

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

February 4, 2015

9:00 a.m.

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

MEMBERS ABSENT: Mr. Chris Richardson

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Mr. Bert Warchol, Senior Building Inspector
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Vince Colarelli called the meeting to order at 9:00 a.m.

1. CONSIDERATION OF JANUARY 7, 2015 MINUTES

A motion was made by Johnny Johnson to **APPROVE** the January 7, 2015 Building Committee Minutes as written, seconded by Richard Gillit; the motion carried unanimously.

2. COMPLAINTS

There were 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

A motion was made by John Clarke 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

Building Contractor A-1 (General)

ARCO CONSTRUCTION – CHAD MORGAN*

Chad Morgan appeared and stated he has built several commercial tenant finish projects, but he has never built a ground-up commercial project. He stated he has built a number of ground-up residential projects. He said his father is an architect in this area and specializes in church projects, so there is a strong possibility that he may be able to work on churches in the future. Mr. Morgan stated he has been working as a foreman on a project in Denver. He stated he is currently going through the licensing procedure for an “A” license in Aurora, to enable him to build a warehouse in that area. He stated he has a project in El Paso County that will require a “B-1” License to obtain the permit. Scot Gring stated he does not feel Mr. Morgan has adequate experience for an “A” License, and stated a “B-2” License would be more in order for Mr. Morgan. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “B-2” License, unlimited below, seconded by John Clarke; the motion carried unanimously.

Building Contractor D-1 (Roofing)

CEDARLINE CONSTRUCTION LLC – MARK PETERS*

Mark Peters appeared and stated he let his license expire in 2005 because he was doing new construction. Michael Finkbiner stated Mr. Peters has 12 permits from 2002 through 2005 that were never completed, but Mr. Peters has been working in the roofing industry for a long time, and he has excellent references. John Welton stated one of the permits has been completed, the oldest one will be closed out today, and four have been called in for inspection. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the stipulation that all of Mr. Peters’ open

permits must be completed prior to pulling new permits, with the limitation of three open permits at any one time, until three permits have been completed, at which time Mr. Peters 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) 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”.
- e) 5060 Austerlitz Drive, Permit J51663 – Deborah Ellis, 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” in the recreation room and at the bottom of stairs 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 John Clarke; the motion carried unanimously.

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.

Stephen Scott appeared and stated this project is a tenant finish for a law firm office, and the plans have been approved for permit. He stated he will joint venture this project with a “B” contractor in Teller County. He stated it is a Type 2B construction. Mr. Scott stated the structure is not currently occupied, and his insurance carrier has confirmed that this project will be covered by his insurance. He stated he did not solicit this project; it was a referral from another source. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** to use a “C” License to pull a one-time “B-2” permit, with the stipulation that a new insurance certificate be submitted to RBD prior to pulling the permit, seconded by Johnny Johnson; the motion carried unanimously.

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”.

Otto Bixler appeared and showed a video setting forth the details of the scope of work of this project. He stated he is finishing the basement himself and they would like to install laundry facilities in the basement. He stated there is a duct that runs the length of the basement, and currently it is over the top of a refrigerator in this space. Mr. Bixler stated he would like to frame it in and add sheetrock. He stated you cannot walk under the soffit because the refrigerator is in this space. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Scot Gring; the motion carried unanimously.

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.

Dennis Pelaccio stated he is remodeling this house, and there is an issue with the soffit in the bathroom over the bathtub. He stated it is a sloped ceiling over this bathtub, and the bathtub does not have a shower, i.e. there is a separate shower in this bathroom. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because the bathtub does not have a shower, and existing conditions do not allow for a Code compliant soffit height, seconded by Richard Gillit; the motion carried unanimously.

8. 2509 North Corona Street, Permit J38685 – Brenda and Bruce Bargers, homeowners, request a variance to Section R408.4, 2009 International Residential Code, to waive access to the front entry crawl space, where required.

Bruce Bargers appeared and stated he is adding three additions on this house, and the entry has a separate small crawl space, that does not have an entry access. He stated it is not possible to put an exterior entry access to this crawl space, and he would prefer not to put an

interior entry access by his front door due to aesthetic reasons. He stated he is planning to install hardware floors in the entry to his house. Mr. Bangers stated this crawlspace does not have any plumbing, electric or ductwork. A motion was made by John Clarke to recommend to the Board of Review **DENIAL** of the variance request because access to this crawlspace in the future for foundation, ventilation and mechanical issues is necessary, seconded by Johnny Johnson; the motion carried unanimously.

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.

Derek Aker, homeowner, and Mike Dillon, Premier Roofing Company, appeared and Mr. Dillon stated the insurance company had not documented that the pitch on this house was below 2:12, and Mr. Aker does not have Code coverage insurance that will pay for the upgraded materials. He stated it would cost Mr. Aker approximately \$2,000 to install Code compliant materials and he does not want to spend the additional money on a rental house. He stated he would like approval to add ice and water shield and upgrade the roofing materials. Mr. Aker stated this is a rental house, and he lives next door at 1317 North Royer Street. He stated he is aware that the manufacturer will not warranty the roofing materials if they are below a 2:12 pitch. Mr. Dillon stated the pitch is just slightly under a 2:12 pitch. John Welton stated RBD staff does not take exception to this variance request. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that complete ice and water shield will be required, and the homeowner understands that there will be no warranty on the shingles, seconded by Johnny Johnson; the motion carried unanimously.

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";

Mike Beaty appeared and stated this structure was built in the 1930's, and it was a single family dwelling that was converted into a duplex, prior to pulling a permit. He stated the owner is trying to sell the building and they are trying to bring it up to Code. He stated there is an existing 4" diameter sanitary waste line located along the ceiling just north of the bathroom door. Mr. Beaty said this is the main drain line for the upper level apartment, and it slopes west and then drops down into a sewage lift station. He said the pipe extends below the top of the bathroom reducing the headroom to 6'4³/₄". A motion was made by John Clarke to recommend to the Board of Review **DENIAL** of the variance request because this is the main bathroom and there are other options available, seconded by Johnny Johnson; the motion carried unanimously.

- b) Section R311.7.1, 2009 International Residential Code, to allow a 32" stair width where a minimum of 36" is required;

Mr. Beaty stated existing conditions do not allow for a Code compliant stair width. He stated there are floor beams on either side of the stairs that extend 2" into the stairway for a height of 10" at the main floor level, leaving a 32" stair width. He said these beams are structural support for the floor system. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of this variance request because it does not create a life safety issue, seconded by Johnny Johnson; the motion carried unanimously.

- 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;

Mr. Beaty stated there is a 20" gap without a handrail, or the length of two treads, as a result of the beams encroaching this space as noted above. He said to prevent further encroachment, he is requesting that the handrail be allowed to stop above and below the beam. A motion was made by Richard Gillit to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by John Clarke; the motion carried unanimously.

- 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;

Mr. Beaty stated pre-existing conditions do not allow for a Code complaint head height in this stairway. He stated the stair head height is reduced to less than the required 6'8" in various points along its length; in the worst case, the head height is 6'0" above the stair nosing. He said the ceiling steps down in three locations, i.e. at the kitchen wall, at the kitchen cabinet, and again at the floor. A motion was made by Richard Gillit to recommend to the Board of Review **DENIAL** of this variance request, seconded by Johnny Johnson; motion carried unanimously.

- e) Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8 3/8" where a maximum of 7 3/4" is allowed;

Mike Beaty stated he would like to **WITHDRAW** this variance request.

- 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.

Mr. Beaty stated the floor below the bottom step slopes 1” from one side of the stair to the other side, resulting is a riser which varies in height from 7” to 8”. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request to allow one end of the bottom step to be 7” and the other end of the same step to be 8” due to pre-existing conditions and because the step cannot be modified, seconded by Richard Gillit; the motion carried unanimously.

- g) Section R311.7.4.2, 2009 International Residential Code, allow a 9” stair tread, where a 10” stair tread is required.

A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a 1” bullnose be added to the tread depth, seconded by Scot Gring; the motion carried unanimously.

- 10.h. 5060 Austerlitz Drive, Permit J51663 – Deborah Ellis, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’6” in the bathroom, where a minimum of 7’0” is required.

Deborah Ellis appeared and stated due to extensive ductwork in the bathroom, she would like to drop the entire ceiling in the bathroom to 6’6”. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because it does not create a life safety issue, seconded by Johnny Johnson; the motion carried unanimously.

11. UNFINISHED BUSINESS

- a) Colorado Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Richard Gillit, move that the Building Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Building Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Michael Finkbiner; the motion carried unanimously.

12. **NEW BUSINESS**

a) Carbon Monoxide Safety Meeting

Bert Warchol appeared and gave a presentation regarding the Carbon Monoxide Safety Meeting hosted by PPRBD on January 29th. Pattie Bengert stated RBD also has a carbon monoxide tester that can test the carbon monoxide level in an individual's blood, and RBD offers this service to the public. Ms. Bengert demonstrated the testing device for the Committee.

b) Executive Session

The Regional Building Committee moved into Executive Session at 11:39 a.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 12:07 p.m. Vice Chairman Colarelli noted that no decisions were made during the Executive Session.

c) Election of New Building Committee Vice Chairman

A motion was made by Vince Colarelli to elect Richard Gillit as the 2015 Vice Chairman of the Building Committee, seconded by John Clarke; the motion carried unanimously.

The meeting adjourned at 12:10 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg