

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

March 5, 2014

10:00 a.m.

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

MEMBERS ABSENT: Mr. Vince Colarelli

OTHERS PRESENT: Mr. Roger Lovell, Deputy Building Official/Large Business
Development
Mr. Terry Brunette, Deputy Building Official/Construction
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. Frank Atchison, Senior Building Inspector
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman John Clarke called the meeting to order at 10:01 a.m.

1. **CONSIDERATION OF FEBRUARY 5, 2014 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the February 5, 2014 Building Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss. Johnny Johnson stated the Board of Review upheld the decision of the Building Committee to revoke Roy Attardi's license.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

BVB GENERAL CONTRACTORS LLC – JAMES VIGESAA
COLORADO COMMERCIAL CONSTRUCTION, INC. – JOSHUA BEGGS (EXAMINEE
CHANGES CO.)
M.J. HARRIS CONSTRUCTION SERVICES, LLC – ROBERT EGAN

Building Contractor C (Homebuilder)

ALL ABOUT HOME DESIGN, LLC – SAMUEL MAYNES
D & D CUSTOM HOME REMODELING – DANIEL CLARK (UPGRADE & LIMITED)
KENNETH B. MCINTOSH DBA MCINTOSH CONSTRUCTION – KENNETH
MCINTOSH
WESTECH CONSTRUCTION, LLC – ROBERT JASINSKI (EXAMINEE CHANGES
CO.)

Building Contractor D-1 (Retaining Wall)

MOSAIC BUILDERS – MICHAEL TESMAN (ADDITIONAL LICENSE)

Building Contractor D-1 (Roofing)

TRENT ROOFING AND CONSTRUCTION LLC – ROBERT TRENT

Building Contractor D-5A (Signs)

PRECISION WEST SIGNS – JOHN MCNAMARA (REINSTATEMENT)

Building Contractor E (Residential Maintenance & Remodeling)

DAUNTLESS CONSTRUCTION, LLC – RANDALL ADAMS
JTFUTUREQUEST – JAMES SWONGER
LEGACY CARPENTRY – CASEY GILL
MOSAIC BUILDERS – MICHAEL TESMAN (REINSTATEMENT)
SERGEANTS HANDYMAN SERVICES – JASON VILLA
TIERNEY’S CONSTRUCTION & REMODELING – DENNIS TIERNEY

Building Contractor F-1 (Solar)

REAL GOODS ENERGY TECH, INC. – BROCK BAUMGARTNER (CO. CHANGES
EXAMINEE)

A motion was made by Richard Gillit 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 C (Homebuilder)

PINNACLE HOMES – THOMAS MAHER*

Thomas Mahler appeared and stated he started Pinnacle Homes in 2007, and he is a full time realtor, and has been “flipping” properties. He stated he has completed five projects, and the homeowners pulled the permits for the five projects that he has completed. He stated when he formed Pinnacle Homes, his intent was to partner with another contractor, who was licensed, and who would pull the permits, but that partnership did not work out. Chris Richardson stated Mr. Mahler’s reference letters are very good. Mr. Mahler stated he is currently working on plans to build a house in High Forest Ranch. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “C” License, with the limitation of one ground up permit until completed, unlimited nonstructural permits below, and Mr. Mahler can work with RBD staff to have the restriction removed after completion of the one ground up permit, seconded by Richard Gillit; the motion carried unanimously.

REMODELER’S WORLD INC. – RICK SIMPSON (REINSTATEMENT)*

Rick Simpson appeared and stated his license expired in 2007. He stated he changed his career and has been involved in a long-term health care company. He said his plans are to build an 11 bed assisted living facility, which is the purpose in having his license reinstated. Pattie Benger stated a “C” License allows construction of a facility of 16 or fewer occupants. Mr. Simpson stated the patients in this new facility will be ambulatory and the building will be sprinklered. He stated he submitted plans to RBD and they are currently being reviewed. He stated he was told by RBD staff at the permit counter that he would require a “C” License to build this structure. Jay Eenhuis stated this is an R4 occupancy, which is more than 5 occupants, but less than 16 occupants. He stated that because it is a sprinklered building we have to comply with the International Residential Code; therefore, a “C” License is acceptable to pull a permit for this structure. Ms. Benger stated Mr. Simpson has two “A” status permits. Mr. Simpson asked if he could complete the “A” status permits simultaneously with the work on the assisted living facility.

A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “C” License, with the stipulation that the two “A” Status permits are completed within 60 days, and if they are not completed within 60 days, RBD can stop work on the permit for the assisted living facility, seconded by Richard Gillit; the motion carried 4:1. Chris Richardson opposed.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 2115 Golden Barrel Court, Permit H58916 – Jeffrey Johnson, 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) 3215 Blue Mountain Way, Permit J03382 – Matt Gowler, Craftsman Basement Finish Company, 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.
- c) 6725 Prince Drive, Permit J06729 – Richard Schnickel, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 44¾" windowsill height in existing conditions where a maximum of 44" is allowed.
- d) 1429 Coolcrest Drive, Permit J06371 – Michael Eivins, Echo Construction & Remodeling, requests a variance to 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

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

VARIANCE REQUESTS

- 5. 935 Osage Avenue, Permit I71273 – Jack Paulson, Paulson Architects, PC, requests a variance to Section 1009.5, 2009 International Building Code, to allow a 45" stair landing where a minimum of 48" is required.

Jack Paulson stated this project has been completed and they discovered the Code violation after the project was completed. He stated this is a 104 year old hotel. He stated they are trying to improve the safety of the building by adding a fire alarm, sprinkler system, etc. Mr. Paulson stated this is a shop drawing error that caused this landing to be short. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because the current construction has improved the safety of the building and does not present a life safety issue, seconded by Chris Richardson; the motion carried unanimously.

- 6. 1202 C & S Road, Permit J02301 – Chris White, Chris' Roofing & Remodeling Co., Inc., requests a variance to Section R905.2.2, 2009 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.

Chris White appeared and stated he put one layer of felt on this roof that has a 1¾:12 to 2:12 slope. He stated he has been in the roofing industry for 23 years. He stated this structure is a garage, and he installed Owens-Corning dimensional shingles on this roof. He stated he has extended his warranty by two years. Frank Atchison stated this type of shingle cannot be installed on a roof with less than a 2:12 slope. Mr. Finkbiner stated you can install this type of shingle on a 2:12 slope with ice and water shield, but this roof does not have ice and water shield. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the roof slope is a minimum of 1¾:12 pitch, ice and water shield is installed under the shingles, the homeowner warranty is extended, and the homeowner understands that this 20 square section of the roof will not have a manufacturer's warranty, seconded by Richard Gillit; the motion carried unanimously.

7. 9257 Portmarnock Court, Permit I03920 – Joshua Smith, homeowner, requests a variance to Section RBC303.4.8, No. 3, 2011 Pikes Peak Regional Building Code, to allow a soffit width greater than 50 percent of the room, where prohibited.

Joshua Smith appeared and stated he is the homeowner and is remodeling his basement himself. He stated existing conditions do not allow for a Code compliant soffit width. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Scot Gring; the motion carried unanimously.

7. b) 1336 Doyle Place, Permit H64280 – Kenneth Wood, homeowner, requests a variance to Section R308.4, Item Nos. 5 and 6, 2003 International Residential Code, to allow standard glazing, where safety glazing is required.

Kenneth Wood appeared and stated he installed new windows himself and was not aware that safety glazing was required. He stated to replace the glass would be a cost of \$500. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Richard Gillit; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 11:23 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg