

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

January 7, 2015

9:00 a.m.

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

MEMBERS ABSENT: Mr. Vince Colarelli
Mr. Chris Richardson

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

PROCEEDINGS:

Chairman John Clarke called the meeting to order at 9:15 a.m.

The following Item 1 was moved to the end of the meeting.

1. ELECTION OF OFFICERS

Item 1 was moved to the end of the meeting after Item 9.

2. CONSIDERATION OF DECEMBER 3, 2014 MINUTES

A motion was made by Johnny Johnson to **APPROVE** the December 3, 2014 Building Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

3. COMPLAINTS

There were no Complaints to discuss.

4. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

HOWELL CONSTRUCTION – ROGER SMITH
MONUMENTAL BUILDING SERVICES, LLC – RICARDO CORDOVA
PALACE CONSTRUCTIONCO. INC. – JAMES GREER (CO. CHANGES EXAMINEE)
THUNDERPUP CONSTRUCTION, INC. – STEVEN WIMP

Building Contractor B-1 (General Limited)

3-2-1 RENOVATIONS, LLC – CHRISTIAN HALCOMB (EXAMINEE CHANGES CO.)
CRANE CONSTRUCTION COMPANY – ROBERT HUNOLT
FLETCHER C.M. – LEONARD ROSKOP (ADDITIONAL LICENSE)

Building Contractor C (Homebuilder)

LICENTIA LLC – CHRISTOPHER AHRENS
MJG CONSTRUCTION, LLC – MICHAEL GRAFT, JR.
PERRY & SONS CONSTRUCTION, INC – STEPHEN PERRY (EXAMINEE
CHANGES CO.)
WILDFLOWER HOMES – DOUGLAS WHITING (REINSTATEMENT)

Building Contractor D-1 (Exteriors)

SEVEN THIRTY-FIVE – JOSEPH HATCHER

Building Contractor D-1 (Roofing)

AREI LLC DBA AMERICAN ROOFING & EXTERIORS – RICHARD WOODS
BREASHEARS ROOFING – MARK BREASHEARS (EXAMINEE CHANGES CO.)
SUPER ROOFER LLC – SCOTT RICHARDS
WEATHERPROOF EXTERIORS – JAMES LEVREAU (CO. CHANGES EXAMINEE)

Building Contractor E (Residential Maintenance/Remodeling)

INTEGRITY MAINTENANCE & REPAIR, LLC – BRIAN FINLAYSON
PALMS CONSTRUCTION – DAVID COMER
SARAFIS PAINTING AND CONSTRUCTION – KYRIAKOS SARAFIS
TAILORED REMODELING – ERIC TAYLOR

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-2 (General Limited)

FOOTHILL PLUMBING & HEATING – DOUGLAS RYKERD (ADDITIONAL LICENSE)*

Douglas Rykerd appeared and stated he manages approximately 25 commercial buildings, and they are all older buildings. He stated he is trying to bring the buildings up to Code, but he has gone as far as he can go without a license. He stated he has supervised a \$400,000 remodel of a residence. Mr. Rykerd stated he manages an apartment building that they plan to “gut” and remodel. He stated a “B” license would be suitable for most of the work that he plans to do, with the exception of a school and a church, which will require an “A” license. Scot Gring stated Mr. Rykerd has excellent references. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an “A-2” (General Limited) License, with the limitation of one open permit at a time, until three permits have been completed, unlimited below, at which time Mr. Rykerd can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

Building Contractor C (Homebuilder)

COS INVESTOR SERVICES – ESME DELANGE*

Esme Delange appeared and stated she started working for a home builder in 2001. She said she has an Associates Degree in Architecture and Design. She stated she has overseen three projects for this homebuilder. Mr. Delange stated she has also been flipping houses, doing most of the work herself. She said she recently bought a lot, and would like to build a house on it herself. She stated last year she remodeled 12 houses herself. She stated her long term plans are to build one or two houses a year. A motion was made by Rick Gillit to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of one structural “C” permit at a time, unlimited below, and Ms. Delange can work with RBD staff to have the restriction removed, seconded by Michael Finkbiner; the motion carried unanimously.

ISLAND CONSTRUCTION SERVICES, LLC – JESSE SOWANICK*

Jesse Sowanick appeared and stated he has been working in the construction industry since the mid 1990’s, working in New Mexico. He stated he had an “A” license in Oregon, and a general contractors license in Douglas County. He stated he built a ground up workshop/studio in New Mexico, and a remodel/addition on his own home in 1998. Mr.

Sowanick stated he has built four ground up projects. He stated he has a client that would like him to build an attached garage. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of one open structural permit at a time, until three permits have been completed, unlimited below, at which time Mr. Sowanick can work with RBD staff to have the restriction removed, seconded by Scot Gring; the motion carried unanimously.

TUCCO HOME IMPROVEMENT – BRIAN TUCKER*

Brian Tucker appeared and stated he has been working in construction since 1990, and has built approximately 40 homes, including log homes. He stated he has also done tenant finishes. He stated he has a commercial license in Utah. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of one open permit at a time, until three permits have been completed, unlimited below, at which time Mr. Tucker can work with RBD staff to have the restriction removed, seconded by Rick Gillit; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

5. CONSENT CALENDAR

- a) 719 West Kiowa Street – Rebecca Manville, 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”.
- b) 20095 Alexandria Drive, Permit J47193 – Lain Chappell, Solid Rock Construction, 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) 4808 Iron Horse Trail, Permit J43653 – George Powell, 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”.
- d) 2320 Ptarmigan Lane, Permit J45576 – Dale Creel, Rebound Properties, LLC, requests variances 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".

Section R310.1, 2009 International Residential Code, to allow a 46½" windowsill height in existing conditions where a maximum of 44" is allowed.

- e) 5461 Thresher Lane, Permit J25681 – Earl Hyink, 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".
- f) 6118 Gemfield Drive, Permit J37432 – Andy and Jeanette Lara, homeowners, request 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.
- g) 6148 Chivalry Drive, Permit J43144 – Ben Woody, Custom Design Builders, Inc., 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.
- h) 5538 Wilkerson Pass Drive, Permit J29597 – George Matty, Keystone Construction of the Rockies, Inc., 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 Johnny Johnson to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Scot Gring; the motion carried unanimously.

VARIANCE REQUESTS

- 6. 365 Glenside Road, Permit J43787 – George Blake, 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".

George Blake stated this home was built in 1957 and one bedroom was unfinished. He stated a heat duct in this area does not allow for a Code compliant soffit height. He stated this is the existing ductwork. A motion was made by Rick Gillit to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions and the age of the home, seconded by Johnny Johnson; the motion carried unanimously.

7. 1728 West Vermijo Avenue, Permit J43967 – Matthew Orsillo, 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”.

Matthew Orsillo appeared and stated an existing beam does not allow for this soffit in the bathroom to be Code compliant. The Committee members asked if this beam is a structural beam, and Mr. Orsillo stated he did not know. Scot Gring stated Mr. Orsillo could consult with a structural engineer to see if the beam needs to be there for structural purposes, and if not, he could take the beam out. John Welton stated the scope of work is only for the bathroom, and the beam could remain outside of the bathroom. A motion was made by Rick Gillit to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a structural engineer determine if it is a structural beam, and if not, the beam should be removed or brought up to a Code compliant soffit height, seconded by Johnny Johnson; the motion carried unanimously.

8. 8 Polo Drive – Gunnar and Sherri Heuberger, homeowners, requests a variance to Section R902.1, 2009 IRC, as amended, City of Colorado Springs Ordinance 02-174, 2011 Pikes Peak Regional Building Code, to allow wood roofing products where Class A roof covering is required.

Gunnar Heuberger stated the wood shake roof on his house was damaged by hail, and he would like approval to replace the roof with heavy wood shakes because it is an architectural feature of this house. He stated his insurance company is willing to pay for this reroof. He stated he plans to replace the roof with a Class “A” Rated Assembly Roof. Mr. Heuberger stated the existing roof is approximately 10 or 11 years old, and he plans to replace the roof with Class B fire treated shakes with an appropriate underlayment, i.e. 1/4” Densdeck or a 72 pound cap sheet, thus creating a Class “A” Rated Assembly Roof. John Clarke stated a letter approving the wood shakes from the Colorado Springs Fire Department (“CSFD”) would be very beneficial in approving this variance request. Roger Lovell stated the Colorado Springs Fire Department is provided an agenda for this meeting and if they objected to the variance, a representative from CSFD would be present today. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Class B Shakes with 1/4” Densdeck over the existing plywood be used, to create a Class “A” Rated Assembly; and because CSFD was provided the Agenda for this meeting, and did not appear today to object to the variance request, seconded by Scot Gring; the motion carried unanimously.

- 8b. 514 El Paso Boulevard, Permit I70864 – Chris Alexander, Alexandher Building Co., Inc.,

requests a variance to Section 404.2.3, ICC/ANSI A117.1-2003, to waive handicapped access clearances at stairway door, where prohibited.

Chris Alexander appeared and stated this is a three-story building in Manitou Springs, and it is a spa/yoga studio. He stated this stairway door is on the second floor. He stated the stairway is adjacent to an elevator. Mr. Alexander stated they plan to install a magnetic hold tied into this stairway door. Jay Eenhuis stated RBD staff does not take exception to this variance request. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because it does not create any life safety or handicapped issues, with the stipulation that there is a magnetic hold tied into this door, seconded by Johnny Johnson; the motion carried unanimously.

8c. 1709 Newcastle Street, Permit J49751 – Kerri Valdez and Robert Zietz, Acumen Environmental Services, request variances to:

(1) Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'3¼" in the weight room under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

(2) Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'2¾" in the hall under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

(3) Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'3¾" in the bedroom under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

Chairman Clarke stated this variance request has been **WITHDRAWN**.

8d. 7356 Waterman Way, Permit J40930 – Michael Purdue, homeowner, requests a variance to Section R310.2, 2009 International Residential Code, to allow a 30" egress window well where a minimum of 36" is required.

Michael Purdue stated he has a 30" window well in this bedroom. He stated there is a 36" window well in the basement, although it is not in the bedroom. He stated he would like a variance for this window well, so he does not have to tear up his landscaping. Mr. Purdue stated the house was built 8 months after the Code changed for this issue. Scott Gring stated this is a life safety issue. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of this variance request based on life safety issues, seconded by Johnny Johnson; the motion carried unanimously.

8e. 1572 Lily Lake Drive, Permit J37442 – Jordan Ramirez, homeowner, requests a variance to Section R310.2, 2009 International Residential Code, to allow two 30" egress window wells where a minimum of 36" is required.

Jordan Ramirez appeared and stated he has two 30” window wells in his basement, and he is finishing his basement. He stated he has utility services in close proximity to the window wells. He stated the gas line is 13” from the current window well. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, and it is possible to install Code compliant window wells, seconded by Johnny Johnson; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

- a) Variance Update for 5364, 5374, and 5384 South Highway 85-87. Temporary Trailers at St. Dominic’s Catholic Church.

Scot Gring stated the Building Committee gave this applicant two years, and they can come back in two years and apply for another variance. Jay Eenhuis stated a variance for temporary foundations was approved, with the understanding that it was a two-year temporary use permit by the City of Fountain. He stated RBD later learned that it was not in the City of Fountain; it is in El Paso County and shown on a development plan, which means it is approved indefinitely. He stated he has scheduled a follow-up inspection for each address two years from the date the variance was approved, to have RBD staff visit the sites to see if the trailers are still there. Mr. Eenhuis stated if the trailers are still there at that time, they will have to reappear to request another variance. He stated he has set a time line and it will be monitored by RBD staff.

The following Item 1 was heard out of order.

1. **ELECTION OF OFFICERS**

A motion was made by Scot Gring to elect Chris Richardson as the 2015 Chairman of the Building Committee, seconded by Johnny Johnson; the motion carried unanimously.

A motion was made by Scot Gring to elect Vince Colarelli as the 2015 Vice Chairman of the Building Committee, seconded by Johnny Johnson; the motion carried unanimously.

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10. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:52 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/llg