

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE AGENDA

February 4, 2015

9:00 a.m.

1. **CONSIDERATION OF JANUARY 7, 2015 MINUTES**

2. **COMPLAINTS**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

ASR COMPANIES, INC. – STEPEHN NESSETT (LIMITED)
BENITON CONSTRUCTION CO. INC. – MATTHEW NEWTON
C & S DEVELOPMENT SERVICES, LLC – KEVIN CLEVELAND
GOLDEN TRIANGLE CONSTRUCTION, INC. – RICHARD RUEDIN (EXAMINEE
CHANGES CO.)
JENKINS SERVICES, LLC DBA JENKINS RESTORATIONS – MICHEL WIJDOGEN
LEND LEASE (US) PUBLIC PARTNERSHIPS LLC – RICHARD BLANZ (CO.
CHANGES EXAMINEE)
RLI CONSTRUCTION – NEVADA – SUSAN SANACORE (LIMITED)

Building Contractor B-1 (General Limited)

ADL CONSTRUCTION – DARELD LUSHER (LIMITED)
BLATTNER ENERGY, INC. – BRADLEY LEMIEUX

Building Contractor C (Homebuilder)

ALL HEART CONSTRUCTION LLC – PAUL DEDMON (LIMITED &
REINSTATEMENT)
ALL PRO DECKS AND REMODELING – ARTHUR OSUCH (EXAMINEE
CHANGES CO.)
CK CONSTRUCTION LLC – CHRISTOPHER CAMBRIDGE (LIMITED &
REINSTATEMENT)
CORNERSTONE DESIGNS LLC – JOHN GIUDICE (LIMITED)
CROSSWOOD HOMES, INC. – DONALD COCKROFT (LIMITED)
DIRT CHEAP DECKS – JOSHUA LEVAD (LIMITED & EXAMINEE CHANGES
CO.)
MOUNTAIN PROPERTY BUILDERS INC – JEFFREY CARTER (EXAMINEE
CHANGES CO.)

Building Contractor D-1 (Fence)

DESIGNER COLUMNS AND PIERS DBA GARCIA FENCE AND SUPPLY –
JULIAN GARCIA

Building Contractor D-1 (Masonry)

COLORADO STONework – NIKOLIN PALOKA

Building Contractor D-1 (Roofing)

MADSKY ROOFING & RESTORATION, LLC – GENE KROH (CO. CHANGES
EXAMINEE)

Building Contractor D-5A (Signs)

ATRAG, LLC DBA IMAGES 360 – MICHAEL REDMOND
OUT WEST AWNING COMPANY – RICHARD FORWARD (ADDITIONAL
LICENSE)
PREMIER SIGNS & NEON LLC – MARTIN DUARTE

Building Contractor E (Residential Maintenance/Remodeling)

A BETTER CONTRACTOR, LLC – CARLOS LORIO
CJT CONSTRUCTION INC. – TERRENCE MCGINTY (REINSTATEMENT)

Building Contractor F-1 (Solar)

ALTERNATE RESOURCES, LLC – BENJAMIN EGAN

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1 (General)

ARCO CONSTRUCTION – CHAD MORGAN*

Building Contractor D-1 (Roofing)

CEDARLINE CONSTRUCTION LLC – MARK PETERS*

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 8166 Ferncliff Drive, Permit J10028 – Adam Sowell, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’7” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
- b) 6030 Corinth Drive, Permit J39724 – David Schmidt, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 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”.
- c) 4456 Winding Circle, Permit J46333 – Chad Jock, Jock Home Improvements, requests a variance to Section RBC303.4.8, Exception 3, 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) 5403 Stetson Meadows Drive, Permit J48122 – Daniel Mardis, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 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”.

VARIANCE REQUESTS

5. 929 West Colorado Avenue – Stephen Scott, Scott Building, requests a variance to Section RBC203.1, 2011 Pikes Peak Regional Building Code, to allow a “C” licensed contractor to obtain a permit requiring a “B” License.
6. 2720 Hamermesh Drive, Permit J48049 – Otto Bixler, Jr., homeowner, requests a variance to 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”.
7. 203 East Missouri Avenue, Permit J50216 – Dennis Pelaccio, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a 6’2” soffit height over a bathtub, where prohibited.
8. 2509 North Corona Street, Permit J38685 – Brenda and Bruce Bangers, homeowners, request a variance to Section R408.4, 2009 International Residential Code, to waive access to the front entry crawl space, where required.

9. 1315 North Royer Street – Derek Aker, homeowner, 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.
10. 205 South Fountain Street, Permit J35823 – Mike Beaty, M. Beaty Design & Build, LLC, requests variances to:
 - a) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height in the bathroom of 6'4³/₄" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8";
 - b) Section R311.7.1, 2009 International Residential Code, to allow a 32" stair width where a minimum of 36" is required;
 - c) 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;
 - d) Section R311.7.2, 2009 International Residential Code, to allow a 6'0" head height above the stairs where a minimum of 6'8" is required;
 - e) Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8 3/8" where a maximum of 7³/₄" is allowed;
 - f) Section R311.7.4.1, 2009 International Residential Code, to allow a 1" difference in stair riser height where a maximum difference of 3/8" is allowed.
11. **UNFINISHED BUSINESS**
 - a) Colorado Sunshine Act Requirement
12. **NEW BUSINESS**

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg