JONES*

Kenneth Jones appeared and stated he has been working with Holladay Grace Roofing for 18 years. A motion was made by Chad Holladay 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 Johnny Johnson; the motion carried unanimously.

MCC – LOREN MCCOOL*

Loren McCool appeared and stated he has been a roofer for 20 years and holds 13 roofing licenses in other jurisdictions. He said most of his work is on multi-family and commercial projects. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of permits for one full apartment complex, until completed, at which time he can work with RBD staff to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

Break from 11:18 a.m. to 11:24 a.m.

4. **CONSENT CALENDAR**

- a) 4560 Redstone Ridge Road, Permit H93329 – Ecofoam/Insulations 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.
- b) 9890 Highland Glen Place, Permit H45644 - Ecofoam/Insulations 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.
- c) 1160 Piros Drive, Permit I09786 – Andrea Oberschlake, homeowner, 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.
- d) 641 North Franklin Street, Permit I09445 – Amanda Brown, 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) 7524 Jenkins Place, Permit H98876 – Ecofoam/Insulations 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 Johnny Johnson to **APPROVE** the Consent Calendar Variance Requests, seconded by Richard Gillit; the motion carried unanimously.

VARIANCE REQUESTS

5. 4835, 4875, and 4895 Wells Branch Heights – Mike Fenton 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.

Mike Fenton appeared and stated he was granted one permit last month during the Building Committee, and he has run into a problem with the bank financing the project because of the costs for the architects to redo the plans in the amount of approximately \$22,000. He stated there is a zero profit margin on these units, so any additional cost is prohibitive. He stated the biggest difference between the two Codes with this complex is the rise and run of the stairs. Roger Lovell stated he does not think there would be a significant amount of changes between the two Codes, but it would involve a great deal of time to do a Code study and go through and make the changes to the plans. He said he does not believe there are any issues that would be considered life safety issues. Vince Colarelli stated it would be helpful if the Building Committee had a list of the changes that would be required to make a decision on this issue. John Clarke stated the 2005 Pikes Peak Regional Building Code (“PPRBC”) would not have allowed any life safety issues, so this is just an issue of economics. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request because he does not believe it is a life safety issue, and there are two buildings that will be built under the 2005 PPRBC, seconded by Tom McDonald; the motion failed 3:4. Todd Anderson, Chad Holladay, Johnny Johnson, and Richard Gillit opposed; therefore the motion **FAILED**.

6. 2330, 2332, 2334 and 2336 South Academy Boulevard – Wesley O’Dell, Wes O’Dell Contracting, requests a variance to Section RBC203.1, 2011 Pikes Peak Regional Building Code, to allow a “B-1” licensed contractor to obtain a permit requiring an “A-2” license.

Wesley O’Dell appeared and stated his client would like to put a bar in this structure, and this is all one large space. He stated the occupant load will be at or below 200. He said he has built two “A” projects in the past. Mr. O’Dell said this project does not require any structural work. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Mr. O’Dell take and pass the “A-2” test before he obtains a permit for this project, and Mr. O’Dell will have to reappear before the Building Committee to have his “A” License approved in order to obtain additional permits, seconded by Richard Gillit; the motion carried unanimously.

- 6b. 641 North Franklin Street, Permit I09445 – Amanda Brown, homeowner, requests a variance to Section R305.1.1, 2009 International Residential Code, to allow a ceiling height in a basement bathroom of 6’6”, where a minimum of 6’8” is required.

John Gillis appeared and stated this basement bathroom has ducting that required that they drop the ceiling to 6'6" in the bathroom. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Chad Holladay; the motion carried unanimously.

- 6c. 101 North Cascade Avenue, Suite 110, Permit I13293 – Brian Milnick, UMB Bank Colorado N.A., requests a variance to Section 1018.1, 2009 International Building Code, to waive the requirement for a 1-hour corridor and opening protectives in a non-sprinklered building.

Brian Milnick appeared and stated this project is in the ground floor of 101 North Cascade for UMB Bank. He stated they are renovating this space to put in office space. He said there is an existing rolling gate and they would like to replace it with a wooden store front, with a door and a card reader. Roger Lovell stated in his opinion we are taking a bad situation and making it better, although it still does not meet Code. He said RBD staff does not oppose this variance request. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that all hardware is Code compliant, seconded by Johnny Johnson; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 12:54 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg