

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

October 2, 2013

9:00 a.m.

MEMBERS PRESENT: Mr. John Clarke
Mr. J. B. (Johnny) Johnson
Mr. Chris Richardson
Mr. Vince Colarelli
Mr. Michael Finkbiner
Mr. Scot Gring

MEMBERS ABSENT: Mr. Richard Gillit

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Counsel
Mr. Terry Brunette, Deputy Building Official/Construction
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. Blake Nunnolley, Commercial Building Inspector
Mrs. Pattie Benger, 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 SEPTEMBER 4, 2013 MINUTES

A motion was made by Johnny Johnson to **APPROVE** the September 4, 2013 Building Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Building Contractor A-1 (General)

ML CONSTRUCTORS – BRANDON LULAY (EXAMINEE CHANGES CO.)
SPECTRUM WIRELESS SOLUTIONS (CO. NAME CHANGE & UPGRADE)
WESTLAND CONSTRUCTION, INC. – CHRISTOPHER HOUGHTON

Building Contractor A-2 (General)

FINE BUILDERS – THOMAS CARUSO
PREMIER HOMES, INC. – PAUL BROUSSARD (LIMITED & EXAMINEE CHANGES
CO.)

Building Contractor B-1 (General Limited)

BOGART CONSTRUCTION – BRAD BOGART (REINSTATEMENT)
FACILITY LOGIC – MICHAEL HOLM (ADDITIONAL LICENSE FOR CO.)
JP AND SONS CONTRACTING, INC. – JOSEPH PERKINS, JR.

Building Contractor B-2 (General Limited)

DUGAN BUILDING COMPANY – JOHN DUGAN

Building Contractor C (Homebuilder)

J.D. ADAMS AND ASSOCIATES – JOSEPH ADAMS, JR.

Building Contractor D-1 (Roofing)

ALL-TEX ROOFING LLC – STEPHAN BUYAJIAN
C & D ROOFING – DALE NELSON, JR.
CENTIMARK CORPORATION – JOHN MANN (CO. CHANGES EXAMINEE &
PRIMARY)
CENTIMARK CORPORATION – MIGUEL FLORES (CO. CHANGES EXAMINEE
&SECONDARY)
GRINMORE CONSTRUCTION DBA 719SIGN – EDWIN BARNETT (EXAMINEE
CHANGES CO.)
MAJESTIC EXTERIORS LLC – JACOB MOTZKO
N. MURPHY CONSTRUCTION INC. – DAVID JOHNSON
PETRALI ROOFING – DAVID PETRALI (EXAMINEE CHANGES CO.)
SOLOMON BROTHERS ROOFING – TED KUROIWA
WEATHERPROOF EXTERIORS INC – ARTHUR BARRETT (CO. CHANGES
EXAMINEE)

Building Contractor D-1 (Telecom)

TETRA TECH CONSTRUCTION INC. – COLLIN HAYES

Building Contractor D-3B (Wrecking Limited)

COLORADO HAZARD CONTROL – SCOTT NELSON (CO. CHANGES EXAMINEE)

Building Contractor D-5A (Signs)

GRINMORE CONSTRUCTION DBA 719SIGN – EDWIN BARNETT

Building Contractor E (Residential Maintenance & Remodeling)

AARON KISELICH – AARON KISELICH (EXAMINEE CHANGES CO.)
DAPPER DAN INSPECTIONS & REMODELING, LLC – DANIEL SCOGIN
GRABER BUILDING PRODUCTS – WALTER GRABER
JORGENSEN CONSTRUCTION – ROBERT JORGENSEN (REINSTATEMENT)

A motion was made by Vince Colarelli to **APPROVE** the Consent License Requests, seconded by Johnny Johnson; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor B-1 (General Limited)

LECK CONSTRUCTION INC – PHILLIP LECK*

Phillip Leck appeared and stated he is a custom home builder and has been asked to install a platform base for an amusement ride and an observation/patio area at Cave of the Winds, which requires a “B-1” license. He said he holds an “A” license in Canyon City and a “C” license in Pueblo. Blake Nunnelley stated the work Mr. Leck is proposing actually requires an “A” license. Phillip Leck stated he would like to **WITHDRAW** his license request.

SIERRA HOMES OF PUEBLO, INC. – MARTIN BECHINA*

Martin Bechina appeared and stated he has a customer that has asked him to do a remodel of a commercial building, which is the reason for this license request. He stated the project is a church with a flat roof and they are going to install trusses and siding. He stated a future project for this same building is a bathroom remodel. Mr. Bechina stated he has a “B” license in Pueblo. The Committee members informed Mr. Bechina that this project would require an “A” license. Scot Gring stated he believes Mr. Bechina does not have adequate experience for this project. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of a “C” license, seconded by Johnny Johnson; the motion carried unanimously.

Building Contractor D-1 (Roofing)

1st CALL EXTERIORS – BRUCE REDMOND*

Bruce Redmond appeared and stated he is in partnership with Chris Renfro, and they have been working with 1st Call Home Services, and would like to pull away from that company and form their own company. Chris Renfro, owner of 1st Call Exteriors, said he has reroofed approximately 200 roofs in El Paso County. He stated they do have liability and workers compensation insurance. He stated they are trying to separate from 1st Call Home Services, which necessitated that they obtain a license. Mr. Renfro stated they currently have 25 to 30 projects that are ready to start. A motion was made by Chris Richardson 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. Redmond can work with RBD staff to have the restriction removed, seconded by Michael Finkbiner; the motion carried unanimously.

Building Contractor D-6B (Signs Limited)

KOKI’S INC DBA CORE SIGNS 24 HR PRINTING – DAN QUISPE*

Dan Quispe appeared and stated he is requesting this license to install signs.

The Building Committee moved into Executive Session at 9:50 a.m. pursuant to C.R.S. § 24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 10:17 a.m., Chairman Clarke noted that no decisions were made during the Executive Session.

Mr. Quispe stated he worked in the computer software industry, and he is the owner of a restaurant, beauty salon, print shop and a sign company, which is the reason for this request. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “D-6B” (Signs Limited) License, with the limitation of two permits until Mr. Quispe provides RBD with further background information, seconded by Scot Gring; the motion carried unanimously.

Building ContractorE (Residential Maintenance & Remodeling)

ALL INCLUSIVE CONSTRUCTION AND HANDYMAN SERVICES – AARON KEATOR*

Aaron Keator appeared. Chris Richardson stated Mr. Keator has been brought before the Building Committee because he has been advertising to do work without a license, and doing work without a license or permits. Mr. Keator stated he has been doing interior remodeling and repairs for the past year, i.e. drywall and tile work, building fences, and basic home

repairs, which did not require permits. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of an “E” (Residential Maintenance & Remodeling) License, with the limitation of two permits until completed, at which time Mr. Keator can work with RBD staff to have the restriction removed, seconded by Michael Finkbiner; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 1030 Honey Locust Court, Permit I89912 – Dianthe Carson, 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.

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

VARIANCE REQUESTS

5. 5848, 5860, 5872, 5884, 5920, and 5944 Walsh Point (Building I); 5812, 5823, 5836, 5895, 5896, 5932, and 5956 Walsh Point (Building II) – Jim Mittendorf, Architects Orange, requests a variance to allow use of Section 1008.1.7, 2012 International Building Code, where Section 1008.1.7, 2009 International Building Code, is required.

Jim Mittendorf appeared and stated this variance is for a door threshold issue. He stated he is requesting a variance to use the 2012 International Building Code (“IBC”), because this issue is allowed in the 2012 IBC. He stated the project is built to have an out-swinging door with one step down, and they are French doors with clear glass, so the exterior is visible upon approaching the door. Jay Eenhuis 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 this issue is acceptable in the 2012 IBC, seconded by Scot Gring; the motion carried unanimously.

6. 5592, 5616, 5640, 5664, 5688, and 5760 Woodmen Ridge View (Building I); 5543, 5544, 5567, 5591, 5712, 5736, and 5784 Woodmen Ridge View - Jim Mittendorf, Architects Orange, requests a variance to allow use of Section 1008.1.7, 2012 International Building Code, where Section 1008.1.7, 2009 International Building Code, is required.

Jim Mittendorf appeared and stated this variance is for a door threshold issue. He stated he is requesting a variance to use the 2012 International Building Code (“IBC”), because this issue is allowed in the 2012 IBC. He stated the project is built to have an out-swinging door with

one step down, and they are French doors with clear glass, so the exterior is visible upon approaching the door. Jay Eenhuis 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 this issue is acceptable in the 2012 IBC, seconded by Scot Gring; the motion carried unanimously.

7. 3534, 3544, 3554, 3564, 3654, 3655, 3664, 3665, 3675, 3685, 3695 Powell Point, and 3683 Golf Course View (Building I); 3645 Powell Point, and 3663 and 3673 Golf Course View (Building III) - Jim Mittendorf, Architects Orange, requests a variance to allow use of Section 1008.1.7, 2012 International Building Code, where Section 1008.1.7, 2009 International Building Code, is required.

Jim Mittendorf appeared and stated this variance is for a door threshold issue. He stated he is requesting a variance to use the 2012 International Building Code (“IBC”), because this issue is allowed in the 2012 IBC. He stated the project is built to have an out-swinging door with one step down, and they are French doors with clear glass, so the exterior is visible upon approaching the door. Jay Eenhuis 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 this issue is acceptable in the 2012 IBC, seconded by Scot Gring; the motion carried unanimously.

8. 775 West Bijou Street, Permit I40534 – Bruce Barr, Art Klein Construction, Inc., requests a variance to Section 1012.9, 2009 International Building Code, to allow 87” between handrails where 60” is allowed.

Bruce Barr appeared. Johnny Johnson stated he has looked at this stairway, and he believes that it may be in compliance with the Monumental Stair Provision of the Code. Mr. Barr stated there will be a handrail on both sides. Jay Eenhuis stated he agrees with Mr. Johnson, but RBD staff would like to see the “as built” plans. Mr. Barr stated he would like to **WITHDRAW** the variance request.

9. 326 North Tejon Street – David Anderson requests a variance to Section 903.2.1.2, Group A-2, 2009 International Building Code, to waive a sprinkler system, where required

David Anderson appeared and stated he is the owner of Tony’s Restaurant downtown. He stated he has been in business for 14 years and has been working with the Colorado Springs Fire Department (“CSFD”) and RBD staff to form an equal or alternate solution so they can waive a sprinkler system. He stated to install a sprinkler system would require trenching through the neighbors’ parking lot. John Davis with John Davis Design Group, stated they will have 192 occupants which was acceptable under the 2003 Code. He stated they will have four exits, where two are required, and 15’ of exit width. He stated it is a one-story structure with a basement. Ken Sutton gave a presentation regarding a number of analyses that were done with regard to fire protection. Jay Eenhuis stated RBD staff believes the

additional exiting alone is not an equally good or better alternative to a fire suppression system, but the combination of additional exiting with a smoke detection system may provide an adequate alternative solution. RBD staff defers to CSFD for their opinion regarding the proposed smoke detection system.

Kris Cooper with CSFD appeared and gave a presentation regarding the fire protection system proposed for this project. He stated he would like to see the fire model before he could make a recommendation to accept this fire protection system. He stated he would not approve it personally administratively, although he applauds Mr. Anderson and his efforts to come up with an alternative solution. Mike Finkbiner asked if a permit could be issued so they could start the remodeling work, while RBD staff and CSFD staff researches the fire protection issue. Jim O'Donnell stated it is not impossible to install this water line for a sprinkler system, but it would be very difficult to trench through the neighbor's parking lot. A motion was made by Johnny Johnson to **POSTPONE** this variance request for 30 days to allow RBD staff and CSFD staff an opportunity to research this issue further, seconded by Chris Richardson; the motion carried unanimously.

10. 1028 East Boulder Street, Permit I86734 – Lisa Hagerman, homeowner, requests a variance to Section R302.1, Exception 4, 2009 International Residential Code, to allow a 12” roof eave projection using fire retardant wood on a new detached garage that is located 2’ from property line, where prohibited.

Lisa Hagerman appeared and stated she is requesting a variance to allow a 12” roof eave projection using fire retardant wood. She said this structure is a detached garage that is 2’ from the property line. Jay Eenhuis 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, seconded by Scot Gring; the motion carried unanimously.

11. Wayne Latka, Q. C. Construction, requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the requirement of the 6-month waiting period to retest following two previous attempts for a Building “B-2” License.

Wayne Latka appeared and stated he has been working in the construction industry for 34 years. Blake Nunnelley stated he has worked with Mr. Latka and feels he is ready to retake the test, which has been updated. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

- 11.b. 1207 West Pikes Peak Avenue, Permit I91800 – Michael Morley, Everhaven, Inc., 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”.

Michael Morley appeared and stated this house was built in 1892 and existing conditions do not allow for a Code compliant soffit height in the bathroom. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Chris Richardson; the motion carried unanimously.

- 11.c. 102 North Tejon Street – Korey Klingenberg, on behalf of Jerry Rutledge, requests a variance to Section 502.4.7, 2009 International Energy Conservation Code, to eliminate the existing vestibule, where required.

Korey Klingenberg appeared and stated he is requesting a variance to eliminate an existing vestibule in a clothing store. He stated there were two separate businesses, and his client is expanding his business and taking over the space previously occupied by the second business. Jerry Rutledge, property owner, stated in most cases there are no more than 10 customers in the store at one time. He stated the previous owner installed the vestibule so it could access two businesses, which is no longer required. Vince Colarelli suggested putting a heat source at the entry doors, in lieu of the vestibule, and Mr. Rutledge said he is open to this solution. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that supplemental thermostatically controlled heat is installed at the entry to prevent heat loss, seconded by Johnny Johnson; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

13. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 12:23 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg