

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

January 2, 2013

10:00 a.m.

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

MEMBERS ABSENT: Mr. Richard Gillit
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. Frank Atchison, Senior Building Inspector
Mrs. Pattie Bengner, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Todd Anderson called the meeting to order at 10:01 a.m.

1. ELECTION OF OFFICERS

A motion was made by Johnny Johnson to re-elect Todd Anderson as the Chairman of the Building Committee for 2013, seconded by Chad Holladay; the motion carried unanimously.

A motion was made by Johnny Johnson to re-elect John Clarke as the Vice Chairman of the Building Committee for 2013, seconded by Chad Holladay; the motion carried unanimously.

2. CONSIDERATION OF DECEMBER 5, 2012 MINUTES

A motion was made by Chad Holladay to **APPROVE** the December 5, 2012 Building Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

3. **COMPLAINTS**

There were no Complaints to discuss.

4. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

JOURNEY HOMES CS, LLC – DANIEL WORDEN (EXAMINEE CHANGES CO.)

Building Contractor B-1

MERIT CONSTRUCTION COMPANIES INC. – GREGORY BEEDLE (EXAMINEE CHANGES CO.)

Building Contractor B-2

CS DESIGN AND CONSTRUCTION LLC – JASON WEYMOUTH

Building Contractor C (Homebuilder)

C & M REMODELING LLC – TIMOTHY WURTZ (LIMITED)
COMMON WEALTH CONSTRUCTION – BRYAN KINGSBURY (EXAMINEE CHANGES CO.)
CORNERSTONE CONTRACTING COMPANY, LLC – KEENAN TOMPKINS
MOUNTAIN HOME BUILDERS – KEVIN HEIDENREICH (REINSTATEMENT)
STERLING CUSTOM HOMES, INC. - LARRY HOWORTH
DELTA DISASTER SERVICES OF SOUTHERN COLORADO – EMMIS CELLMAN
HOME IMPROVE IT – ERIC FOLLON (EXAMINEE CHANGES CO.)
OX CONSTRUCTION – DANIEL MOORE (UPGRADE & LIMITED)

Building Contractor D-1 (Roofing)

SUSAN RHEA – SUSAN RHEA (EXAMINEE CHANGES CO.)
PRESIDENTIAL ROOFING & RESTORATION, LLC – THOMAS SEALS

Building Contractor D-1 (Siding)

PDQ CONSTRUCTION – RAY SIMPSON (ADDITIONAL LICENSE)

Building Contractor D-1 (Towers)

WIRELESS CONSTRUCTION SERVICES – JAMES PERRY (REINSTATEMENT)

Building Contractor D-3B (Wrecking Limited)

AMERICAN DEMOLITION – JACOB OLIVAS
BOB AMES EXCAVATING INC – CHRISTOPHER AMES

Building Contractor E (Res. Maintenance & Remodeling)

ATKINSON CONSTRUCTION – DALE ATKINSON
STEENMEYER REMODELING & FINE FINISHES, LLC – STEFAN STEENMEYER
CUSTOM CHRISTIAN CONSTRUCTION – JEREMY MADDOX (EXAMINEE
CHANGES CO.)
OAKRIDGE CONSTRUCTION LLC – DANIEL NISSEN (REINSTATEMENT)

A motion was made by Johnny Johnson 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 A-1 (General)

PRECISION CONTRACTORS – ROBERT HUTSON*

Robert Hutson appeared and stated he was a project manager for a 700 unit apartment complex in Denver, Colorado, with parking garages. He stated he also built a 13 story building in Atlanta, Georgia with two levels below grade for parking. He stated he is licensed in Denver, Aurora, and Atlanta. Mr. Hutson stated he has several tenant finish projects to start shortly in El Paso County. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “B-1” License, unlimited below, with the limitation of two permits at any one time until completed, at which time Mr. Hutson 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.

5. **CONSENT CALENDAR**

- a) 215 North 15th Street, Permit I55573 – 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) 5440 Stetson Meadows Drive – Linda Menges, 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.
- c) 106 Sunbird Cliffs Lane, Permit I57697 – Peak Basement Systems requests a variance to allow the FSI 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) 330 Silver Spring Circle, Permit I55907 - Jeff Stelzner, Grey’s River Custom, 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.
- e) 2840 Downhill Drive, Permit I55974 – Terry Knoke, ACC Home Improvements, LLC, requests variances to:
 - Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5½” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
 - 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.
- f) 4891 Turning Leaf Way, Permit H59551 – Aaron Springfield, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 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.

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

VARIANCE REQUESTS

6. 6258 Soaring Drive, Permit I54091 – Louise and Richard Harvey, homeowners, request variances to:

- a) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5'10" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Louise Harvey appeared and stated this basement was completed in 2001, and there is a sunken den above this area which prohibits a Code compliant soffit height in this storage room. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that this space be used for storage only, seconded by Chad Holladay; the motion carried unanimously.

- b) Section R305.1.1, 2009 International Residential Code, to allow a ceiling height in a storage space of 6'7" where a minimum of 6'8" is required.

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

- 6.c. 935 Osage Avenue – Jack Paulson, Paulson Architects, P.C., requests a variance to Section 3002.4, 2009 International Building Code, to allow use of a standard handicapped accessible elevator car with an interior depth of 51", where prohibited.

Jack Paulson appeared and stated this is a 4-story building in Manitou Springs and is over 100 years old. He stated they do not have space for a Code compliant elevator, but there is handicapped accessibility to the third level. He stated the Manitou Springs Fire Department has approved this method of construction. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because they are upgrading the existing conditions and there are existing size limitations which prohibit a Code compliant elevator car, seconded by John Clarke; the motion carried unanimously.

- 6d. 130 East Cache La Poudre Street – Gregory Friesen, CSNA Architects, requests variances to:

- (i) Section 705.3, 2009 International Existing Building Code, to allow use of Section 1018.6, Exception 1, 2009 International Building Code, to allow egressing through a lobby space on the first floor.

Gregory Friesen appeared and stated this project is Slocum Hall at Colorado College. He stated the variance is for the exit on the ground floor wing of the east floor. He stated

they would ask to exit this part of the building through a lobby. Jay Eenhuis stated the lobby must have the same fire rating as the corridor, and Mr. Friesen stated the lobby is fire rated. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Chad Holladay; the motion carried unanimously.

- (ii) Section 605.1.10, 2009 International Existing Building Code, to allow unisex ADA toilet rooms adjacent to each primary restroom to be used to meet accessibility requirements, where prohibited.

Gregory Friesen stated they are building 14 new bath, shower, toilet suites, and each will have a dedicated unisex ADA compliant bath/shower/toilet room. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Chad Holladay; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

- a) New Elevator Requirements.

Bob Croft appeared and gave a presentation regarding the new State requirements for elevator inspections. Eric Reinhart stated Pueblo and Teller Counties are also doing their own elevator inspections, in addition to RBD. He stated the State hires third party inspectors to do the inspections and they must be licensed by the State. Henry Yankowski stated RBD does not profit from the elevator inspections; if anything, RBD may be losing money on the inspections. He stated RBD performs the inspections as a service for the community.

- b) Update on Waldo Canyon Rebuilding Project.

Bob Croft appeared and gave a presentation on the progress that is being made in the Waldo Canyon Rebuilding Project.

8. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:14 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/llg