

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

May 7, 2014

9:00 a.m.

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

MEMBERS ABSENT: Mr. John Clarke

OTHERS PRESENT: Mr. Todd Welch, Regional Counsel
Mr. Roger Lovell, Director of Building Operations
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:

Vice Chairman Chris Richardson called the meeting to order at 9:01 a.m.

1. **CONSIDERATION OF APRIL 2, 2014 MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the April 2, 2014 Building Committee Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

ASPEN VIEW HOMES – NICOLAAS MOSTERT (EXAMINEE CHANGES CO.)
OPUS DESIGN BUILD, LLC – MARK BAIRD (SECONDARY)
OPUS DESIGN BUILD, LLC – WILLIAM GROVE (PRIMARY)
IICON CONSTRUCTIN GROUP – DON JOHNSON

Building Contractor A-2 (General Limited)

JTS CONSTRUCTION LLC – JEFFERY WIERENGA (LIMITED)

Building Contractor B-1 (General Limited)

DRS INC DBA PROFESSIONAL RESTORATION – DONALD RICHTER
INDEPENDENT HOME LIVING CONTRACTORS INC – MIRAN JACOBY
INNOVATIVE EXTERIORS – LANCE GILBERT (EXAMINEE CHANGES CO.)

Building Contractor C (Homebuilder)

AMERICAN HERITAGE RESTORATION – MARCUS MCDERMETT
PROSPECT BUILDERS LTD – JOHN HOCKMAN (LIMITED)
WICKHAM’S WORKBENCH – GREGORY WICKHAM (UPGRADE & LIMITED)

Building Contractor D-1 (Exteriors)

SHAMROCK EXTERIORS INC. – ROBERT O’NEAL II (ADDITIONAL LICENSE)

Building Contractor D-1 (Roofing)

BLUE EAGLE ROOFING & CONSTRUCTION – CRAIG KAATZ (CO. CHANGES
PRIMARY EXAMINEE)
CERAMIC MOSAIC LLC – MATTHEW SAVARIE
DIAMOND ROOFING & CONSTRUCTION – MICHELLE HICKOX
HCS RESTORATION & ROOFING, LLC – CLARK DIEPHOLZ
PINNACLE PARTNERS CONSULTING GROUP, LLC – LOU HARDIN

Building Contractor D-3B (Wrecking Limited)

INNOVAR ENVIRONMENTAL, INC. – WILLIAM POSEY, JR.
UNDERGROUND SYSTEMS LLC – WALTER TABOR II

Building Contractor D-5A (Signs)

NEOGRAPHICS SIGNS & BANNERS – JOHN DAMIANO

Building Contractor D-6B (Signs Limited)

168 SIGN LLC – KWOK AUYEUNG

Building Contractor E (Residential Maintenance & Remodeling)

COLORADO TILE & STONE – ROBERT OCONNELL
DSIMMONS CONSTRUCTION – DENNIS SIMMONS
JAMESON CONSTRUCTION SOLUTIONS – JAMESON KADRMAS
O’LEARY & SONS INC. – JOHN O’LEARY
SHAMROCK EXTERIORS INC. – ROBERT O’NEAL II (EXAMINEE CHANGES CO.)
WARE PROPERTIES, LLC – JAY WARE
WILLOW WOOD HOME SOLUTIONS, LLC – JERRY LONG

Building Contractor F-1 (Solar)

SOLAR SIDE UP LLC – GEOFF VEZZETTI

A motion was made by Johnny Johnson 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 C (Homebuilder)

THE BUILDER GROUP INC – MACKENZIE KERR (EXAMINEE CHANGES CO.)*

No one appeared. A motion was made by Richard Gillit to **TABLE** this License Request until the end of the meeting, seconded by Johnny Johnson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. CONSENT CALENDAR

- a) 5051 Austerlitz Drive, Permit J15303 – Chris Anderson, 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.
- b) 6477 Sunny Meadow Street, Permit 12341 – Eric Sachaj, Advanced Remodeling Service, LLC, 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.

- c) 3625 Cranswood Way, Permit J13075 – Jim Pittman, Pittman Construction, LLC, , requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6½” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 7045 Shoshone Way, Permit I94471 – Michelle Wyatt, homeowner, 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.

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

VARIANCE REQUESTS

- 5. 1245 Tenderfoot Hill Road, Permit I88234 – Brad Erin, Paragon Architects, requests variances to:

- a) Sections 1008.1.10 and 1027.6, 2009 International Building Code, to waive panic hardware at two exterior gates and access to a public way, where required.

Preston Amos, The Ferris Group, appeared and stated he is the developer and owner of this property. He stated this is a childcare/preschool facility and there are eight rooms. He stated they have installed panic hardware on both of the exits to the playground. Mr. Amos stated they would like to put a latch at 70” on the gate so small children cannot push the panic bar and exit the playground area. He stated this latch would also allow staff to lock the gates so no one can enter the property after hours. He stated generally there are approximately 40 children on the premises. Chris Richardson stated he is not comfortable with the type of latch Mr. Amos is proposing; he feels a device that is tied to the alarm system would be more appropriate. Jay Eenhuis stated RBD staff is not in favor of this variance request because the building is not sprinklered. A motion was made by Vince Colarelli to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Johnny Johnson; the motion carried unanimously.

- b) Sections 1008.1.9.2, 2009 International Building Code, and Section 404.2.6, ANSI A117.1-2003, to allow push to exit devices positioned higher than the maximum of 48”, where prohibited.

Mr. Amos stated they are requesting a variance to allow the push to exit devices to be installed at 70” so small children are not able to exit the building without supervision. He stated the occupant load for the building is 108. He stated the devices will unlock

when the fire alarm sounds. Mr. Amos stated this device also keeps children from exiting into the lobby without supervision. Jay Eenhuis stated RBD staff does not oppose this variance request. Mr. Amos stated this is not an emergency device; it is for daily exiting of the building. He stated the door into the lobby has a 15 second delay, and Mr. Eenhuis stated this is not allowed by Code. Chris Richardson stated the push to exit devices are just a matter of convenience for daily use, whereas the panic hardware is for emergency use. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request because the existing hardware appears to meet Code, with the stipulation that they are installed at a maximum height of 70", seconded by Richard Gillit; the motion carried unanimously.

6. 621, 623 and 625 East Monument – Christine Riggs, Architect, requests a variance to Section 903.2.8, 2009 International Building Code, to substitute a 2-hour floor/ceiling assembly in lieu of sprinklers.

Christine Riggs appeared and stated this project is an existing duplex, i.e. one unit on the main level, and the other unit on the second level. She stated they are installing a third unit in the basement. She said they are proposing a 2-hour floor/ceiling assembly in lieu of installation of a sprinkler system. Ms. Riggs stated this building was constructed in the 1980's. Jay Eenhuis stated if the building had been built out as a triplex in the 1980's, it would have been built under the Uniform Building Code. He stated if the building had been permitted as a triplex when initially built, this variance would not be required. Ms. Riggs stated each unit has egress windows out of the living area and an exterior door outside, and all of the stairs are on the exterior of the building. Mr. 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 the 2-hour floor/ceiling assembly in lieu of sprinklers is an acceptable alternative, seconded by Scot Gring; the motion carried unanimously.

7. 5101 Cheyenne Mountain Highway, Cabins 202, 204, 208, 209, and 210 – Roger Sauerhagen, CSNA Architects, requests a variance to allow use of Section R305, 2009 International Residential Code, as amended, to apply to sloped ceilings at loft space of one and two bedroom loft cabins, where prohibited.

John Goodloe, CSNA Architects, appeared and stated these cabins are in Cloud Camp, and the cabins were built under the International Building Code. He said they are requesting that the sloped ceilings at the loft space of the one and two bedroom loft cabins be built to the International Residential Code. He stated the loft area is approximately 108 square feet, with two operable windows. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because it does not present a life safety issue, with the stipulation that they are nor more than 11% over on the larger cabin and 8% over on the smaller cabin of the maximum allowed by Code, seconded by Michael Finkbiner; the motion carried unanimously.

8. 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.
 - 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".

This Item was postponed from the April 2, 2014 Building Committee meeting so Mr. Kiepke could provide more information.

Jeff Kiepke appeared and stated he appeared at the April 2, 2014 Building Committee meeting and the Committee postponed the variance requests so he could obtain further information. He stated he has presented an engineer's report to RBD staff and the Committee for their review. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of Items 8 (a) and (b) due to pre-existing conditions, and the engineers report presented to the Committee and RBD staff, seconded by Scot Gring; the motion carried 4:1. Richard Gillit opposed.

9. 11 Washington Avenue, Permit J10554 – Rooftop Restoration requests a variance to Sections R905.2, R905.5, and R905.11, 2009 International Residential Code, to allow installation of laminated asphalt shingles over modified Bitumen on low slope of roof section, where prohibited.

Mark Rathbauer appeared and stated he would like to **WITHDRAW** this variance request.

10. 13775 Woodlake Road, Permit I54364 – James Paschall, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit height width of approximately 60% of the room, where a maximum of 50% is allowed.

Brenda Paschall appeared and stated the soffit in this basement remodel is 60% of the floor space of the room, whereas, the maximum of 50% is allow by Code. She stated she and her husband did part of the remodel and J & J Construction did a portion of the construction. She stated she was notified by RBD that the frame inspection was not completed and when the inspector came out he pointed out the soffit width issue. Terry Brunette stated RBD staff does not oppose this variance request. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because it does not present a life safety issue, seconded by Johnny Johnson; the motion carried unanimously.

11. 7672 Crestone Peak Trail, Permit G80708 – Savio Construction, Inc. requests a variance to Section 303.4.1, 2009 International Residential Code, to allow a 6’7” crawlspace height, where a maximum of 5’ is allow.

Lou Savio appeared and stated he took over this project after the foundation had been installed. He stated the foundation was built at 6’8” and all of the mechanical equipment is in the crawl space. He stated there is a pad for the mechanical equipment, but the remainder of the floor is dirt. Mr. Savio stated you have to go down a ladder to get into the crawlspace. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because there are no windows or exterior entrance, which would make it very difficult to remodel this area into a basement, seconded by Johnny Johnson; the motion carried unanimously.

12. 820 Midland Avenue, Permit J02355 – Kenton Pass, The Sawhorse Company, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’3” head height above the stairs where a minimum of 6’8” is required.

Kenton Pass appeared and stated this is a small addition on a house in Manitou Springs. He stated this variance request is due to an error on his part and they did not discover the head height issue over the stairs until the inspector pointed it out. He stated there is one step that is at 6’3” and then it goes up to between 6’4” to 6’5” for the remainder of the stairs. He stated they can tear up the hardwood floor in the closet that is above this area to obtain additional height, but the homeowner would prefer not to have to do this. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request because there are options available to make this issue Code compliant, seconded by Richard Gillit; the motion carried unanimously.

13. 12208 Chimney Smoke Drive, Permit H61229 – Tom Mathieson, Mathieson Roofing Services Corp., requests a variance to Section R905.2.7.1, 2009 International Residential Code, to waive the requirement for ice and water shield on roofs above elevations of 7,000 feet, where required.

Tom Mathieson appeared and stated this was an insurance project and on the scope of work presented by the insurance company, it did not have ice and water shield. He stated he has extended his warranty to 20 years and it is transferable to a future homeowner. He stated he has also presented to the Committee and RBD staff a letter from the homeowner accepting the current construction of the roof. Mr. Mathieson stated he pulled the permit in 2010 and at that time the elevation was not noted on the permits. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request based on the fact that it is only 86’ out of Code, the house is in Peyton without a lot of trees, and it is not going to affect the warranty on the shingles, seconded by Richard Gillit; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

THE BUILDER GROUP INC – MACKENZIE KERR (EXAMINEE CHANGES CO.)*

MacKenzie Kerr appeared and stated he has been a licensed contractor since 2005, and he is now going out on his own. He stated he is aware that he has 11 “A” status/open permits with the previous company that he worked for, i.e. MacIntire Corporation, which he plans to complete within the next three weeks. He stated the previous contractor that he worked for did not have adequate staff to assist him, which created the “A” status permits. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the stipulation that all current permits are completed prior to transfer of his license, seconded by Johnny Johnson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

14. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

15. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:08 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg