

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

December 5, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. Todd Anderson  
Mr. Vince Colarelli

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official  
Mr. Roger Lovell, Deputy Building Official/Construction  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. Todd Welch, Regional Building Counsel  
Mr. Blake Nunnelle, Commercial Building Inspector  
Mr. Terry Brunette, Special Investigator  
Mrs. Pattie Bengert, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Vice Chairman John Clarke called the meeting to order at 10:01 a.m.

#### 1. CONSIDERATION OF NOVEMBER 7, 2012 MINUTES

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

#### 2. COMPLAINT UPDATE

- a) A complaint has been brought against Jeffrey Pierce, licensee for Peak View Roofing, by Mr. and Mrs. Warren Morgan for building a patio roof at 1928 Wooten Road, Colorado Springs, Colorado 80915, without the proper license and without obtaining a permit, in violation of Sections RBC105.1 and RBC201.3, 2011 Pikes Peak Regional Building Code. *This Complaint was heard by the Building Committee during the November 7, 2012 Meeting, and the Committee postponed the Complaint for 30 days to give the contractor and the homeowner an opportunity to reach a resolution of the Complaint. The Building Committee requested that RBD staff give the Committee an update on this Complaint during the December 5, 2012 Building Committee meeting.*

Terry Brunette stated a permit has been pulled for the patio cover and RBD believes this matter has been resolved.

3. **CONSENT LICENSE REQUESTS**

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

GEIS CONSTRUCTION SOUTH – JEFFREY MARTIN  
PURGATOIRE VALLEY CONSTRUCTION, INC – KENT ROBINSON  
SAGE CONSTRUCTION INC – FELIX ROJAS

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

CONVENIENT CONSTRUCTION SERVICES INC – DAVID FASBURG  
COYOTE CONSTRUCTION, INC. – MICHAEL WAMPLER  
CROSSLAND CONSTRUCTION COMPANY, INC. – THOMAS KELLER  
D & E CONSTRUCTION COMPANY, INC. – WENDY JAKES  
MATRIX CONSTRUCTION – LUIS AGUIRRE (REINSTATEMENT)  
MASON WIRELESS SOLUTIONS, LTD. – MICHAEL JOHNSON  
ROYAL ROOFING AND RESTORATION, INC. – DANIELE RIOPELLE

**Building Contractor C (Homebuilder)**

CUSTOM-SCAPE – SIDNEY COUNTY (EXAMINEE CHANGES CO.)  
GALIAN HOMES, LLC – STEPHEN MILLER  
PHOENICIAN CONSTRUCTION – DAVID POLLOCK (REINSTATEMENT)

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

DOUGLAS COLONY GROUP, INC. – ROBERT SIMPSON (CO. CHANGES EXAMINEE)  
LEGACY ROOFING, LLC – KAYLEN ECHOLS  
WALTER CONSTRUCTION – WALTER CORNEJO

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

DYNAMIC EXTERIORS BY SHR, LLC – ROBERT LEE MILLER (ADDITIONAL LICENSE)  
TEAM CONSTRUCTION SERVICES, INC. – JAMES HENDRICKS (ADDITIONAL LICENSE)

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

DYNAMIC EXTERIORS BY SHR, LLC – ROBERT LEE MILLER (ADDITIONAL LICENSE)  
RC PAINTING – JENNI CAMACHO (PRIMARY EXAMINEE)

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

OVERLAND CONTRACTING INC. – ANDREW BIRCH

**Building Contractor D-1 (Foundation Repair)**

COMPLETE BASEMENT SYSTEMS – RODNEY MARTIN

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

BRANDY EXCAVATING INC. – HENRY TRAVERS

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

SECOND CENTURY INC. – DENNIS VOTH (REINSTATEMENT)

**Building Contractor E (Res. Maintenance & Remodeling)**

CRAFTSMITH HOME REPAIRS & MAINTENANCE – SAMUEL SAUCEDO  
SEW ENTERPRISES DBA MY HANDYMAN – SCOTT WALCHLI

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

P. SHOCKNEY PLUMBING – PATRICK SHOCKNEY (ADDITIONAL LICENSE)  
SOLIGENT LEASING LLC – DAVID STRIPLING

A motion was made by Chad Holladay to **APPROVE** the Consent License Requests as written, seconded by Tom McDonald; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

BRESSEM INC. – RICKY BRESSEM\*

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.

**Building Contractor C (Homebuilder)**

APPLEGATE CONSTRUCTION – RICHARD APPLEGATE\*

Richard Applegate appeared and stated he got his contractor's license in California in 1986 and was a general contractor through the recession. He stated he worked for a developer in California constructing custom homes, and he did the concrete and framing on those homes. He stated he then became an engineering tech and did auto cad drafting, and moved to Colorado to work for Kiowa Engineering for four years. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of a "C" (Homebuilder) License, with the limitation of three open "C" permits and one ground up "C" permit, until completed, unlimited below, at which time Mr. Applegate can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

J.W. STONE GROUP, INC. – TRAVIS STONE\*

Travis Stone appeared and stated he worked for a custom home builder in Grand County in 1998 building 200 homes, and in 2008 he moved to Parker, Colorado and worked for a homebuilder and built a number of homes in the Pinery. He stated he is also a licensed building inspector, and worked as a home inspector in the past. He stated he is requesting this license to build three duplexes in the Sierra Mesa Townhome Complex in Colorado Springs. A motion was made Johnny Johnson to recommend to the Board of Review **APPROVAL** of a "C" (Homebuilder) License with the limitation of six open permits at any one time until completed, unlimited below, at which time Mr. Stone can work with RBD staff to have the restriction removed, seconded by Tom McDonald; the motion carried unanimously.

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

A-TOP ROOFING – DAVID DADD\*

David Dadd appeared and stated he has been in the roofing industry for the past ten years, and he is requesting this license to start his own roofing company. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of a "D-1" (Roofing) License, with a limitation of five open permits until completed, at which time Mr. Dadd 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) 923 Pioneer Lane, Permit I54286 – 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) 5 Langley Place, Permit I54483 - 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.
- c) 1231 North Cedar Street, Permit I51929 - 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.
- d) 905 South Pulpit Rock Circle, Permit I52437 - 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.
- e) 1215 Custer Avenue, Permit I51861 – Kelly Farris, Olshan Foundation Repair, requests a variance to Section RBC104.7, 2011 Pikes Peak Regional Building Code, to allow use of a foundation stabilization method without the required listing, with the stipulation that an engineer’s report will be provided to RBD.
- f) 645 Glen Eyrie Circle, Permit I51862 - Kelly Farris, Olshan Foundation Repair, requests a variance to Section RBC104.7, 2011 Pikes Peak Regional Building Code, to allow use of a foundation stabilization method without the required listing, with the stipulation that an engineer’s report will be provided to RBD.

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

## VARIANCE REQUESTS

5. 2131 Low Meadow Boulevard – Paul Hutton, Hutton Architecture Studio, requests a variance to allow use of Section 1007.3, Exception 3, 2009 International Building Code, to provide relief from area of refuge.

Todd Vandenberg, Hutton Architecture Studio, appeared and stated this project is the Aspen View Academy School project in Castle Rock. Jay Eenhuis stated RBD has jurisdiction over school projects. Roger Lovell stated our agreement with the State gives RBD authority to grant variances regarding Building and Mechanical issues. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because Mr. Hutton is complying with the 2009 International Building Code, seconded by Chad Holladay; the motion carried unanimously.

6. 1841 and 1873 Lorraine Street – Robert O’Neal, Hammerhead Contracting and Coatings, requests a variance to Section RBC203.1, 2011 Pikes Peak Regional Building Code, to allow an “E” licensed contractor to obtain a permit requiring a “B2” license.

Robert O’Neal stated he is requesting this variance to do deck replacements for two condo units. He stated his company performs primarily roofing and decks. He stated the decks being replaced do not have stairs; they are cantilevered out from the condo unit. Pattie Benger stated Mr. O’Neal is licensed to build decks on single-family homes, but because this is a condominium, it requires a “B2” License. Jay Eenhuis 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 this variance request for a temporary “B2” License for deck replacements at 1841 and 1873 Lorraine Street only, seconded Tom McDonald, the motion carried unanimously.

- 6.b. 1420 Cheyenne Boulevard – John Johanson, homeowner, requests variances to:

Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10” where a minimum of 7’0” is required.

John Johanson appeared and stated this house was built in 1924 and the existing stairs and ceiling heights are not Code compliant. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because of existing nonconforming conditions, seconded by Tom McDonald; the motion carried unanimously.

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”.

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.

Section R311.7.1, 2009 International Residential Code, to allow a 30” stair width where a minimum of 36” is required.

A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Tom McDonald; the motion carried unanimously.

## 7. **UNFINISHED BUSINESS**

- a) Update on ES Report for FSI Push Pier Foundation Systems – Paul Sutton.

Paul Sutton appeared and stated he currently has to submit a variance request for every foundation system that he installs, and he has paid several thousand dollars in variance fees for a variance that is automatically granted because it is on the Consent Calendar. Roger Lovell stated RBD cannot give a blanket variance on this type of foundation system, because it still does not have an ES Report. John Clarke stated that if a Colorado engineer stamps the plans for this type of foundation system, then a variance request would not be required.

- b) New License Category Which Limits Ground-up Construction.

Roger Lovell stated RBD would like to move forward with the implementation of an exterior “D-1” License, which would allow for roofing, siding and stucco work all under one license category. Pattie Bengner said testing is not required for siding and stucco work, and a Code change is not required to create this new category. She said RBD would also have separate licenses for each category (i.e., roofing, stucco or siding) for those contractors that only perform one of the three categories. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a new category of license for a “D-1” (Exterior) License to be implemented that would include, roofing, siding, and stucco work, seconded by Chad Holladay; the motion carried unanimously.

## 8. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 11:11 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/lhg