

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

May 15, 2013

11:00 a.m.

**MEMBERS PRESENT:** Mr. Rick Johnson, Citizen at Large  
Mr. Michael McShea, Engineer  
Mr. Johnny Garcia, Building A, B or C Contractor

**MEMBERS ABSENT:** Mr. Larry Whittaker, Architect  
Mr. Tom McDonald, Building A Contractor

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Bob Croft, Deputy Building Official/Large Business Development  
Mr. Jay Eenhuis, Chief Plans Examiner  
Ms. Mindy Stuemke, Permit Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Rick Johnson called the meeting to order at 11:05 a.m.

#### **1. CONSIDERATION OF THE APRIL 17, 2013 BOARD OF REVIEW MINUTES**

A motion was made by Johnny Garcia to **APPROVE** the April 17, 2013 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 1, 2013.

A motion was made by Johnny Garcia to **APPROVE** the May 1, 2013 Building Committee Minutes as written, seconded by Michael McShea; the motion carried unanimously.

b) MEP Committee Minutes of May 8, 2013.

A motion was made by Michael McShea to **APPROVE** the May 8, 2013 MEP Committee Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

### 3. **DECISION APPEALS**

- a) 6650 Bear Tooth Drive, Permit I70138 – Nathan Liljestrand, Custom Creations, Ltd., requests a variance to Section R305.1, Exception 2, 2009 International Residential Code, to allow a ceiling height in a bathroom of 6’7”, where a minimum of 6’8” is required. *Nathan Liljestrand appeared before the Building Committee on May 1, 2013, and the Building Committee denied his variance request until further information is available.*

Nathan Liljestrand appeared and stated this work was done prior to permit and during the Building Committee, he was unsure whether the ceiling could be raised. He said they punctured a hole in the ceiling and there is a 3” drain pipe that prohibits the ceiling from being raised. Roger Lovell stated the building inspector has verified that the framing is as tight as possible, and RBD staff does not oppose this variance request. A motion was made by Johnny Garcia to **REVERSE** the decision of the Building Committee and **APPROVE** the variance request, seconded by Michael McShea; the motion carried unanimously.

### 4. **UNFINISHED BUSINESS**

- a) MEP Committee

Jack Arrington appeared and stated the Electrical Committee and the Mechanical Committee have been combined to form a MEP Committee, which is working out very well.

- b) Update on RBD Staff in Mechanical Department

Jack Arrington stated RBD recently hired a new mechanical inspector, and will be hiring another mechanical inspector in the near future. He stated he has three mechanical inspectors with health issues, which has created the need for additional staff. He stated RBD is doing 250 inspections a day and 300 inspections on Fridays with only 11 mechanical inspectors right now.

- c) Update on Plumbing Sunset Rules

Jim Vernon stated the Plumbing Sunset Rules have passed at the State level, which means the State will be hiring three or four new inspectors and will increase their area throughout the State. He stated the State is looking at the 2012 International Plumbing Code for the adoption process. He stated the International Fuel Gas Code will be adopted by the Board and regulated through the rules.

### 5. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 11:21 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/lhg