

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

May 2, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. Richard Gillit

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

PROCEEDINGS:

Chairman Todd Anderson called the meeting to order at 10:00 a.m.

1. **CONSIDERATION OF APRIL 4, 2012 MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the April 4, 2012 Building Committee Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

FAITH ENTERPRISES INC. – NICHOLAS GEFRIDES (CO. CHANGES EXAMINEE)
FRANSEN PITTMAN CONSTRUCTION CO (CO. CHANGES EXAMINEE)
SPARTAN BUILDING COMPANY – THOMAS TRYTHALL
VONDEL FRANSEN – VONDEL FRANSEN (EXAMINEE CHANGES CO.)

Building Contractor B-1 (General Limited)

GRB SERVICE SYSTEM INC DBA SOUTHWESTERN SERVICES – JOHN ARIO
HARDESTY & ASSOCIATES, INC – NANETTE GRIFFITHS
ONE WAY DEVELOPMENT & CONSTRUCTION CO. INC. – TIMOTHY
FITZPATRICK

Building Contractor C (Homebuilder)

CROSSROAD BUILDERS INC. – CRIS BARNHART (LIMITED)
HOME RENEW, LLC – TRAVIS HOOKER
NU SPACE HOME IMPROVEMENTS LLC – TODD BIRD
ROBERT MAHAN – ROBERT MAHAN
RP INTEGRITY LLC – ROBB PETERS (LIMITED)
VETERANS' BUILDER – JERRY NORRIS (LIMITED)

Building Contractor D-1 (Roofing)

ASPIRE ROOFING CONTRACTORS LTD. – RYAN DAVID
CRW, INC. – PETER HOLT
GRINMORE CONSTRUCTION – EDWIN BARNETT (LIMITED)
HY ROAD CONSTRUCTION, INC. – MARK BREASHEARS
KING OF TEXAS ROOFING COMPANY, L.P. – JEFFREY NEWBERRY
ROCKY MOUNTAIN EXTERIORS, INC. – MAIKO WILLIAMS (EXAMINEE
CHANGES CO.)
WEATHERCRAFT CO. OF CO SPGS INC – JOHN FLEMING (CO. CHANGES
EXAMINEE)

Building Contractor E (Remodeling/Maintenance)

BACKYARD STORAGE SOLUTIONS LLC – PHILIP FORTENBERRY
CFAR ENTERPRISES – CHARLES FARRINGTON
CONSTRUCTION AND MANAGEMENT SERVICES – DOUGLASS EDMUNDSON
GUS OF ALL TRADES – AUGUSTINE MEDINA
KJ WOODWORKS, LTD. – KEITH JOHNSON
ST. EPHEN ENTERPRISES – STEPHEN MELTON

Building Contractor F-1 (Solar)

STELLAR ROOFING & SOLAR, INC. – JEROME HUGHES

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Chad Holladay; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

INSTALLATION SPECIALIST – JONATHAN YOUNG*

Jonathan Young appeared and stated he has ten years of construction experience, primarily performing interior finishes, basement finishes, exterior improvements and decks. The Committee members did not feel Mr. Young had adequate experience for a “C” (Homebuilder) License. A motion was made by Johnny Johnson to recommend to the Building Committee **APPROVAL** of an “E” License until Mr. Young gains additional experience, seconded by John Clarke; the motion carried unanimously.

SMARTS CONSTRUCTION SERVICES, LLC – SHAUN O’LOUGHLIN*

Shaun O’Loughlin appeared and stated for the past 25 years, he has been working on bridges, excavation, piers and foundations, and he did build his own house. He stated he plans to do residential interior remodels and additions. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, unlimited below, with the limitation of two permits, until completed, at which time Mr. O’Loughlin can work with RBD staff to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

Building Contractor D-1 (Roofing)

OVERHEAD ROOFING – ROMI LUCAS*

Romi Lucas appeared and stated he has been working in the construction industry since the age of 19 in Washington and Oregon. He stated he has been working in the roofing industry since 2009 in Colorado. 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 Mr. Lucas can work with RBD staff to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 6925 Reunion Circle, Permit H81780 – Raymar Alfonso, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 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) 905 Legend Oak Drive, Permit H76130 – John Anderson, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 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) 1179 Westmoreland Road, Permit I16768 – Eric Greene, General Contractor, 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.

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

VARIANCE REQUESTS

- 5. 8050 North Academy Boulevard – Darryl Muir, Architect, requests a variance to Section 903.2.1.2, 2009 International Building Code, to waive a sprinkler system, where required.

Darryl Muir appeared and stated this is the Amanda’s Fonda Restaurant. He stated they are converting an existing Village Inn Restaurant into an Amanda’s Fonda Restaurant. He said the building is 4,800 square feet and they are adding a 1,300 square foot patio area. Roger Lovell stated the existing restaurant was an “A-2” occupancy, but by adding the patio addition, it increases the occupant load, which now requires a sprinkler system. He said under the 2003 International Building Code (“IBC”), the sprinkler system was not required, but under the 2009 IBC, it is required. Jim Pepper stated 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 because it does not present a life safety issue and RBD staff approves the variance request, seconded by Tom McDonald; the motion carried unanimously.

- 6.a. 6240 Montarbor Drive, Permit H77579 – Shawn Heidekrueger, All Around Roofing, 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 are required for roof slopes between 2:12 and 4:12.

Shawn Heidekrueger appeared and presented a letter from the homeowner approving the current construction of this roof. He stated the insurance company paid for 15 pound felt and he put 30 pound felt on the roof. He said omission of the second layer of felt was an oversight. Mr. Heidekrueger stated the homeowner does not want the roof to be redone. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request because it is not Code compliant, seconded by John Clarke; the motion carried 4:1. Tom McDonald opposed.

- 6.b. 1332 North Cascade, Permit I14922 – Jeremy Elliott, Bob McGrath Construction, 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.

Jeremy Elliott appeared and stated this house was built in 1929, and this variance is for a section of the roof that is over a garage addition. Jim Pepper stated RBD staff does not oppose this variance request. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because this is an older home and this new roof matches the existing roof, seconded by Tom McDonald; the motion carried unanimously.

Chad Holladay abstained from the following Item.

- 6.c. 4650 Granby Circle, Permit I15691 – Joe Sanchez, homeowner, requests a variance to Section R310.1.3, 2009 International Residential Code, to allow an 18” net clear width where a minimum of 20” is required for an egress window.

Joe Sanchez stated he finished his basement 16 years ago without a permit, and he replaced this window two years ago. He stated he is trying to permit this basement finish now and get it inspected. Frank Atchison stated 16 years ago windows were required to have a clear opening of 20”. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request because it is possible to install a different type of window that will be Code compliant, seconded by John Clarke; the motion carried unanimously.

- 6.d. 8865 Boxelder Drive, Permit I10693 – Joanne Edwards, homeowner, requests a variance to Section R703.6.3, 2009 International Residential Code, to alleviate the Code requirements requiring two layers of paper under stucco.

Joanne Edwards stated her nephew is applying stucco to her house, and they were not aware of the Code requiring two layers of paper under the stucco. She stated she pulled the permit herself as the homeowner. Mr. Stikolm, Ms. Edwards’ nephew and the person doing the stucco work, appeared and stated he is applying stucco over T111 siding. Jim Pepper stated

the nailing process on this project was also done incorrectly. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request because it is not Code compliant, seconded by Chad Holladay; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

a) Possibility of Combining the Mechanical and Electrical Committee Meetings.

Johnny Johnson stated he attended the Board of Review meeting in April and RBD is proposing combining the Mechanical and Electrical Committees and forming an “MEP” Committee, because of lack of activity for both Committees during the past year.

b) Update of Staff Changes in the Mechanical Department.

Jim Pepper stated RBD has made some staff changes in the Mechanical Department, i.e. Jim Vernon is now the Deputy Building Official for Small Business Development, Jack Arrington is now the Chief Plumbing/Mechanical Inspector, and Jon Brazier is now the Senior Mechanical Inspector. Jim Vernon stated in his new position with RBD, he will be assisting small businesses with streamlining the permitting process.

c) Update on Duct Designs Procedures.

Jim Vernon gave a presentation regarding the new duct design procedures.

The meeting adjourned at 11:48 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg