

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

June 6, 2012

9:00 a.m.

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

MEMBERS ABSENT: Mr. John Clarke

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

### PROCEEDINGS:

Johnny Johnson called the meeting to order at 9:02 a.m.

#### 1. **CONSIDERATION OF MAY 2, 2012 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the May 2, 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)**

RAND CONST. CORP. DBA RAND WEST, LLC – BRUCE PORTER (EXAMINEE CHANGES CO.)

SEAGREN CONSTRUCTION, LLC – PAUL FOGLEMAN (LIMITED)

SHARP GENERAL CONTRACTORS, INC – DAVID ROJEWSKI (UPGRADE)

STOUT BUILDING CONTRACTORS, LLC – JAMES STOUT

WESTON SOLUTIONS, INC. – RICHARD TYLER

W.O. DANIELSON CONSTRUCTION COMPANY LTD. – TIM DILLAVOU

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

RS CONSTRUCTION DBA DISCOUNT DRYWALL – STEVE WHITE (LIMITED)  
STEINER CONSTRUCTION INC. – MICHAEL STEINER (SECONDARY EXAMINEE)

**Building Contractor C (Homebuilder)**

ALL PRO SOLUTIONS – MARK WATKINS (EXAMINEE CHANGES CO.)  
AMERICAN EXTERIORS LLC – STEVEN THIEL (LIMITED AND CO. CHANGES EXAMINEE)  
DENVER DECKS – PHILIP TUSING (REINSTATEMENT AND UPGRADE)  
LR CONTRACTING INC – LANCE ROBERTS (LIMITED)  
MICHAEL A. BERRY – MICHAEL BERRY (EXAMINEE CHANGES CO.)  
SAGE PROPERTY INVESTMENTS LLC – ANDREW WOODS (LIMITED)  
SQUIRES CONSTRUCTION & ADJUSTING OF COLORADO – GENE SQUIRES (LIMITED)

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

ACE CONSTRUCTION & EXTERIORS – EDWARD HAMEL  
B & M ROOFING OF COLORADO INC. – RAMI ZARIFA (CO. CHANGES EXAMINEE)  
EDGE CONSTRUCTION, LLC – DUSTIN GREESON  
GLOBAL ROOFING COMPANY LLC – JOSEPH LERAY  
IMPACT CONSTRUCTION SOLUTIONS LLC – JOHN MANINGER  
LR CONTRACTING, INC – LANCE ROBERTS  
MICHAEL CLAYTON CONSTRUCTION – MICHAEL CLAYTON (LIMITED)  
MNK CONTRACTORS LLC – MAVIS MITCHELL  
PRESTIQUE EXTERIORS, INC – LORIN HANSON (EXAMINEE CHANGES CO.)  
SPIRE ROOFING LLC – CODY BROWN  
TECTA AMERICA COLORADO, LLC – RICHARD BASS

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

WILSON HOME IMPROVEMENT – CHARLES WILSON

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

LYONS STUCCO – HARRY LYONS  
TRIPLE G PLASTERING INC – JESUS ARIAS-RUBIO

**Building Contractor D-5A (Signs)**

AVALANCHE SIGN CONTRACTING, LLC – CHRIS GRELL

**Building Contractor D-6B (Signs Ltd.)**

FASTSIGNS – MATTHEW WOODCOCK (CO. CHANGES EXAMINEE)

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

THIN AIR HOME REPAIR & REMODELING – MITCHELL WALMA

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**

*The following License Request was heard out of order.*

**Building Contractor C (Homebuilder)**

BASTILLE REMODELING – JONATHAN BABICKY\*

Jonathan Babicky appeared and stated he has been working in the construction industry for 13 years and has been building additions from the ground up for the past six years, building approximately 12 per year, primarily sunroom additions. He stated he also built a 3-unit storage complex from the ground up. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “C” License, with the limitation of two “C” ground-up permits, unlimited below, and Mr. Babicky must reappear before the Building Committee to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

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

MARK LOPEZ CONSTRUCTION LLC – MARK LOPEZ\*

Mark Lopez appeared and stated he has been working for Cortez Construction in Pueblo as a project superintendent. He said he has five years of experience in ground up construction, i.e. a 500,000 square foot warehouse space for the military, an addition on an auto body shop, and a number of projects for the Parks Department in Pueblo. He stated he has an “A” License in Las Animas and Pueblo Counties. Vince Colarelli stated he does not feel Mr.

Lopez has adequate experience for an “A” License at this time. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** for a “B-2” License, unlimited below, seconded by Tom McDonald; the motion carried unanimously.

**Building Contractor C (Homebuilder)**

BASTILLE REMODELING – JONATHAN BABICKY\*

*This Item was heard at the commencement of the License Requests to be Considered Individually.*

TOP GUN CLEANING & RESTORATION INC – WM. TODD BROOKBANK  
(EXAMINEE CHANGES CO.)\*

No one appeared. A motion was made by Tom McDonald to **TABLE** this License Request until the end of the meeting, seconded by Chad Holladay; the motion carried unanimously.

\* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 2412 East Caramillo Street, Permit I18198 – Stephens & Associates, Inc. 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) 902 Square Dance Lane, Permit I13848 – Samie Heney, 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.
- c) 541 Sinton Avenue, Permit I19201 – High Country Construction, Ent., Inc., 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) 61 Audubon Drive, Permit H83741 – Andrew Allen, 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.

- e) 625 Slocum Road, Permit I18936 – Gary Dickson, 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.
- f) 6195 Emma Lane, Permit I19217 – Rich Noble, 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.
- g) 5168 Vista Villas Point, Permit H19911 – Skeele Construction requests a variance to Section R310.1, 2003 International Residential Code, to allow a 46” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed.
- h) 15 North Foote Avenue – Michael Darlington, homeowner, 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 a minimum of 11½” tread, and the full width of the window opening.
- i) 4885 Sandstone Drive, Permit I20535 – 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.
- j) 3612 West Montebello Drive, Permit I19372 – 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.
- k) 4646 Wildroot Court, Permit H91490 – Barbara E. McGrath Custom Homes requests a variance to Section RBC314.7, 2005 Pikes Peak Regional Building Code, to allow an automatic pool safety cover in lieu of a fence.
- l) 3348 Springridge Circle, Permit I19934 – Lynnette Ryden, 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.

- m) 2820 Par Three Heights, Permit H80549 – Mike Turley 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 recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests as written, seconded by Rick Gillit; the motion carried unanimously.

## VARIANCE REQUESTS

5. 2330 and 2336 South Academy Blvd. – Victor Chapman, Architect, 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.

Victor Chapman appeared and stated this family-owned project is a nightclub. He stated they started this project 1½ years ago, but the State took over a year to grant a liquor license. He stated under the 2005 Pikes Peak Regional Building Code (“PPRBC”), a sprinkler system was not required if the square footage was less than 5,000, a maximum occupancy of 300, and all of the exits were required to be off the main level, and they met all of these requirements. Mr. Chapman said the 2011 PPRBC changed the occupant load to 100, and now a sprinkler system is required. He said Colorado Springs Fire Department (“CSFD”) has recommended a modification to their plan, to reduce the occupancy of the structure. He stated by modifying the plan, they have been able to bring the occupant load down to 164. Mr. Chapman stated his client is willing to install a fire alarm system in lieu of a sprinkler system. He said his clients are locked into a five year lease on this building. He stated this is a non-combustible building with four exits. Jim Pepper stated this issue in the 2009 International Building Code was driven by several nightclub fires. He gave the Committee information regarding previous nightclub fires, which he felt should be considered with respect to this variance request. A motion was made by Chad Holladay to recommend to the Board of Review **DENIAL** of the variance request based on life safety issues, seconded by Tom McDonald; the motion carried unanimously.

6. 10480 Keeton Ranch Road – Bruce Smith, The Larson Group, requests variances to:
- a) Section 1301.1, 2009 International Building Code, to waive the requirement for conformance to the 2009 International Energy Conservation Code.
  - b) Section 1809.5, 2009 International Building Code, to waive the requirement for frost protection for a seasonal use building.
  - c) Section 1204, 2009 International Building Code, to waive the requirement for temperature control equipment and systems.

- d) Section 2902.3, 2009 International Building Code, to waive the requirement for plumbing fixtures within the facility and access requirements to plumbing fixtures.

No one appeared. A motion was made by Chad Holladay to **TABLE** these variance requests until the end of the meeting, seconded by Rick Gillit; the motion carried unanimously.

7. 19105 Forest View Road – James and Pamela Parco, homeowners, request a variance to Section RBC303.4.33, Exception 4, 2011 Pikes Peak Regional Building Code, to allow a monolithic slab of 36' x 60' (2,160 square feet) where a maximum of 750 square feet is allowed.

Jim Parco appeared and stated he is in the process of building a 36' x 60" agricultural building, and he recently discovered that the Code allows a maximum of 750 square feet when installing a monolithic slab. He stated although he has a Monument address, this property is on the Palmer Lake water system, and so they are impacted by the City of Palmer Lake regulations, which do not allow animals. He stated Palmer Lake has now issued a land use permit which will allow him to have llamas on his property. Jim Pepper stated RBD does not oppose this variance request. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request because it does not present any life safety issues, seconded by Rick Gillit; the motion carried unanimously.

8. 1328 North Franklin Street, Permit I16272 – Pamela Schultz Consulting requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Pamela Schultz appeared and stated this is a remodel of a house built in 1942. She stated the basement was partially finished, but she finished the ceiling. She stated existing conditions do not allow for a Code compliant soffit height. A motion was made by Johnny Johnson to **POSTPONE** this variance request for 30 days to enable Ms. Schultz adequate time to present further information to the Building Committee to support this variance request, seconded by Chad Holladay; the motion carried unanimously.

9. 541 Sinton Avenue, Permit I19201 – High Country Construction Ent., Inc. requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Kevin Ball appeared and stated this is a basement finish in a home built in 1962. He said existing ductwork and an I-beam do not allow for a Code compliant soffit height. He stated this soffit is in the family room. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and Mr. Ball has done everything that can be done to gain additional height, seconded by Chad Holladay; the motion carried unanimously.

10. 16739 Remington Road, Permit H75856 – Matty Rohrer, Gen X Construction, requests a variance to Section R311.5.4, 2003 International Residential Code, to allow a 33” landing where a minimum of 36” is required.

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

- 10.b. 46 West Cache La Poudre – Rick Greene, Colorado College, requests a variance to Section 1301.1, 2009 International Building Code, to waive the requirement for conformance to the 2009 International Energy Conservation Code.

Rick Greene appeared and stated this project is the press box at Colorado College. He stated this is a seasonal use structure, that will be used from September through February. He stated the structure will not have water, and the roof system will not have Code compliant insulation. Roger Lovell 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 is a seasonal use building, seconded by Johnny Johnson; the motion carried unanimously.

- 10.c. 2421 West Colorado Avenue – Frank Wright, property owner, requests a variance to Section 903.2.8, 2009 International Building Code, to waive a sprinkler system, where required.

Frank Wright appeared and stated this variance is for a second floor on an existing building which will be comprised of two residential units above four retail spaces below. He stated this project has been ongoing for several years due to financial constraints. He stated he was notified while taking the plans through Plan Review that a sprinkler system was required. Mr. Wright stated he would like to do this project with a remodel permit, which does not require a sprinkler system. Mindy Stuemke stated to finish the second floor, which is currently considered vacant space, a tenant finish permit would be required. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request because it could potentially create a life safety issue, seconded by Tom McDonald; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

a) July Building Committee Meeting.

Jim Pepper stated the next Building Committee meeting is on July 3, 2012, and RBD would like to be certain that we will have a quorum, since it is a holiday week. The Building Committee members stated they will be able to attend the July 3<sup>rd</sup> meeting.

b) Window Well Permitting Discussion.

Jim Pepper stated there is a company in Denver that is a window well replacement company, and the owner inquired if RBD required a permit for installation of window wells. He stated replacing a window "same for same" does not require a permit, and asked the Committee members if this would also apply for window wells. The Committee members requested that this contractor appear before the Building Committee to present further information regarding this issue.

c) Tables Items

A motion was made by Chad Holladay to **POSTPONE** the tabled items until the July 3, 2012 Building Committee meeting, seconded by Tom McDonald; the motion carried unanimously.

The meeting adjourned at 11:12 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg