

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE AGENDA

September 3, 2014

9:00 a.m.

1. **CONSIDERATION OF AUGUST 6, 2014 MINUTES**

2. **COMPLAINTS**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

D.G. FENN CONSTRUCTION, INC – DANIEL FENN (REINSTATEMENT)
KELLEY CONSTRUCTION, INC – JOSEPH KELLEY (REINSTATEMENT)
NOVA HOTEL RENOVATION & CONSTRUCTION, LLC – ROBERT BURKE
PANTERRA DEVELOPMENT LTD LLP DBA PANTERRA CONSTRUCTION –
FREDRICK GERDES

Building Contractor B-1 (General Limited)

LEGACY BUILDING CO, LLC – CECIL BARKER
TEAM CSR LLC DBA 1ST CALL CONSTRUCTION – TERRY ST. LOUIS
(EXAMINEE CHANGES CO.)
WEEKES CONSTRUCTION, INC. – HUNTER WEEKES

Building Contractor B-2 (General Limited)

PLAYCO PARK BUILDERS INC – PAUL GIBSON (LIMITED)

Building Contractor C (Homebuilder)

BW BUILDERS, LLC – BRIAN DENSMORE
THE HOME IMPROVEMENT CENTER – THOMAS MORK
J & R CONSTRUCTION – JERRY MCCLINTON (REINSTATEMENT)
TERRAIN FINE LANDSCAPES DBA FINE TERRAIN LANDSCAPES – PAUL
BURNS (LIMITED)

Building Contractor D-1 (Roofing)

5280 ROOFING & EXTERIORS, INC. – CHARLES GIBSON (REINSTATEMENT)
SINGH CONTRACTING, LLC – JASVINDER SINGH

Building Contractor D-1 (Stucco)

STUCCO BROTHERS LLC – DALE FUNK

Building Contractor E (Residential Maintenance/Remodeling)

NATHAN PARKS AKA PARKSDIXON.COM/SERVICES – NATHAN PARKS

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

BONNIE BUILT HOMES & REMODELING LLC – BONNIE VAN GORDER*
COLORADO CUSTOM BUILDING AND REMODELING – JOE CARNS*

Building Contractor D-1 (Roofing)

5 STAR RESTORATION LLC – KRYSTAL MAYE*
ROBLES REMODEL & ROOFING – ALVINO ROBLES (REINSTATEMENT) *

* Appearance required at the Building Committee meeting.

4. CONSENT CALENDAR

- a) 11740 Howells Road, Permit J23562 – Andrew Robinson, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 49” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum of 11½” tread, and the full width of the window opening.
- b) 26 Red Wing Terrace, Permit J23272 – Greg Trowbridge, Dad’s for Hire, LLC, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 48” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum of 11½” tread, and the full width of the window opening.

- c) 604 West Brookside Street, Permit J19614 – Nathan Schnackenberg, homeowner, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6'5" head height above the stairs where a minimum of 6'8" is required.
- d) 1515 Leoti Drive, Permit J29354 – Joseph Hicks, homeowner, requests a variance 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.

VARIANCE REQUESTS

- 5. 1635 Aeroplaza Drive, Permit J29999 – Steve Siegel and Sanjeev Tandon, dpiX, LLC, requests a variance to Table 5.2.2(1), 2009 International Energy Conservation Code, to allow reduction in R-value to maintain finished roof membrane height.
- 6. 7689 North Union Boulevard – Larry Gilland, LGA Studios, requests a variance to Section 1109.2, 2009 International Building Code, to allow a non-accessible employee bathroom where an accessible bathroom is required.
- 7. 2818 Grand Vista Circle – Kevin Martin, Main Street Property Group, requests variances to:
 - a) Section 1008.1.2, 2009 International Building Code, to allow sliding doors which are not side-hinged doors to be installed at the entrance to the bathrooms in the patient sleeping rooms, where prohibited.
 - b) Sections 715.5 and 1018.1, 2009 International Building Code, to allow non-rated windows in the 1-hour corridor wall at the nurse work area, I-1 occupancy, where prohibited.
 - c) Section 1018.6, 2009 International Building Code, to allow the nurse work room and common areas to be open to the corridor in the assisted living facility, I-1 occupancy, where prohibited.
- 8. 4938 Cita Drive, Permit J32439 – Rick Hudnall, Hudnall Custom Builders, LLC, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6'7" where a minimum of 7'0" is required.
- 9. 707 East Colorado Avenue – Nathan Archer, homeowner, requests a variance to Section R403.1.4.1, 2009 International Residential Code, to allow less than the required 30" frost protected piers/foundation.

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10. 210 Elm Circle, Permit I95877 – Al Clancy, Clancy Building and Design, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3½" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".
11. 4055 Timber Lane – J. B. Johnson, Becker-Johnson, Inc., requests a variance to Sections R312.2 and/or R312.3, 2009 International Residential Code, to allow use of existing guardrails, and waive compliance with guard height and/or opening limitations.
12. **UNFINISHED BUSINESS**
13. **NEW BUSINESS**

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg