

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

July 3, 2012

9:00 a.m.

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

MEMBERS ABSENT: Mr. Chad Holladay
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 Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Todd Anderson called the meeting to order at 9:02 a.m.

1. CONSIDERATION OF JUNE 6, 2012 MINUTES

A motion was made by Johnny Johnson to **APPROVE** the June 6, 2012 Building Committee Minutes as written, seconded by John Clarke; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

The following Item was heard out of order.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor D-1 (Roofing)

CHEYENNE ROOFING, INC. – STEVE LOUDEN*

Steve Loudon appeared and stated he has been trying to presell roofs until he can get his license, and he was not aware that this is prohibited by Code in El Paso County until today. He stated he is licensed in Cheyenne, Wyoming and Louisville, Colorado. A motion was

made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, upon approval by RBD staff of Mr. Louden’s references, with the limitation of five open permits until completed, at which time Mr. Louden can work with RBD staff to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

CARWILE CONSTRUCTION COMPANY, LLC. – JEFFREY CARWILE
RAINE BUILDING, LLC. - MATTHEW RAINE
UNITED COMMERCIAL BUILDERS – JOHN COLLINS

Building Contractor A-2 (General)

ADAIR GROUP INC. – RICHARD TASSET

Building Contractor B-1 (General Limited)

DSRW ENTERPRISES, INC. DBA CALAHAN CONSTRUCTION SERVICES -
RICHARD CALAHAN

Building Contractor C (Homebuilder)

CANOPY CONSTRUCTION, LLC – ANDREW J. HEAPE
CHATEU ROOFING – STEVEN KASZA
F & S CONSTRUCTION – FREDRICK WROBEL (REINSTATE)
MONARCH ENTERPRISES, LTD. – ADAM MAGRUDER* (REINSTATE)
TOP GUN CLEANING & RESTORATION – WILLIAM TODD BROOKBANK
(LICENSEE CHANGES CO) (CO. CHANGES LICENSEE)

Building Contractor D-1 (Roofing)

ABELARD COLORADO, LLC. – BRIAN SOUTHARD
ARMOUR EXTERIORS, LLC. – PAMELA SNOW (LICENSEE CHANGES CO.)
CHATEAU ROOFING – STEVEN KASZA
EXCEL ROOFING & CONSTRUCTION INC. – NATHAN LANZ
EXPERT EXTERIORS, LLC – JOSHUA LUCERO
CHILDS ROOFING, LLC. – MARCUS CHILDS
GREAT ROOFING AND RESTORATION, LLC – BRANT LANGDON
GUARANTEE EXTERIORS – DANIEL ODENTHAL
GRABAU ROOFING – ERIC GRABAU (REINSTATE)

GREENHAVEN EXTERIORS, INC. – ROY ROGERS*
HB GREENSTAR ROOFING – CHRIS PATTI
HOLT ENTERPRISE – EDWARD HOLT
JJ CONSTRUCTION & REMODELING, LLC – JENNIFER MONAGUE
KG CONSTRUCTION – JAMES DALE
LITTLE WING ROOFING, INC. – RUPERT LONA
MAC CONSTRUCTION, INC. – ANTHONY HECHT
MILLER ROOFING, LLC. – MICHAEL MILLER
MJM CONSTRUCTION – MAKSIM MELOMED
NATIONWIDE ROOFING INC. DBA SHIELD CONSTRUCTION
PERKINS CONSTRUCTION OF COLORADO INC. – LEEB PERKINS
RIGHTOUS ROOFING – JOHN ABEYTA (REINSTATE)
ROOFTOP RESTORATION – PHILIP COUTU (LICENSEE CHANGES COMPANY)
SCOLLON ROOFING – JOHN SCOLLON (REINSTATE)
TUTTLE ROOFING NUMBER SEVENTEEN DBA TUTTLE ROOFING – DENNIS TUTTLE JR.
USA CONTRACTING OF COLORADO LLC – BRUCE HOLLINGSWORTH (REINSTATE)

Building Contractor D-1 (Siding)

ABELARD COLORADO, LLC. – BRIAN SOUTHARD

Building Contractor D-1 (Stucco)

J & J STUCCO – JUAN OROZCO

Building Contractor D-1 (Retaining Walls)

GENESIS GROUP, LLC. – BARRY AHO (ADDITIONAL LICENSE)

Building Contractor E (Remodeling/Maintenance)

DCI CONSTRUCTION – CART DAN CHILES
DUNAMIS, LLC. – CARLOS VAZQUEZ
KINGDOM CONSTRUCTION – THOMAS BELCHER
OX CONSTRUCTION – DANIEL MOORE
TRUSTED TRIM & WOODWORK – BARUCH RHEA

Building Contractor F-1 (Solar)

TEAM PLUMBING INC. – THOMAS EATON (ADDITIONAL LICENSE)

A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the Consent License Requests, with the addition of Monarch Enterprises, Ltd., Adam Magruder; and Greenhaven Exterior, Inc, Roy Rogers, seconded by Tom McDonald; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

FALLING ROCKS ROOFING, LLC – HARRY KAHN III*

Harry Kahn appeared and stated he is the President of Falling Rocks Roofing located in Denver, Colorado. He stated he was a real estate appraiser for ten years. He stated in 2004 he started doing hurricane restoration work in Florida, and in many cases the houses had to be “gutted” and built from the ground up. Mr. Kahn stated he also built a 6,000 square foot house from the ground up. He stated he started working in the roofing industry in Denver in 2010. He stated he is licensed in Denver, Thorton, Lakewood, and Wheatridge. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of three ground up permits, unlimited below, until completed, at which time Mr. Kahn can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

LF CONSTRUCTION – JOSEPH LHOTKA*

Joseph Lhotka appeared and stated he started LF Construction in January of 2012, and his company primarily “flips” houses. He stated he has been doing construction work his entire life, primarily in Michigan. He stated he is requesting this license so he can get into the new housing market. Mr. Lhotka stated he has been subcontracting for Stan Louis, an “A” Contractor. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of an “E” License, with the limitation of five permits, until completed, at which time Mr. Lhotka can work with RBD staff to have the restriction removed, seconded by John Clarke; the motion carried unanimously.

Building Contractor D-1 (Roofing)

ALL AMERICAN ROOFING & EXTERIORS, LLC – BREANNE RICHARDSON*(A-STATUS)

Breanne Richardson appeared and stated she has four “A” status permits, but the work has been completed and each project is ready for inspection. She said she got an ICC License in 2009, and has been working in the roofing business since 2007 in the administration end of the roofing business. She said she is licensed in Pueblo, Colorado. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing)

License, contingent upon completion of the “A” Status Permits, and with the limitation of five permits, until completed, at which time Ms. Richardson can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

BARLO INC. DBA INTERSTATE ROOFING – JOHN QUANTE*

Vince Colarelli and Tom McDonald abstained from this Item.

John Quante appeared. Jim Pepper stated RBD was notified that Interstate Roofing has been operating for the past three years with the license of an employee that is no longer there. Scott Riopelle appeared and stated he has been the owner of this company since 2009, and he presented documentation which proved that the licensee was working for him until a short time ago. Mr. Quante stated he has been working for Interstate Roofing for the past four years.

Break from 9:48 a.m. to 10:04 a.m.

Todd Anderson stated they have reviewed and approve of the information presented by Mr. Riopelle. Pattie Bengner stated Mr. Quante will be responsible for all of the outstanding permits for Interstate Roofing. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of five open permits, until completed, at which time Mr. Quante can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

CHEYENNE ROOFING, INC. – STEVE LOUDEN*

This Item was heard out of order after Item 2.

CTI GENERAL CONTRACTOR – ISMAEL LOPEZ*

Ismael Lopez appeared and stated he has twelve roofing companies in different states, and he has employees with the knowledge in each area that are familiar with the Codes. He stated he is the licensee for each location for his company. A motion was made by John Clarke 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. Lopez can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

RIBCAGE CORP – JEFFREY SMITH*

Jeffrey Smith appeared and stated his father was a “B” contractor and he has been working in the construction industry for his entire life. He stated he has been performing both residential and commercial projects. A motion was made by Johnny Johnson 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. Smith can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 5325 Waddell Avenue, Permit I23065 – 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.
- b) 3815 Cresta Loma Place, Permit I20060 – Frank Watson, New Generation Homes, 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) 60 Stanwell Street, Permit I18234 – Gary Hopkins, Hoppy Construction, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 49” 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.

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

VARIANCE REQUESTS

- 5. 18 East Williamette Avenue, Permit I04395 – Vita Ventures, LLC requests a variance to Sections 1009.4.2, 1012.2, and 1013.2, 2009 International Building Code, to allow existing non-conforming 119 year old monumental stairs to remain, where prohibited.

Michael McDonald, Architect, appeared and stated he is requesting that the 119 year old stairs remain. He stated the building does meet Code requirements for egress without these stairs. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

6. 105 North Spruce Street – Jack Paulson, Architect, requests a variance to Sections 1009.1 and 1009.4, 2009 International Building Code, to allow existing non-conforming precast concrete stairs to remain, where prohibited.

Jack Paulson appeared and stated this building was built in 1972 and the stairs are poured in place precast concrete and are welded to the wall panels. He stated the stair width is 42” where 44” is required, the existing risers are 7½” where 7” is required, and the existing treads are 10” where 11” is required. He stated they are willing to install handrails to meet ADA requirements. He stated a new central stairway is being added to the project, and they are also installing a handicap elevator. Roger Lovell stated RBD staff does not oppose this variance request. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because the stairs are structurally impossible to improve upon, the International Existing Building Code could apply for these existing stair conditions, and new handrails will be installed to meet ADA requirements, seconded by John Clarke; the motion carried unanimously.

7. 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.

Bruce Smith appeared and stated this is a Louisiana State University Camp that is approximately 80 years old. He said the main building is a kitchen, diningroom and classroom; there is another building with showers and restroom facilities; and there are seven dormitory cabins that have electricity, but they do not have water or heat. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request because the cabin is for seasonal use only, seconded by Tom McDonald; the motion carried unanimously.

- b) Section 1809.5, 2009 International Building Code, to waive the requirement for frost protection for a seasonal use building.

Ms. Smith stated the cabins that are being remodeled have floors that are framed and sitting on grade, and part of the remodel for these cabins is to install piers. He stated they are proposing a monolithic foundation for the new cabin. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request for a monolithic slab with turned down edges because it is a seasonal use cabin, seconded by Tom McDonald; the motion carried unanimously.

- c) Section 1204, 2009 International Building Code, to waive the requirement for temperature control equipment and systems.

Mr. Smith stated they are remodeling five of the dormitory cabins to improve upon the existing conditions, and completely rebuilding one cabin because it is currently in very poor condition. He said this variance is for the cabin that is being rebuilt. He said the cabins are only used in the summer, and heat is not required for their purposes. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because the space is for seasonal use only and heating will not be required, seconded by John Clarke; the motion carried unanimously.

- 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.

Daniel Folke appeared and stated this project is a 1,300 square foot sunroom addition on the City of Manitou Springs' municipal pool. Dane Swenas, Champion Windows, stated this addition will be a workout room, and there will be a number of operable windows for ventilation. He stated with the addition, there will be 9,982 square feet. He stated since they are adding more occupants, they are adding more egress to the building as well. Mr. Swenas stated the existing wall is steel framed with drywall on the outside. Roger Lovell stated the issue is not a sprinkler system requirement.

Larry Mitchell, Manitou Springs Fire Department, stated there are six means of egress out of the building, so that is not an issue. He stated the cost of a sprinkler system for this small structure is extreme. He stated the Manitou Springs Fire Department supports this variance request.

Mr. Folke stated they have not yet determined the cost for a 2-hour fire wall, but they are willing to add this to the contract if required. Vince Colarelli stated he would like the City of Manitou Springs to explore the costs of installing a 2-hour fire wall. Mr. Lovell stated with the 2-hour fire wall, this would be a four-sided structure up against the existing structure. A motion was made by Johnny Johnson to **POSTPONE** this variance request for 30 days to give the City of Manitou Springs time to explore other options, seconded by Tom McDonald; the motion carried unanimously.

- 9. 1304 North Foote Avenue, Permit I21266 – Christopher Harper, Everlasting Victorians, 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".

Christopher Harper stated he is the owner of this house, and existing conditions do not allow for a Code compliant soffit height. He stated this house was built in 1951. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

10. 824 North Union Boulevard, Permit I23649 - Christopher Harper, Everlasting Victorians, 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".

Christopher Harper stated he is the owner of this home, and existing conditions do not allow for a Code compliant soffit height at the bottom of the stairs. He said this house was built in 1950, and there is an I-beam at the bottom of the stairs. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

11. 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 basement finish in a home that was built in 1942 and pre-existing conditions do not allow for a Code compliant soffit height. She said the framing is 2" x 4" on its side up against the soffit. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

- 11.b. 44 West Cache LaPoudre Street, Permit I00139 – David Rosenfeld, Oz Architecture, requests a variance to Section 503, 2009 International Building Code, to exceed allowable Type IIB square footage, where prohibited.

Michael Whitley, Oz Architecture, appeared and stated this project is the Colorado College athletic facility, and they are renovating and expanding the existing facility, by building an addition on both the north side and the south side of that structure. He stated when they started the project, all documentation indicated that it was a Type IIA construction, so they continued on with that type of construction. He said they later found some areas of the building were a Type IIB construction. Mr. Whitley said this reduced the allowable square footage per floor. He said currently there is no rating on the wall because it was an exterior wall and it is now an interior wall. He said they are proposing a 2-hour fire separation between the existing building and the addition at the lower level with a 1-hour floor ceiling assembly at the addition above. Roger Lovell stated this is a very good option, and while it is

not Code compliant, it meets the intent of the Code. He stated they will also be upgrading the alarm and sprinkler systems in the building. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request because this is a reasonable accommodation, seconded by Johnny Johnson; the motion carried unanimously.

- 11.c. 1012 East Las Animas Street, Permit I16724 – Mike Morley, Everhaven, Inc., requests variances to:

Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5'9½" under furred down beams, pipes and ducts in the closet and laundry room, where it is required to be a minimum of 6'8".

Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5'3½" under furred down beams, pipes and ducts in the bedroom, where it is required to be a minimum of 6'8".

Mike Morley appeared and stated this is a basement finish in an older home. He said the furnace and duct work were relocated and the ductwork is 20" high, but it is tucked against the wall and does not present a head height issue because of the location of furniture, etc. under the soffit. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request because the soffit is located in an area of the rooms that should not be a hindrance or present a life safety issue, seconded by Tom McDonald; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

13. **NEW BUSINESS**

Item 13b was heard out of order prior to 13.a.

- b) RBC104.2, 2011 Pikes Peak Regional Building Code, Open/Blanket Variance to Allow the Use of Certain Provisions from Previous Codes Under Which the Structure was Originally Built.

Bob Croft appeared and stated RBD staff has provided the Colorado Springs community with three scenarios with regard to the rebuilding by fire victims. He stated some of the homes were built in the 1980's and Codes have changed dramatically since that time. He stated RBD would like to allow them to rebuild their homes with original plans, but there will be instances where their existing plans may have Code issues, i.e. stairs, that do not meet current Codes, and RBD would like to implement an open/blanket variance to address these issues. Jim Pepper stated RBD may have a special inspector and plan

reviewer to look at some of the issues in rebuilding a home with plans that were prepared in the 1980's. Roger Lovell stated RBD will look at the professionals, i.e. engineers and architects, to give RBD assurance that an existing foundation will support the proposed new structure. Mindy Stuemke stated that if individuals are using old plans that do not meet current Codes, we can splice the revisions into the old plans. Mr. Croft stated RBD building inspectors and plan review staff will work together to make the rebuilding process as easy as possible for the fire victims.

Mr. Croft stated that if the customer is building a new house with a new plan, then we do not anticipate any issues. He stated there will also be remodels of fire damaged houses. He said RBD is preparing some new and different permits just for this rebuilding process. He stated some outside entities may not be as flexible as RBD. He stated initially RBD thought the permits would be treated like a remodel and would not have to go through the other entities, but he was just informed that the other entities would like to see the plans, because they will be treating it like a new home and will be charging their fees as if it is a new home.

Mr. Croft stated plans for these homes that are currently in the RBD system, belong to this address and the current owner. He stated RBD staff may not charge a fee for the open/blanket variance. He said there is also information on RBD's website regarding "turning on utilities" at the homes affected by the fire. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the open/blanket variance and the fee for this variance not be assessed, seconded by John Clarke; the motion carried unanimously. Mindy Stuemke stated the Health Department has indicated because the age of most of the houses are late 1980's and newer, they will not be requiring testing for asbestos.

a) Window Well Permitting Discussion.

Jim Pepper stated RBD would like to **POSTPONE** this Item for 30 days.

The meeting adjourned at 12:13 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg