

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

April 2, 2014

9:00 a.m.

MEMBERS PRESENT: Mr. J. B. (Johnny) Johnson
Mr. Michael Finkbiner
Mr. Scot Gring
Mr. Richard Gillit
Mr. Brian Olson

MEMBERS ABSENT: Mr. John Clarke
Mr. Chris Richardson
Mr. Vince Colarelli

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Roger Lovell, Deputy Building Official/Large Business
Development
Mr. Terry Brunette, Deputy Building Official/Construction
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. Blake Nunnelley, Commercial Building Inspector
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Johnny Johnson called the meeting to order at 9:01 a.m.

Johnny Johnson requested a moment of silence for past Building Committee member Don Smith, whom recently passed away.

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

A motion was made by Michael Finkbiner to **APPROVE** the Minutes of the March 5, 2014 Building Committee meeting as written, seconded by Richard Gillit; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

B & M CONSTRUCTION, INC – BARBARA MYRICK
COLORADO EXTERIORS LLC – JOHN ELLIOTT (EXAMINEE CHANGES CO.)
COONS LLC – DAVID COONS
MEL-RO CONSTRUCTION, INC. – KEVIN BROOKER (NEW PRIMARY EXAMINEE)

Building Contractor B-1 (General Limited)

RESCON HOLDINGS, LLC – JEFFREY PETOSKEY (CO. CHANGES EXAMINEE)

Building Contractor C (Homebuilder)

AFFINITY HOMES LLC – JEFFREY EVANS II (LIMITED)
DREAM TEAM CONSTRUCTION, INC. – MICHAEL BERRY (EXAMINEE CHANGES CO.)
FROHLING ENTERPRISES – LON FROHLING
ORR CONSTRUCTION CO. LLC – RANDALL ORR
RYAN GILLESPIE – RYAN GILLESPIE (LIMITED)

Building Contractor D-1 (Roofing)

ABOVE ALL CONSULTANTS, LLC – DARYL WRIGHT (REINSTATEMENT)
BIG BOYZ ROOFING, LLC – JASON MEISEL
BLACK N WHITE ROOFING & EXTERIORS LLC – KYRIAKOS MELAS
EPLUS ENTERPRISES LLC DBA 719SIGN – EDWIN BARNETT (EXAMINEE CHANGES CO.)
L & N CONSTRUCTION LLC – LANCE NILSON (CO. CHANGES EXAMINEE)
PRIORITY RESTORATION, LLC – ERIC REHBERGER
SPECIAL T SERVICES, LLC – BARTOLO TALMADGE
STRYKER ROOFING – CHARLES BARNETT

Building Contractor D-1 (Siding)

MCC LTD – CHRIS MANESS

Building Contractor D-2A (Signs)

REGION 8 ENVIRO, LLC – JOSEPH DOYLE

Building Contractor D-5A (Signs)

EPLUS ENTERPRISES LLC DBA 719SIGN – EDWIN BARNETT (EXAMINEE CHANGES CO.)

Building Contractor E (Residential Maintenance & Remodeling)

QUALITY CONTRACTORS LLC – ROGER MORGAN

Building Contractor F-1 (Solar)

COLORADO STANDBY, LLC – ROBERT BENNETT (EXAMINEE CHANGES CO.)

A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Michael Finkbiner; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1 (General)

AMERICAN TECHNOLOGIES, INC (ATI) – JEFFREY MOORE*

Jeffrey Moore appeared and stated he is a restoration contractor, and this is a family owned business. He stated he has 18 offices across the country and they would like to open an office in this area in the near future. He said the major portion of his work is insurance claims due to natural disasters. He said 99 percent of his work is cosmetic work. Mr. Moore stated he has been working in the construction industry for 20 years. Scott Gring stated he is concerned that Mr. Moore does not have adequate ground-up experience. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an “A-1” License, with the limitation of no ground-up construction or additions, seconded by Richard Gillit; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. CONSENT CALENDAR

- a) 15815 Wildwind Terrace, Permit J06973 – Shane Longie, K & E Construction, Inc., 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) 2641 Front Royal Drive, Permit J11162 – Gregory Wabst, 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) 15811 Paiute Circle, Permit J10339 – Jeffrey Smestad, homeowner, requests variances 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.
- d) 835 Coyote Willow Drive, Permit J03384 – Craftsman Basement Finish, Inc., 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.
- e) 9215 Red Fern Lane, Permit J04192 – Luke Gibson, 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.
- f) 17310 Papago Way, Permit J05235 – Craftsman Basement Finish Company, Inc., requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.
- g) 9360 Portmarnock Court, Permit J03657 – Gary Clements, KC’s Construction, LLC, 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 and ducts where a minimum of 6’8” is required.

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

VARIANCE REQUESTS

- 5. 3 Assembly Court, Permit J09777 – Lisa Peterson, Hammers Construction, Inc., requests a variance to Section RBC302.4.42, Item 1, 2011 Pikes Peak Regional Building Code, to allow less than the required 30” frost protected foundation.

Lisa Peterson and Jeremy Hammers appeared and stated they are asking for a variance to put a shed on an existing foundation. She said she has submitted engineering reports to RBD for both soils and structural issues. She said there is an opening on one side of the building for equipment to move product in and out of the building. Ms. Peterson stated the building is unheated and it will be used to store equipment. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

6. 2211 and 2215 East Boulder Street – J. B. Johnson, Becker Johnson, Inc., requests a variance to Section 1009.4.4, 2009 International Building Code, to allow a 2” difference in stair riser height where a maximum of 3/8” is allowed.

Johnny Johnson recused himself from this item.

Johnny Johnson appeared and stated the existing steel stairs going down to the basement have a 7” rise and a 12” tread, with the exception of the bottom step, which has a 5” rise. He stated these stairs go down to a storage area. Jay Eenhuis stated RBD staff does not oppose this variance request. A motion was made by Scot Gring to recommend to the Board of review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

7. 2512 North Tejon Street, No. A – Paul Rathbun, Rathbun General Contractors, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’8” in a bedroom and office, where 7’0” is required.

Paul Rathbun appeared and stated this structure was built in 1925 and this permit is for a basement remodel. He stated existing conditions do 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 based on the age of the home and pre-existing conditions of the home, seconded by Michael Finkbiner; the motion carried unanimously.

8. 3820 Becket Drive, Permit J06555 – Steve Miller, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a 6’6” ceiling height in a hallway, where 7’0” is required.

Steve Miller appeared and stated this is a basement finish on a home built in 1979. He stated existing conditions do not allow for a Code compliant ceiling height in a hallway due to ductwork in the hall. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Richard Gillit; the motion carried unanimously.

9. 1410 North Weber Street, Permit J10435 – Jeff Kiepke, homeowner, requests variances to:
- a) Section R311.7.2, 2009 International Residential Code, to allow a 6'1½" head height above the stairs where a minimum of 6'8" is required.

Jeff Kiepke appeared and stated this house was built in 1875 and this permit is for a basement remodel. He stated the stairs are existing stairs and he is unable to raise the ceiling height over the stairs. Scot Gring suggested that Mr. Kiepke consult an engineer to see if there are options available to gain more height for both the stairs and the soffit. Johnny Johnson suggested that Mr. Kiepke postpone the variance requests for 30 days until he is able to provide the Building Committee with additional information

- b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'0" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Jeff Kiepke stated he would like to **POSTPONE** these variance requests for 30 days so he can provide more information to the Building Committee.

10. 15811 Paiute Circle, Permit J10339 – Jeffrey Smestad, homeowner, requests variances to Section R305.1, Exception 2, 2009 International Residential Code, to allow a 6'2" soffit height above a bathtub fixture, where 6'8" is required.

Jeffrey Smestad appeared and stated this is a basement finish, and the framing and plumbing were done by the builder. He said this soffit overhangs 18" on one end of the bathtub, which is the end of the bathtub with the shower head, so he will be installing a handheld shower head. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because the shower head is handheld, seconded by Richard Gillit; the motion carried unanimously.

11. 719 Polaris Drive, Permit J10230 – Kevin and Melanie Reel, homeowners, requests a variance to Section R311.7.4.2, 2009 International Residential Code, to allow a 9 1/8 inch tread depth, where 10" is required.

Kevin and Melanie Reel appeared and stated they are repairing a staircase, and adding additional stringers and increasing the rail height. He stated existing conditions do not allow for a Code compliant tread depth. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions and the new construction is an improvement over the previous staircase, seconded by Scot Gring; the motion carried unanimously.

12. 1806 Wood Avenue, Permit I88752 – Nick Gramprrie requests variances to:

- a) Section R311.7.7.2, 2009 International Residential Code, to allow a discontinuous handrail where it is required to be continuous for the full length of the flight of stairs.

Nick Gramprrie appeared and stated this house was built 100 years ago and the staircase is configured in an “S” curve. He stated the stairs have been resurfaced. He stated they are trying to do a bent rail system and they are having trouble getting it to follow the change in the rise and run of the stairs. Mr. Gramprrie stated he would like to install one rail that will go up 10 steps, and then add an additional rail that will continue up the stairs.

- b) Section R311.7.7.1, 2009 International Residential Code, to allow a handrail to be located 40” above the nose of the treads where it is required to be installed between 34” to 38” above the nose of the treads.

A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of both Items 12a and 12b, seconded by Michael Finkbiner; the motion carried unanimously.

13. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

14. **NEW BUSINESS**

- a) Teller County License Reciprocity

Henry Yankowski stated RBD is doing the inspections and plan reviews for the City of Woodland Park, and it was agreed that El Paso County licenses are valid in Woodland Park, but RBD did not agree at that time that Teller County licenses would be valid in El Paso County. He stated Teller County has requested that Teller County licenses are also valid in El Paso County, as a process of reciprocity.

Jeff Smith and Carl Anderson, members of the Board of Review from Teller County, appeared and Mr. Smith stated they would like to have the Teller County license recognized in El Paso County without their licensees going through the testing requirements. Mr. Anderson stated Teller County recognizes the El Paso County licenses, and they would like El Paso County to reciprocate, by allowing Teller County licensees to go through the standard application and insurance procedures, but waiving the testing requirements.

Todd Welch asked if Teller County requires that “A” status permits are completed prior to renewing licenses. Mr. Anderson stated he did not know the answer to this issue, but stated there will be details that will have to be worked out between the two counties.

Pattie Bengner asked if Teller County does criminal background checks, and Mr. Smith stated he would have ask their attorney about the background checks. Ms. Bengner stated some of the license descriptions are different in Teller County.

Mr. Yankowski stated RBD would like to know if the Committee is in favor of this issue, and if so, it will also have to be approved by the MEP Committee and the Board of Review, and all of the jurisdictions. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** to grant RBD to proceed with this issue of reciprocity of licenses with Teller County, seconded by Michael Finkbiner; the motion carried 3:1. Richard Gillit opposed.

The meeting adjourned at 10:44 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg