

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

May 16, 2012

10:30 a.m.

**MEMBERS PRESENT:** Chairman Frank Watson  
Vice Chairman Rick Johnson  
Mr. Michael McShea, Jr.  
Mr. Larry Whittaker

**MEMBERS ABSENT:** Mr. Johnny Garcia

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Roger Lovell, Chief Plans Examiner  
Mr. Todd Welch, Regional Building Counsel  
Mr. Bob Croft, Deputy Building Official for Large Business Development  
Mr. Jim Vernon, Deputy Building Official for Small Business Development  
Mr. Jim Pepper, Chief Building Inspector  
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector  
Ms. Mindy Stuemke, Permit Supervisor  
Ms. Pattie Benger, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Frank Watson called the meeting to order at 10:34 a.m.

#### **1. CONSIDERATION OF APRIL 18, 2012 MINUTES**

A motion was made by Rick Johnson to **APPROVE** the April 18, 2012 Board of Review Minutes as written, seconded by Michael McShea; the motion carried unanimously.

#### **2. CONSIDERATION OF LICENSING AND MINUTES**

a) Building Committee Minutes of May 2, 2012.

A motion was made by Rick Johnson to **APPROVE** the May 2, 2012 Building Committee Minutes, with the exception of Item 6d, which is under appeal, seconded by Michael McShea; the motion carried unanimously.

b) Electrical Committee of May 8, 2012.

A motion was made by Michael McShea to **APPROVE** the May 8, 2012 Electrical Committee Minutes as written, seconded by Rick Johnson; the motion carried unanimously.

c) Mechanical Committee Minutes of May 9, 2012.

A motion was made by Larry Whittaker to **APPROVE** the May 9, 2012 Mechanical Committee Minutes as written, seconded by Rick Johnson; the motion carried unanimously.

### 3. **DECISION APPEALS**

*Michael McShea abstained from Item 3a.*

- a) 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 reappeared before the Building Committee on April 4, 2012, to request that this variance be granted because he has run into a problem with the bank financing the project because of the costs for the architects to redo the plans to comply with the 2011 Pikes Peak Regional Building Code. The Building Committee denied the variance request.*

Mike Fenton appeared, was sworn in, and stated the townhome buildings will be sprinklered and have the new duct designs. He said the main issue will be the rise and run of the stairs. He said there are no life safety issues. Mr. Fenton said there would be an additional cost of \$21,000, or approximately \$250 per unit to change the plans to reflect the 2011 Pikes Peak Regional Building Code. He said there are four buildings with a total of 88 units. He said the bank will not finance the project if they have to add the extra fee to change the plans to reflect the 2011 Pikes Peak Regional Building Code.

A motion was made by Larry Whittaker to **DENY** the variance request because additional costs of \$250 per unit is reasonable, seconded by Rick Johnson; the motion carried unanimously.

- b) 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 appeared before the Building Committee on May 2, 2012, and the Building Committee denied her variance request because the work done on the stucco was not Code compliant.*

Joanne Edwards appeared, was sworn in, and stated she pulled the permit as a homeowner over the internet, and she was not aware of the inspection process for stucco work. She said a building inspector was at her house inspecting her roof, and noticed the stucco work and

placed a “stop work order” on the project, because a lath inspection had not been completed. She said her nephew is doing the stucco work for her. Frank Stikolm, Ms. Edwards’ nephew and the person doing the stucco work, appeared, was sworn in, and stated he has done smaller stucco projects, but has not done a project of this size. Ms. Edwards stated she is the original owner of the house and she has no intentions of selling the house in the future. She said she does not believe the current status of the stucco is unsafe, and she is willing to assume the risks. Jim Pepper appeared, was sworn in, and stated this project has a number of issues that do not meet Code. He stated without the double layer of paper, the stucco will eventually fail.

A motion was made by Larry Whittaker to **OVERTURN** the decision of the Building Committee and **APPROVE** the variance request, with the stipulation that the homeowner has been informed that the stucco work does not meet Code, and Ms. Edwards is responsible for any risks involved in failure of the stucco, seconded by Michael McShea; the motion carried 2:1. Rick Johnson opposed.

#### 4. **UNFINISHED BUSINESS**

##### a) Proposal to Combine the Electrical and Mechanical Committees.

Jim Vernon appeared and stated RBD’s proposal to combine the Electrical and Mechanical Committees and form an “MEP” Committee has been well received by the Committee members of RBD’s technical committees. Todd Welch stated RBD is in the process of taking this issue to the jurisdictions for approval.

#### 5. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:10 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg