

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

October 1, 2014

9:00 a.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Mr. Roger Lovell, Director of Building Operations  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. John Welton, Chief Building Inspector  
Mrs. Pattie Bengner, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman John Clarke called the meeting to order at 9:00 a.m.

### 1. **CONSIDERATION OF SEPTEMBER 3, 2014 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the September 3, 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)**

ARCO SPECIALTY CONSTRUCTION COMPANY, INC. – CAMERON PINZKE  
CROSSLAND CONSTRUCTION COMPANY, INC. – THOMAS KELLER  
(UPGRADE)

PEAK PROFESSIONAL CONTRACTORS, INC. – DAVID BRINKER (UPGRADE)  
PURGATOIRE VALLEY CONSTRUCTION – TROY HOUG

**Building Contractor B-1 (General Limited)**

ALL PHASE RESTORATION – IVAN JANSSEN  
BC BUILDERS, INC. – BRUCE CARPENTER  
I.C.E. BUILDERS, INC. – ROBERT MOORE (REINSTATEMENT)  
ONE WAY DEVELOPMENT & CONSTRUCTION CO INC. – TIMOTHY  
FITZPATRICK (REINSTATEMENT)

**Building Contractor B-2 (General Limited)**

OWEN COMMUNICATION SERVICES INC. – MARK STRAYER (LIMITED)

**Building Contractor C (Homebuilder)**

ALLEGIANCE CONSTRUCTION, LLC – DAVID POLLOCK (EXAMINEE  
CHANGES CO.)  
D & J JOHNSON ENTERPRISES INC DBA PERFORMANCE ROOFING & REST. –  
JOHN CICERO (ADDITIONAL LICENSE)  
DEL SOL REALTY SERVICES – DEREK BLEA  
INCLINE HOMES, LLC – JACQUES DE LANGE (EXAMINEE CHANGES CO.)  
MATTHEW B. KING – MATTHEW KING  
RESTORATION COLORADO, INC. – GENE SQUIRES (EXAMINEE CHANGES  
CO.)  
ROCKY MOUNTAIN HIGH BUILDERS INC. – THOMAS BIONDOLILLO  
(EXAMINEE CHANGES CO.)

**Building Contractor D-1 (Exteriors)**

AGR ROOFING AND CONSTRUCTION – RYAN SCHEELER  
NATIONAL HOME IMPROVEMENT, INC. – STEVE BECKER

**Building Contractor D-1 (Fdn. Repair)**

COLORADO GROUTING – TREVOR CRAIG (ADDITIONAL EXAMINEE)

**Building Contractor D-1 (Pools)**

BLUE WATER POOLS INC. – DAVID HALL  
PRISTINE POOL AND SPA – TIMOTHY BROWN

**Building Contractor D-1 (Ret. Walls)**

CONCRETE CUSTOMS AND LANDSCAPING, LLC – FRANCISCO LOBATO  
DETON, INC. DBA SLATON BROS. – JOSEPH DIESSLIN  
STONECRAFT, LLC – TERRY ALEXANDER

**Building Contractor D-1 (Roofing)**

ALPINE CONSTRUCTION – DUSTIN DONALDSON  
COLORADO FRONT RANGE ROOFING (PASHCO INC) – JAMES SPRAGUE  
COLORADO WEATHER COATINGS – MERLE ROGERS (REINSTATEMENT)  
JB CONSULTING LLC – JOEL BACA (REINSTATEMENT)  
RMR EXTERIORS – DANIEL JACOBS (EXAMINEE CHANGES CO.)  
SEABACK ROOFING & RESTORATION – SHARON HALL (CO. CHANGES  
EXAMINEE)

**Building Contractor D-1 (Siding)**

LIANRO METAL ROOFS INC – LIANA TOLBERT (ADDITONAL LICENSE)

**Building Contractor D-1 (Stucco)**

COMPLETE STUCCO – GABRIEL JIMENEZ

**Building Contractor E (Residential Maintenance/Remodeling)**

PB & J SERVICES LLC – RYAN GOODEN

A motion was made by Vince Colarelli 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**

There were no License Requests to be Considered Individually.

\* Appearance required at the Building Committee meeting.

#### 4. **CONSENT CALENDAR**

- a) 401 Coyote Willow Drive, Permit J33310 – Russell Bane, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’5” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
- b) 1717 Russell Circle, Permit J35491 – Lisa Frelix, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’5” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
- c) 17020 Forest Green Way, Permit J26897 – Dale Clark Construction requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’6” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
- d) 515 Gilcrest Road, Permit I74275 – Michael Neufeld, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’6” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
- e) 303 Pyrite Terrace, Permit G22877 – Andrew Genta, homeowner, 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 1 1/2” tread, and the full width of the window opening.

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

#### **VARIANCE REQUESTS**

- 5. 10605 Jimmy Camp Road – Chris Mannino, CRP Architects, requests a variance to Section 1104.3, 2009 International Building Code, to waive connection of required accessible space with an accessible route.

Chris Mannino appeared and stated this structure is a preschool in School District 8. He said there is a play loft area in eight classrooms, and they are 2’ off of the floor with stairs to the loft. He stated they are requesting that the loft area not be wheelchair accessible. Mr. Mannino stated the loft area is approximately 8’ x 10’ with a 42” wall around the loft area,

and handrails on the stairs. John Welton stated RBD does not inspect to the ADA Standards, but RBD does uphold the ANSI Standards. Vince Colarelli asked if the structure could be built to be removable; it would then be considered a “piece of equipment or furniture” and would not have to comply with Code. Mr. Mannino stated he thought this would be cost prohibitive for his client. Mr. Welton stated the lofts would have to be inspected at the time of construction. John Clarke stated the issue is that it must meet egress in case of an emergency.

Scott Stevens, Director of Facilities and Construction for Fountain/Fort Carson School District No. 8, appeared and stated this school is designed specifically for children between the ages of 3 to 5 years old. He stated they are trying to open the school in August 2015. Dr. Martina Romero, Director of Exceptional Student Services for the Fountain/Fort Carson School District No. 8, appeared and stated this is the second preschool program in Fountain. She said half of the students have disabilities and half are typical peers. She said many of the children have autism and there are other children with various physical disabilities. Dr. Romero said all of the classes are staffed at a minimum of 8 to 1. She said the purpose of the loft area is to give the children access to stairs, for physical therapy purposes, and an area of decompression for the children. She said there are also classrooms that do not have the play lofts for children that are wheelchair bound. Mr. Stevens stated they would like to construct this as one project, and not come in and install the play lofts at a later date. He said during an emergency, the staff is trained to physically carry the children that are wheelchair bound down any stairs that would prevent their egress from the building. He stated the School District would not propose this variance request if they felt it created a life safety issue for the children. Mr. Stevens said the school districts not only have to abide by the Building Codes, but also the State Codes, Federal Codes and Teaching Codes.

A motion was made by Chris Richardson to recommend to the Board of Review **DENIAL** of the variance request because there are options to manage this issue and still be wheelchair accessible, seconded Johnny Johnson; the motion carried 5:1. Scot Gring opposed.

6. 30 East Platte Avenue – Bruce Smith, CRP Architects, requests a variance to Table 503 and Section 504, 2009 International Building Code, to allow a 3-story addition for elevator, where only 2 stories are allowed.

Bruce Smith appeared and stated his client would like to make its building wheelchair accessible and this building is over 100 years old. He stated they would like to be approved to allow a 3-story addition for an elevator, where Code will only allow 2 stories. He stated this is the El Paso Club. Mr. Smith stated the construction type can either be 3B or 5B, because it was built over 100 years ago, but he proposes the 3B construction for this addition. He stated the third floor is strictly business occupancy. He stated there is a billiards room, board room and conference room on the second floor, and a restaurant on the first floor. Jay Eenhuis stated RBD staff takes no exception to this variance request. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request

because it will improve the life safety issues of the existing facility for the occupants, seconded by Johnny Johnson; the motion carried unanimously.

7. 515 Gilcrest Road, Permit I74275 – Michael Neufeld, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’4” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Michael Neufeld appeared and stated there is an existing center beam in his basement that is 6’4” in height. He stated the work was done by a contractor and is now complete. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Richard Gillit; the motion carried unanimously.

8. 7156 Cowgirl Way, Permit J23567 – Rick Ogilvie, homeowner, requests variances to:

- a) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’4” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”. He stated the soffit runs the width of the house and is 2’ wide. He stated he is doing the work himself.

Rick Ogilvie appeared and stated there is a pre-existing soffit in his basement that is not Code compliant. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, with the stipulation that the framing be reconfigured to achieve a minimum height of 6’5½”, seconded by Johnny Johnson; the motion carried unanimously.

- b) Section R311.6, 2009 International Residential Code, to allow a hallway width of 30½” where a minimum of 36” is required.

Mr. Ogilvie stated he is only able to achieve a hallway width of 30½” due to the size needed in the bathroom for the vanities, and the utility room for the water heater, which are on each side of the hallway. A motion was made by Chris Richardson to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Richard Gillit; the motion carried unanimously.

9. Zsolt Gilicze, G & B Home Remodeling and Painting, LLC, requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the requirement of the 6-month waiting period to retest following two previous attempts for a Building “E” License.

Zsolt Gilicze appeared and stated he is Hungarian and the language was the issue for him while taking the test for his “E” License. He stated he has problems testing and feels he needs a little more time during the test to complete it. Pattie Benger stated Mr. Gilicze was

one question away from passing the test when he took it the second time. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that RBD give an additional hour for Mr. Gilicze to take the test, seconded by Johnny Johnson; the motion carried unanimously.

10. 9756 Beryl Drive, Permit J22381 – Lee Miller, Dynamic Exteriors by SHR, 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, where required.

Lee Miller appeared and stated this reroof is on a house that is above 7,000 feet. He stated he was contacted by a realtor to do a reroof on this house and it had to be completed prior to the closing. He stated there was no ice and water shield on the original roof, and the insurance company would not cover the cost to install ice and water shield. Mr. Miller stated he would be willing to give the homeowners a 10-year transferable warranty for materials and labor. He stated he has a letter from the homeowners approving the current construction of the roof. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request, seconded by Scot Gring; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:48 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg