

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

August 6, 2014

9:00 a.m.

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

MEMBERS ABSENT: Mr. Vince Colarelli

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Roger Lovell, Director of Building Operations
Mr. Todd Welch, Regional Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Mr. Blake Nunnelley, Senior Building Inspector
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman John Clarke called the meeting to order at 9:02 a.m.

Roger Lovell introduced John Welton, RBD's newly appointed Chief Building Inspector.

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

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

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

EL PASO COUNTY GOV'T – THOMAS SESLAR (ADDITIONAL & PRIMARY EXAMINEE)

JIM ROSE – JIM ROSE (EXAMINEE CHANGES CO.)
MATTHEW JOHNSON – MATTHEW JOHNSON (EXAMINEE CHANGES CO.)

Building Contractor B-1 (General Limited)

CALVIN'S CUSTOM CARPENTRY & REMODELING – CALVIN ATES (LIMITED)
CRITICAL PATH MANAGEMENT, LLC – JAMES SCROGGS (REINSTATEMENT)
DAKOTA FINE HOMES, LLC – DAVID LEITCH
ELEMENTAL BY DESIGN – SAMANTHA KLINGENBERG (EXAMINEE CHANGES CO.)
INTEGRATED DESIGN AND CONSTRUCTION LLC – DWIGHT COOPER (EXAMINEE CHANGES CO.)
SEVEN POINT CONSTRUCTION, INC – JEFFREY PRAEGER

Building Contractor C (Homebuilder)

CLASSIC HOME SERVICES, LLC – JOSHUA HILL
FOOTHILLS CONSTRUCTION & RESTORATION INC. – WILLIAM CHAMBERLIN
TALL PINES CONSTRUCTION – STEPHEN WHITE (EXAMINEE CHANGES CO.)

Building Contractor D-1 (Roofing)

ACCOY CONTRACTING INC. – JOSEPH NIKOVICS
AP ROOFING AND SPECIALTY COATINGS – JOHN PARSONS
NORTH AMERICAN ROOFING SERVICES – DWIGHT MARWEDE (REINSTATEMENT)
OPTIMUM ROOFING LLC – DAVID DURAN
PRECISION HOMES ROOFING, LLC – JAMES MOSEL
PROGRESSIVE SERVICES, INC DBA PROGRESSIVE ROOFING – MICHAEL YADAUGA
SEVERY CREEK ROOFING – STEVEN LOUDEN (EXAMINEE CHANGES CO.)

Building Contractor D-1 (Siding)

BLACK FOREST SIDING & WINDOWS – JON DIDLEAUX (REINSTATEMENT)
UNITED STATES SEAMLESS OF CENTRAL COLORADO – OLEG UCHITEL

Building Contractor D-2A (Wrecking)

QUALITY CONTRACTORS, LLC – ROGER MORGAN (ADDITIONAL LICENSE)

Building Contractor D-5A (Signs)

C AND S SIGN CONTRACTORS LLC – STEVEN TRAVIS
COLORADO SIGN MANAGEMENT – TIMOTH CUMMINGS
FRONT RANGE SIGN COMPANY – ROBERT ALEXANDER
INNOVATIVE REMODEL – STEVE CROUSE (ADDITIONAL LICENSE)

Building Contractor E (Residential Maintenance/Remodeling)

CONCEPTS IN IRON, LLC – ROBERT DAUGHERTY
COPPERHEAD RESIDENTIAL SERVICE & DESIGN, LLC – LANCE HARRIS
JJ'S HANDYMAN SERVICES, INC. – JOHNNY WEST JR.
KITCHENS BY WILLIAMS – STEVEN WILLIAMS

Building Contractor F-1 (Solar)

PHOTON BROTHERS – MATTHEW RAICHART (ADDITIONAL LICENSE)

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

TIMBER WERX LLC – RYAN WIENS*

Ryan Wiens appeared and stated he has never held a license in the past. He stated his father and grandfather were both builders, and he grew up doing construction work. He stated he also has an engineering degree. Mr. Wiens stated most of his work has been in Broomfield and Boulder County. He stated he has clients that have requested that he do work for them, which is the purpose of this license. He stated he built two custom houses in Broomfield as an owner/builder, and they were both 4,500 to 4,700 square feet and sold for approximately \$800,000. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a "C" (Homebuilder) license, limited to two ground-up permits, until completed, unlimited below, at which time Mr. Wiens can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 1760 Summit Drive, Permit J10327 – Andrea Crook, 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) 5 Plainview Road, Permit J15861 – Dan Schlaak, Eagle Eye Construction and Consulting, LLC, requests variances to:
- Section R310.1, 2009 International Residential Code, to allow a 49½” 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.
 - 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 in a storage room where a minimum of 6’8” is required.
- c) 1145 Terrace Road, Permit J25911 – Ted Zook, Zook Contracting, 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) 8796 Royal Melbourne Circle, Permit I74313 – Jonathan Drayer, 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.
- e) 5182 Eros Way, Permit J21589 – Eric Heckman, Heckman & Son’s Construction, 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) 219 West Ramona Avenue, Permit J03651 – Suzanne Cano, 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.

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

VARIANCE REQUESTS

5. 2512 Airport Road, Permit J11503 – Denny Merideth, Springs Trampoline Park, LLC, requests a variance to Section 1009.12, 2009 International Building Code, to waive handrail on one side of the stairs, where handrails are required on both sides of stairs.

Scott Strait appeared and stated he is representing the business owners Springs Trampoline Park. He stated there is a mesh safety net to hold people in the trampoline area, and to put a rail here would be a safety hazard because it would protrude into the jump area. He stated all of the platforms are manned by staff to monitor safety, and anywhere there is a drop off around the trampolines, there are safety nets which act as guardrails. He stated the stairs are 5' wide. John Welton stated RBD staff believes a handrail could present a life safety issue. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request based on the fact that it is special use, with the stipulation that a staff person is constantly monitoring the safety of the people using the trampolines, seconded by Scot Gring; the motion carried unanimously.

6. 141 Deer Path Avenue – Ryan Lloyd, Echo Architecture, requests a variance to Section R403.1.4.1, 2009 International Residential Code, to allow less than the required 30" frost protected piers/foundation.

Ryan Lloyd appeared and stated this building is being converted to residential use. He stated the building is in good condition and it has been heated in the past. He stated approximately one-third of the foundation is not below the frost line because the ground steps down. He stated four test sites have been dug around the building, and they hit rock in three of the test sites. Scot Gring stated the Committee would prefer to have a licensed soils engineer give a report for this foundation. Jay Eenhuis stated RBD staff would like a report submitted by a licensed soils engineer. Mr. Lloyd stated he does the engineering himself on all of his projects and he has submitted a report on this foundation with the variance application, although he did not stamp it. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Ryan Lloyd, as a licensed architect and/or engineer, re-submit a "stamped" architect/engineer letter, accepting liability for the integrity of this foundation, to RBD, seconded by Richard Gillit; the motion carried unanimously.

7. 4940 Seton Place, Permit J19163 – Pamela Bartner, homeowner, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 5'10" head height above the stairs where a minimum of 6'8" is required.

Pamela Bartner appeared and stated this deck has been completed, and there is a 5'10" head height above the stairs. She said she did have a contractor build this deck and the plans were approved by RBD. Chris Richardson stated the contractor did not build the deck according to the plans, because the head height issue is not shown in the plans. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the variance request because the contractor should have known the Code regarding this issue, and he did not build the deck according to the plans, seconded by Richard Gillit; the motion carried unanimously

8. 730 North Weber Street, Permit J03909 – Myron Newall and Mark Kraft request variances to:

a) Section 1009.1, Exception 1, 2009 International Building Code, to allow a 33½" stair width where a minimum of 36" is required.

Myron Newall and Mark Kraft appeared and Mr. Kraft stated due to existing conditions, he is unable to obtain a Code compliant stair width on this house that was built in the late 1890's. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Scot Gring; the motion carried unanimously.

b) Section 1208.2.1, 2009 International Building Code, to allow a soffit ceiling height of 6'2" under furred-down beams, pipes and ducts where it is required to be a minimum of 7'0".

Mr. Kraft stated he is unable to obtain a Code compliant soffit height due to a pre-existing beam and ductwork. He stated he may be able to gain another 1½". A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, with the stipulation that a height of 6'3½" is obtained, seconded by Chris Richardson; the motion carried unanimously.

9. 5 Plainview Road, Permit J15861 – Dan Schlaak, Eagle Eye Construction and Consulting, LLC, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'2" under furred-down beams, pipes and ducts, above a door and in storage room, where it is required to be a minimum of 6'8".

Dan Schlaak appeared and stated this is a remodel of a house built in the early 1960's. He stated this head height issue is in the basement; and there are two areas where there is an issue with the height of the soffit, i.e. a soffit over the door to a bedroom and another area in the storage room. John Welton stated the inspector has made note that the height cannot be raised do to structural limitations. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request due to structural limitations, seconded by Johnny Johnson; the motion carried unanimously.

10. 823 Bonfoy Avenue, Permit J20377 – Jeremy Wardell, homeowner, requests a variance to Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8½” where a maximum of 7¾” is allowed.

Jeremy Wardell appeared and stated this is a 20” x 20” detached garage built by Tuff Shed, and the step out of the side entry door to the garage is ¾” out of Code. Jay Eenhuis stated a 3’ x 3’ landing can be easily installed to correct this issue. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request because the condition was created by new construction, and there are options to correct this issue, seconded by Michael Finkbiner; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

- a) Update on Appeal to Board of Review

Johnny Johnson stated the decision of the Building Committee was affirmed by the Board of Review for 1610, 1630, 1650, and 1690 North Murray Boulevard.

12. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:16 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg