

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

March 4, 2015

9:00 a.m.

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

MEMBERS ABSENT: Mr. Richard Gillit

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

### PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:02 a.m.

#### 1. **CONSIDERATION OF FEBRUARY 4, 2015 MINUTES**

A motion was made by Johnny Johnson to **APPROVE** the February 4, 2015 Building Committee Minutes as written, seconded by John Clarke; the motion carried unanimously.

#### 2. **COMPLAINTS**

There were no Complaints to discuss.

#### 3. **CONSENT LICENSE REQUESTS**

##### **Building Contractor A-1 (General)**

COMPREHENSIVE RISK SERVICES LLC DBA CRS/COCAT – AARON GRACE  
CONSTRUCTION SERVICES BRYANT, INC. – STEPHEN BRYANT  
(REINSTATEMENT)  
JUST THE GUY INC. – RONALD HOLLADAY (PRIMARY & EXAMINEE CHANGES  
CO.)

RSM CONTRACTOR LLC – RANDALL MAXWELL  
SCHAUER CONSTRUCTION COMPANY, INC. – RALPH SCHAUER (PRIMARY EXAMINEE)  
TDS CONSTRUCTION, INC. – CHRISTINA SCHERER BOCK

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

BEAVER CONSTRUCTION CONSULTING, INC. – ROGER BEAVER  
BRYANT CONSTRUCTION AND FINE CARPENTRY – THOMAS BRYANT (LIMITED)  
ZTI CONSTRUCTION GROUP, INC. – KEVIN ZDENEK

**Building Contractor C (Homebuilder)**

DON DAVIS CONSTRUCTION CO. INC. – DONALD DAVIS  
GENESIS GROUP CONSTRUCTION LLC – NICHOLAS KUNTZ (REINSTATEMENT)  
JUST THE GUY INC. – JON STAHL (SECONDARY EXAMINEE)  
K.W. CONSTRUCTION AND RESTORATION – DONALD FEAR  
REI SERVICES LLC – JOHN VASILAKIS  
THORNBRACE DESIGNS – CHAD BRACE (LIMITED)

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

ROYAL SIGNS INC. – BRADFORD CAMP (ADDITIONAL LICENSE)

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

TESSH COMPANIES INC. DBA THE GLASS GURU – ERIC HELUS

**Building Contractor D-1 (Retaining Wall)**

CRG CONSTRUCTION INC. – CORY GOSNEY  
SARGON CONSTRUCTION – JOSH GONZALES

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

ACC ROOFING IN C. – JONAH LOVENDAHL  
CAPITAL ROOFING & RESTORATION – GARRETT LISTER  
COLORADO CUSTOM ROOFING & CONSTRUCTION – JOSEPH NAVARES  
FINISHED WORK ROOFING & CONSTRUCTION – TANNER JOHNSON  
KELENAR ROOFING – RICHARD PEARSON (CO. CHANGES EXAMINEE)  
MORIARTY ROOFING – SEAN MORIARTY  
RED MOUNTAIN RESTORATION LLC – ADAM VELIE

RESTOTEAM SERVICES LLC – TROY MILLER  
SIGNATURE RENOVATIONS GROUP LLC – WILLIAM TUNNEL  
SUPREME SYSTEMS INC DBA SUPREME ROOFING SYSTEMS – CODY MARESH  
WILLIAM KNIGHT ROOFING – WILLIAM KNIGHT

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

BLACKSTEN ENTERPRISES LLC – SETH BLACKSTEN  
PEAK VIEW REMODELING – ELMO GILDER III  
TERRY MCCUNE CUSTOM CARPENTRY – TERRY MCCUNE

**Building Contractor F-1 (Solar)**

KONISTO COMPANIES LLC – CHRISTOPHER SILL (ADDITIONAL LICENSE)  
SOLAR POWER PROS OMC. – WILLIAM CLAY JR.

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 B-1 (General Limited)**

JCA CONSTRUCTION LLC – ROY ANTHONY (REINSTATEMENT) \*

Roy Anthony appeared and stated he had a “B-1” license and he let it expire in 2009 because he moved to Las Vegas. He stated he has been working for Craddock Commercial for the past two years, and Mr. Craddock will be retiring soon and has asked him to become the licensee for his company. Scot Gring stated Mr. Anthony’s contractor file indicates that he still has four open permits from 2007. Mr. Anthony stated on one of the permits, the homeowner wanted to complete the project himself. Pattie Benger stated one of the permits was voided during a mass void of permits by RBD, but it was never completed. Scot Gring stated the open permits must be completed prior to reinstating Mr. Anthony’s license. John Welton stated in most cases with regard to the open permits, the homeowners have either completed the permits themselves or had other contractors complete the permits for them. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the reinstatement of a “B-1” (General Limited) License, with the stipulation that Mr. Anthony’s voided permits must be resolved to RBD staff’s satisfaction prior to pulling new permits; although Mr. Anthony can re-open the permits required to be completed, seconded by John Clarke; the motion carried unanimously.

**Building Contractor C (Homebuilder)**

**COLORADO CUSTOM BUILDING & REMODELING – JOE CARNS (UPGRADE) \***

Joe Carns appeared and stated he has proof of five ground-up projects that he worked on, i.e. a 240 square foot addition on a house on Oxford, including a sun/hot tub room and patio; a residential home in Black Forest on Saddle Blanket; a basement finish for that same home in Black Forest; a 320 square foot detached garage on Alpine Drive; and he has been the construction advisor for Jackson Engineering for the past five years, doing construction projects for the government. He stated he is unable to share the details of this work because it is confidential through the government. Mr. Carns stated his long-term plans are to do kitchen and bathroom remodels at the present time, and in the next three years, he would like to start building two or three houses per year. Vince Colarelli stated he does not believe Mr. Carns has adequate experience for a “C” (Homebuilder) License. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the license request, until Mr. Carns can provide proof of experience with his “E” license that he currently has with RBD, seconded by Johnny Johnson; the motion carried unanimously.

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

**KINGDOM PATHS INC – JEFFREY KLAUS \***

Jeffrey Klaus appeared and stated he has been working in the roofing business for four years, working for a number of different roofing companies. He stated he also does kitchen cabinetry. John Welton stated RBD has record that Mr. Klaus has been advertising under the name of Klaus Roofing. Mr. Klaus stated Klaus Roofing is a dba for Kingdom Paths, Inc. He stated the owner of Kingdom Paths, Inc. recently passed away and he is stepping in to take over the company and become the licensee. Pattie Benger stated Mr. Klaus’s license with RBD would have to be listed as Kingdom Paths, Inc., d/b/a Klaus Roofing, in order for his license to be linked with both names in RBD’s records, because Mr. Klaus cannot be a licensee for two different companies. Mr. Klaus stated his roofing experience is in sales and inspections, but he does not have a great deal of “hands-on” roofing experience. He stated he does not plan to have employees, but will be hiring subcontractors to install the roofs. Michael Finkbiner stated he would be more comfortable granting a license under the name of Klaus Roofing, and not Kingdom Paths, Inc. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of three open permits until completed, at which time Mr. Klaus can work with RBD staff to have the restriction removed, and the company name be changed to Kingdom Paths, Inc., d/b/a Klaus Roofing in RBD’s records, seconded by Johnny Johnson; the motion carried unanimously.

\* Appearance required at the Building Committee meeting.

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

- a) 4630 Topaz Drive, Permit J52622 – Chad Wehner, homeowner, requests variances to:

Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed;

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) 2620 Black Diamond Terrace, Permit J19750 – Tadd Wermers, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’5½” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

- c) 8811 Langford Drive, Permit J54815 – Aline Antypas, 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) 3420 Honeyburl Drive, Permit J23043 – Scott Robison, 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”.

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

Break from 10:04 a.m. to 10:12 a.m.

#### **VARIANCE REQUESTS**

5. 9475 Briar Village Point, Suite 110, Permit J55070 – Mark Mahler, Mahler General Contractors, requests a variance to Sections 803.4 and 903, ICC/ANSI A117.1-2003, to allow a single changing room without an ANSI compliant bench, where required.

Mark Mahler appeared and stated this project is a dressing room in a personal training facility. He stated the equipment that is utilized in this facility cannot be used by people with disabilities. He stated there is not adequate clearance for a wheelchair if a bench is installed in the dressing room, although the bench, itself, is ADA compliant. Mr. Mahler stated he

would like approval to waive installation of a bench; and if the bench were removed, there would be room for a wheelchair in the dressing room. John Welton stated RBD staff does not take 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 is a very small room and will not be utilized by people with disabilities; and because this room could easily be used as a storage room in the future, seconded by John Clarke; the motion carried unanimously.

6. 2011, 2013, 2069 and 2071 Southgate Road – Jeremy Ferranti, Platinum Renovations & Consulting, requests a variance to Section 1009.5, 2009 International Building Code, to allow a stairway landing of 36” x 29”, where 36” x 36” is required.

Jeremy Ferranti appeared and stated this variance is for a modification of an exterior staircase that does not have a Code compliant landing. John Welton stated there were 30 total staircases in this project that were modified, and only four of the staircases do not have Code compliant landings. Johnny Johnson stated he believes this landing does not have a transition area and creates a safety hazard. Mr. Ferranti stated the handrail will extend to the bottom of the concrete steps. A motion was made by Johnny Johnson to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, and there are options to correct the landings, seconded by John Clarke; the motion carried 3:2. Vince Colarelli and Scot Gring opposed.

7. 13276 Janebrook Grove, Permit J39877 – Scott Barton, Bella Vita Custom Homes, requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a 6’3” height in a crawlspace, where a maximum of 5’0” is allowed.

Scott Barton appeared and stated this structure is going to be his new residence and he has no intent of finishing the crawlspace at a later date, but he wanted the additional head height to work on the appliances, i.e. water heater, etc., in that crawlspace. He stated the house is 6,100 square feet, so adding square footage in the future, will never be an issue. Roger Lovell stated this issue is in the Code because in the past, there have been a number of homeowners that have converted their crawlspaces into finished basements without the proper head height and egress windows and doors. A motion was made by John Clarke to recommend to the Board of Review **APPROVAL** of the variance request due to the extensive size of the house and there is 5’ from beam height to grade, with the stipulation that an engineer’s report approving the final grade height is submitted to RBD confirming that the foundation walls can support the height of the crawlspace walls, seconded by Johnny Johnson; the motion carried unanimously.

8. 6 West Brookside Street – Lars Peters, AHP Construction, Inc., requests a variance to Section R311.7.4.2, 2009 International Residential Code, to allow a 1” tread depth on the inside corner of a winder stairs, where a minimum of 6” is required.

Lars Peters appeared and stated he rebuilt this winder staircase in this older home, and there are two winder steps with an inside corner of 1". He stated the house is a one and one-half story Victorian home and the stairs access two bedrooms and a bathroom on the second level. He stated all of the stairs are 11" threads. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because the proposed stairs are more Code compliant than the former stairs, and the occupants will be familiar with the stairs, seconded by Michael Finkbiner; the motion carried unanimously.

9. 10155 Chipita Park Road, Permit J53004 – James and Uli Pryse, homeowners, request a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6'2" where a minimum of 7'0" is required.

Uli Pryse appears and stated they are in the process of remodeling this late 1800's older home and due to existing conditions, the second level does not have Code compliant ceiling heights. She stated she hired a contractor to do the remodel, but he walked off the job and she is trying to finish the project herself. She stated this space will be utilized as a play area for her grandchildren. Ms. Pryse stated the side walls are sloped. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Johnny Johnson; motion carried unanimously.

10. 2613 Gomer Avenue, Permit J48983 – Margaret Bakker, homeowner, requests a variance to Section R905.2.7, 2009 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt are required for roof slopes between 2:12 and 4:12.

Kevin Tebedo, Western Roofing Specialist, appeared and stated he installed this roof and overlooked the issue of the roof pitch. He stated his standard warranty is 15 years for workmanship. He stated he has extended a lifetime warranty on this roof to Ms. Bakker and it is transferable should Ms. Bakker sell the home. Mr. Tebedo stated the shingle manufacturer will warranty the roofing shingles. Michael Finkbiner stated he has knowledge that the shingle manufacturer will not warranty the shingles when installed improperly by Code. Mr. Tebedo stated he will include the shingles with his warranty. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Mr. Tebedo amend his warranty to include a warranty on the shingles with his current warranty, seconded by Johnny Johnson; the motion carried 4:1. John Clarke opposed.

11. 33385 Torrence Road, Permit J28359 – Jerry Luchkin, homeowner, requests variances to:
  - a) Section R905.2.2, 2009 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.

Jerry Luchkin appeared and stated he reroofed his home himself and was not aware of the Code with regard to this issue. He stated this is a modular home built in 1978, and this section of the roof is on an addition to the house. A motion was made by Michael Finkbinder to recommend to the Board of Review **APPROVAL** of the variance request because the homeowner is aware of the potential for leakage due to the current construction, and if the house is sold, the home inspector will make note of this issue, seconded by Scot Gring; the motion carried unanimously.

- b) Section R905.2.4.1, 2009 International Residential Code, to allow a roofing material with a maximum basic wind speed of 60 mph, where 100 mph is required.

Jerry Luchkin stated he would like to **WITHDRAW** this variance request.

- 11.c. 801 East Boulder Street, Permit J55043 – Alan Baldwin, homeowner, requests a variance to Section R310.1.1, 2009 International Residential Code, to allow an emergency escape and rescue opening with a net clear opening of 4.0 square feet, where 5.7 square feet is required.

Alan Baldwin appeared and stated he is remodeling this house that was built in the 1890's. He stated this is an existing window, and he would like to keep this window to stay with the character of the house. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because of existing, nonconforming conditions, and this window is not being replaced, seconded by John Clarke; the motion carried unanimously.

- 11.d. 585 Red Cliff Road, Permit J56376 – Catherine Mann, homeowner, requests a variance to 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.

No one appeared. A motion was made by Johnny Johnson to **TABLE** this Item until the end of the meeting, seconded by Michael Finkbinder; the motion carried unanimously.

## 12. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

## 13. **NEW BUSINESS**

- a) Contractor Insurance



Vince Colarelli asked if there is anything that can RBD can do to assist homeowners in determining if their contractors have adequate insurance. Pattie Benger stated homeowners quite often will call RBD staff to inquire if their contractors have insurance, but this is the only manner in which RBD staff can assist with this issue.

b) Appreciation Award

John Welton stated he would like to thank John Clarke for his seven years of dedicated service as a Committee member on the Building Committee, and presented Mr. Clarke with an appreciation plaque.

c) Table Items

A motion was made by Vince Colarelli to **POSTPONE** the tabled Items until the April 1, 2015 Building Committee meeting, seconded by Michael Finkbiner; the motion carried unanimously.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg