

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

July 3, 2013

9:00 a.m.

MEMBERS PRESENT: Mr. John Clarke  
Mr. Chris Richardson  
Mr. J. B. Johnson  
Mr. Vince Colarelli  
Mr. Michael Finkbiner  
Mr. Scot Gring  
Mr. Richard Gillit

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel  
Mr. Roger Lovell, Deputy Building Official/Construction  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. Frank Atchison, Senior Building Inspector  
Mrs. Pattie Bengert, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman John Clarke called the meeting to order at 9:00 a.m.

#### 1. **CONSIDERATION OF JUNE 5, 2013 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the June 5, 2013 Building Committee Minutes as written, seconded by Richard Gillit; the motion carried unanimously.

#### 2. **COMPLAINT**

There were no Complaints to discuss.

#### 3. **CONSENT LICENSE REQUESTS**

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

LOST CREEK CONSTRUCTION LLC – THOMAS TRYTHALL (EXAMINEE CHANGES CO.)

PROVIDENT CONSTRUCTION, INC. – JOHN HORDINSKI (REINSTATEMENT)

R & R GENERAL CONTRACTING INC. – DWIGHT RINGLER (EXAMINEE CHANGES CO.)  
WOLVERINE BUILDING GROUP – CURTIS MULDER

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

TRAIL STAR DEVELOPMENT, LLC – RICKY STUCY (REINSTATEMENT & NEW EXAMINEE)

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

5 STAR ROOFING LLC – RYAN ZEESTRATEN (EXAMINEE CHANGES CO.)  
INLAND COLORADO LLC – MARK OSSELLO  
LEGEND COMPANIES, LLC – RANDAL CRAVEN  
MD BUILDING CORPORATION – DAVID PETERSON (REINSTATEMENT & UPGRADE)  
NARVAES WESTERN, LLC – AMORY NARVAES

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

DN TANKS, INC. – ROBERT WALSH

**Building Contractor C (Homebuilder)**

J & F MCGEE CONSTRUCTION, INC – JOHN MCGEE (REINSTATEMENT)  
REENERGIZECO INC. – CRAIG ZOBEC

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

7 SUMMITS EXTERIORS LLC – ELMER SCHWARTZ  
AAM, INC. – ANDY MILLER  
BEYOND ROOFING, INC. – JIN PAK  
GENESIS CONSTRUCTION INC. – MARK SCHYMANSKI  
GOLD STAR ROOFING LLC – FRANKIE SALAZAR (REINSTATEMENT)  
K & R ROOFING, INC. – RONALD KAHLER

**Building Contractor D-2A (Wrecking)**

BALDWIN DEMOLITION & ROLLOFF – MICHAEL DYER (EXAMINEE CHANGES CO.)  
ROCKY MOUNTAIN EXCAVATING, INC. – EDWARD ST. MARTIN IV

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

BACKHOE SERVICES, LLC – MICHAEL PETERSON  
HIGH COUNTRY EARTHWORKS – MICHAEL GALVIN (REINSTATEMENT)  
HOMESTAKE ENTERPRISES LTD – WILLIAM MOORE  
MUNSON LANDSCAPING & EXCAVATING – JACK MUNSON (ADDITIONAL  
LICENSE)

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

CENTERLINE SOLUTIONS, LLC – RORY HISEL

**Building Contractor E (Residential Maintenance & Remodeling)**

BENNETTS TOTAL HOME COMFORT – MICHAEL BENNETT (EXAMINEE  
CHANGES CO.)  
NO PROBLEM CONSTRUCTION – DAVID LIEB  
PALMER DIVIDE WOODWORKS – RICHARD HIESTER

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Johnny Johnson; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

ALL THINGS NEW ROOFING & RESTORATION – DON DAVIS (UPGRADE)\*

Don Davis appeared and stated he has a “D” (Roofing) License, and would like to upgrade to an “A” License. He stated he has been working in the construction industry his entire life. He stated he has done a great deal of remodeling work in New Mexico, and he built houses in Texas. Mr. Davis stated he had a license to do commercial work in New Mexico and he did a tenant finish on a Church and retail spaces. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of a “B-2” License, with the limitation of one permit until completed, unlimited below, at which time Mr. Davis can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

**WEST POINT CONTRACTORS – GREGORY SMITH\***

Gregory Smith appeared and stated he has been a project manager for many large companies over the past 15 years. He stated he was the project manager for Twin Rock Pump Station locally, and also the project manager for rebuilding two fire damaged school facilities in Hawaii. He stated he built a 4-story maintenance facility in Honolulu. Mr. Smith stated he recently built a maintenance facility in Pima County, and he does a lot of Federal construction work. He stated he is requesting this license to do some work for Colorado Springs Utilities. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of an “A-2” License, with the limitation of one permit until completed, unlimited below, at which time Mr. Smith can work with RBD staff to have the restriction removed, seconded by Scott Gring; the motion carried unanimously.

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

*Vince Colarelli recused himself from the following license request.*

**DARRYL MUIR ARCHITECT – DARRYL MUIR\***

Darryl Muir appeared and stated he is currently a licensed architect, and his client, Wendy’s of Colorado, has requested that he act as a general contractor for their company. He stated he was a general contractor prior to becoming an architect at the age of 50. He stated he has been working as a project manager most of his life. Mr. Muir stated he built three restaurants in Maui, Hawaii. He stated he has built several restaurants in food courts in shopping malls. He stated he has a “B” License in Denver. A motion was made by Scott Gring to recommend to the Board of Review **APPROVAL** of a “A-2” (General Limited) License, limited to one permit for ground-up construction until completed, unlimited below, at which time Mr. Muir can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried 5:1. Richard Gillit opposed.

\* Appearance required at the Building Committee meeting.

**4. CONSENT CALENDAR**

- a) 1715 North Franklin Street, Permit I62798 – Clyde Garrison, 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.

- b) 7763 Old Spec Road, Permit I68801 – Robert Bramblett, 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) 5227 Gentle Wind Road, Permit I66434 – Yi Ruan, 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.

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 Richard Gillit; the motion carried unanimously.

## VARIANCE REQUESTS

- 5. 595 Chapel Hills Drive, Suite 200 – Bob Brathall, City Glass Company, requests a variance to Section 1008.1.9.3, 2009 International Building Code, to allow a double keyed cylinder lock without an indicator where a locking device with a key only from egress side with indicator is required.

Bob Brathall appeared and stated he installed a ½" glass entry door into a medical office, and he installed a double keyed cylinder lock without an indicator. He stated he would have to replace the door and the side lights to install a Code compliant lock. He stated they have an occupant load of 34. Roger Lovell stated there are other exit doors available that are Code compliant. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a sign be installed above the door that states the door is to remain unlocked when the building is occupied, seconded by Johnny Johnson; the motion carried unanimously.

- 6. 10807 New Allegiance Drive, Suite 300 – Nick Daley, N. P. Daley Architects, requests a variance to Section 1009.5, 2009 International Building Code, to allow reduction of landing width in the direction of travel at both the second and third floors to 60", where prohibited.

Nick Daley appeared and stated the existing tenant would like to expand so they are taking a portion of the floor directly below them. He said existing conditions limits the space for the stairs between floors. Jay Eenhuis stated Code requires that the landing be equal to the width of the stairway. He stated this stairway is not used as a means of egress, it is for the convenience of the employees to access the new office space. Jay Eenhuis 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 not a means of egress stairway, seconded by Richard Gillit; the motion carried unanimously.

7. 122 East Jefferson Street – Roger Grace and Chad Holladay, Holladay Grace Roofing, request a variance to allow use of the 1999 Pikes Peak Regional Building Code, where use of Section R905.2, 2009 International Residential Code, is required for a roof inspection.

Chad Holladay appeared and stated the original contract on this roof indicates that the roof was installed in 2001. He stated due to an oversight, his company inadvertently neglected to pull a permit for this roof. He stated the roof has performed well for the past 12 years and it did meet Code in 2001. Mr. Holladay stated the roof would pass current Code, with the exception that the reroof was installed over a wood roof, which was acceptable in 2001. He stated his company extended the warranty to 2018, and the homeowner will be submitting a letter which states she accepts the current construction. Roger Lovell stated the 2012 International Residential Code will accept this method of construction, but RBD has not yet adopted that Code. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

8. 1215 Hermosa Way, Permit I68345 – Dan Schlaak, Eagle Eye Construction, requests a variance to Section R311.7.9.1, 2009 International Residential Code, to allow a circular stair width of 22”, where 26” is required.

Douglas Barber appeared for Dan Schlaak. He stated this is a two story closet and the space limitations do not allow for a Code compliant circular stair. He stated the homeowner will be the only person using the stairs. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the contractor obtain a stair width of 22” and revised drawings be submitted to RBD for approval, seconded by Vince Colarelli; the motion carried 5:1. Johnny Johnson opposed.

9. 6738 Cottonwood Tree Drive, Permit I63047 – Matthew Gowler, Craftsman Basement Finish Co., requests a variance to Section R305.1, Exception 2, 2009 International Residential Code, to allow a ceiling height in a bathroom of 6’6½”, where a minimum of 6’8” is required. *This Item was postponed from the June 5, 2013 Building Committee meeting because the applicant was not able to attend.*

Matthew Gowler appeared and stated this is a half bathroom and the ductwork did not allow for a Code compliant ceiling height. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

10. 924 North Sheridan Avenue, Permit I64050 – Mike Finkbinder, Robbins Roofing, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’2” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

*Mike Finkbinder recused himself from the following variance request.*

Mike Finkbinder appeared and stated this house was built in 1947 and existing conditions do not allow for a Code compliant soffit height. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Scot Gring; the motion carried unanimously

- 10.b. 320 Rosita Avenue, Permit I74713 – Maria Duran, homeowner, requests a variance to Section R311.4, 2009 International Residential Code, to allow use of a ladder where a stairway is required by Code.

Maria Duran and Drew Walton appeared and Mr. Walton stated there is a loft area in this room, but they do not have adequate space in the room for a Code compliant stairway. He stated they would like to install two ladders, one to access each of the two bedrooms in the loft. He stated they have submitted several designs to see which design would be most acceptable to the Building Committee. The Committee members made a number of suggestions regarding the installation of Code compliant stairs and suggested that the applicants postpone their variance request for 30 days to give them an opportunity to revise their plans. Maria Duran stated she would like to **POSTPONE** this variance request until the August 7, 2013 Building Committee meeting.

## 11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

## 12. **NEW BUSINESS**

### a) Code Books

Vince Colarelli stated he would like to thank RBD staff for providing the Committee members with the Code and commentary for both the new International Building Code and the International Residential Code. He stated he would like to encourage the Committee members to use the Code books for subsequent meetings. He stated the commentary gives wonderful explanation as to why the Codes are written in the manner in which they are written.

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b) Black Forest Fire Link in RBD Website

Roger Lovell appeared and stated RBD has set up a link on its website for the Black Forest Fire that is very similar to the link for the Waldo Canyon Fire. He stated this link has information that will answer many of the questions for the homeowners in the Black Forest Fire Rebuilding Project.

The meeting adjourned 11:05 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg