

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

May 6, 2015

9:00 a.m.

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

MEMBERS ABSENT: Mr. Richard Gillit

OTHERS PRESENT: 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 9:03 a.m.

1. **CONSIDERATION OF APRIL 1, 2015 MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the April 1, 2015 Building Committee Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

2. **COMPLAINTS**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

ASCENT CONSTRUCTION – DALLAS KNOWLTON (REINSTATEMENT)
BIG-D CORPORATION – JEFFREY DONG
CHRISTIAN & ASSOCIATES CONSTRUCTION, INC. – BOBBY CHRISTIAN
(EXAMINEE CHANGES CO.)
COLLIER CONSTRUCTION COMPANY – TIMOTHY COLLIER
COLORADO CONSTRUCTORS & ASSOCIATES, INC. – GEORGE CHRISTIAN (CO.

CHANGES EXAMINEE)
DLP CONSTRUCTION CO. INC. – BRIAN MCWILLIAMS
FLINTCO LLC – JOHN CIANCIO (CO. CHANGES EXAMINEE)
MAIN STREET CONSTRUCTION, LLC – ANDREW MULLET
NABHOLZ CONSTRUCTION CORPORATION – STEPHEN CLOUTEN
NEW IMAGE DRYWALL, LLC – JEFFRY GENOVA

Building Contractor B-1 (General Limited)

ALTITUDE CONSTRUCTION SERVICES, INC. – DAVID MITCHELL (EXAMINEE
CHANGES CO.)
FRONT RANGE WIRELESS INC. – ROBERT THOMPSON (NEW PRIMARY
EXAMINEE)
ROCKY MOUNTAIN CONSTRUCTION COMPANY – GREG DAVISCOURT
(REINSTATEMENT)
RUBICON SERVICES LLC – DAVID VANCE
TOWN AND COUNTRY HOME IMPROVEMENT – LANCE GILBERT (EXAMINEE
CHANGES CO.)

Building Contractor C (Homebuilder)

ALLIANCE HOMES, LLC DBA ALLIANCE BUILDERS- STEVEN HOOD
CHAMPION WINDOW CO OF C.S. – BRANDY MINGEE (CO. CHANGES EXAMINEE)
COLORADO CUSTOM BUILDING & REMODELING – JOE CARNS (UPGRADE)
COLORADO CUSTOM CONSTRUCTION – JASON MULLIS (EXAMINEE CHANGES
CO.)
COLORADO REAL ESTATE GROUP INC. – KEVIN ZAPP (EXAMINEE CHANGES
CO.)
LOKAL COMMUNITIES, LLC – DAVID LEMNAH

Building Contractor D-1 (Exteriors)

QUALITY CONSTRUCTION L.L.C. – RICHARD LAKE
MHC CONTRACTING – MICHAEL SCHROEDER

Building Contractor D-1 (Pools)

INTEGRITY POOL BUILDERS – RANDY REARDON JR.

Building Contractor D-1 (Roofing)

AIM HIGH ROOFING – CARMEN LOGER (CO. CHANGES EXAMINEE)
COLORADO EXTERIORS LLC – RANDALL HOWARD (CO. CHANGES EXAMINEE)
HOME VALUE RESTORATION, LLC – MICHAEL KNUTSON (REINSTATEMENT)
PIKES PEAK ROOFING LLC – VICTOR ARREGUIN ALMANZA
RED MOUNTAIN ROOFING COMPANY – TERRENCE BOPP
RESCUE ROOFING LLC – JEREMY WALKER
TOP VIEW ROOFING – SHELBY KYLE
TRUE NATURE ROOFING – WILLIAM BLACK
VENDETTI'S ROOFING – JOHN VENDETTI

Building Contractor D-1 (Siding)

PDQ CONSTRUCTION – RAY SIMPSON

Building Contractor D-5A (Signs)

THE COLORADO SIGN COMPANY, LLC – BRIAN LEIBOVITZ

Building Contractor E (Residential Maintenance/Remodeling)

CUTTING EDGE FENCE & LANDSCAPING LLC – ROBERT LIZARRAGA
DAYHOFF REPAIR & MAINTENANCE INC. – CHARLES DAYHOFF
JME REMODEL – JOHN DOHERTY
L10 CONSTRUCTION LLC – SPENCER LIO
ON TARGET PROPERTY SOLUTIONS – MICHAEL COTTINGHAM
RESTORATION AND REJUVENATION CONTRACTORS LLC – DOUGLASS
EDMUNDSON
ROCKY MOUNTAIN CONSTRUCTORS, LLC – SCOTT BISLAND
VITALIZED HOMES – SHANE UTESCH
VOLTAIRE ENGINEERING INC DBA HOME PERFORMANCE FIRST – DANIEL
ROSENBAUM

Building Contractor F-1 (Solar)

CCS SOLAR – JOSEPH DUDEK
NAMASTE SOLAR ELECTRIC – JASON SHARPE

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Michael Finkbiner; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

PICASSO HOMES, LLC – BRADLEY SCHMITT

Bradley Schmitt appeared and stated he was asked to appear before the Committee today to explain why he has been advertising in this jurisdiction without a license. He stated he has been doing commercial work as a project manager for the past five years. He stated he has completed approximately 20 projects in the past five years ranging in value from \$200,000 to \$10,000,000, including a hospital project. Douglas Osinski, owner of Picasso Homes appeared and stated he did not realize that it was against Code to advertise without a license. Mr. Schmitt acknowledged that he realizes that he will have personal responsibility for any permits pulled for Picasso Homes. A motion was made by Scott Gring to recommend to the Board of Review **APPROVAL** of the license request, with the stipulation that the advertising on the website of Picasso Homes be removed until the license request is approved by the Board of Review in two weeks, seconded by Johnny Johnson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 7737 Blue Vail Way, Permit J18874 – Reed Romney, homeowner, 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.
- b) 846 Daffodil Street, Permit J55857 – Chris Harper, Everlasting Victorians, 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.
- c) 6456 Sunny Meadow Street, Permit J60478 – Ryan Leaming, 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” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 781 Tamarron Drive, Permit J54809 – Thompson Property Services requests 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.

- e) 6170 Iverson Court, Permit J13979 – Wayne Parsons, 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” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- f) 7492 Middle Bay Way, Permit J39992 – Sharon Vann, 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” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- g) 5445 Slickrock Drive, Permit J52825 – Claudia Thew, 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” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- h) 7625 Blue Vail Way – Jonathan Hendry, Jonrie Designs, LLC, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- i) 6240 Rendezvous Trail, Permit J60850 - Jonathan Hendry, Jonrie Designs, LLC, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- j) 2719 Templeton Gap Road, Permit J62967 – Scott Fortune, Fortune Homes, Inc., requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- k) 1063 Deschutes Drive, Permit J55009 – Eric Heckman, Heckman & Sons Construction, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- l) 2665 Purgatory Drive – Art Trapp, 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” 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 Calendar Variance Requests, seconded by Johnny Johnson; the motion carried unanimously.

VARIANCE REQUESTS

- 5.a. 1225 East Platte Avenue, Permit J59100 – Barbara Walker, homeowner, requests variances to:

Section RBC305.1, 2009 International Residential Code, to allow a ceiling height of 6'6" where a minimum of 7'0" is required.

Barbara Walker appeared and stated she bought this home as her retirement home, with the anticipation that she would finish the basement so she would have room for her family to visit. She said the house was originally built in 1929, and existing conditions do not allow for a Code compliant ceiling height. She said the ceiling height is 6'6". A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, and because the homeowner has made every effort to gain as much height as possible, with the stipulation that the homeowner attempt to gain additional height if possible, seconded by Johnny Johnson; the motion carried unanimously.

- 5.b. 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".

Barbara Walker stated due to pre-existing conditions, she is unable to obtain a Code compliant soffit height. She said the current soffit height is 6'0" and she is unable to gain additional height. She said the soffit goes over two doors and the shower in the bathroom. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, with the stipulation that the drywall be applied directly to the bottom of the ductwork to gain additional height, seconded by Steve Horner; the motion carried unanimously.

- 5c. 1400 East Boulder Street – Karen Freeman, Stanley, Beaman & Sears, requests a variance to Section 1109.2, 2009 International Building Code, to allow remodel work without full compliance to Section 1109.2, where prohibited.

Karen Freeman appeared and stated this project is a hospital and the existing toilet rooms in this interior remodel are not being remodeled in the same footprint to increase patient accessibility and safety, i.e. revised hand sink location in toilet rooms to be accessible with an additional accessible sink in the room; relocation of toilet room sink to allow clear floor space at shower, continuous grab bar for transfer aid into shower, grab bars on three shower walls for additional support, removal of shower curb to eliminate tripping hazard, and added vertical grab bars. She stated this variance is for two floors, involving 50 rooms. She stated eventually they plan to remodel a total of nine floors, and they are converting semi-private rooms to private rooms. Jay Eenhuis stated RBD staff believes they are improving upon the current conditions of the rooms; therefore, 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, seconded by Scot Gring; the motion carried unanimously.

6. 107 Manitou Avenue – Jack Paulson, Paulson Architects, P.C., requests a variance to Section 1104.4, 2009 International Building Code, to waive installation of an accessible route to the basement, where required.

Jack Paulson appeared and stated he would like to **WITHDRAW** this variance request.

7. 2502 East Pikes Peak Avenue – Rocky Mountain Health Care requests a variance to Sections 1012.1 and 1013.1, 2009 International Building Code, to allow existing guardrails to remain in current design, where prohibited.

Michelle Young, Architect, and Tom Rider with Rocky Mountain Health Care Services appeared and Mr. Rider stated they are renovating an existing facility that will be the new home of Rocky Mountain Health Care Services. Ms. Young stated the guardrails in the existing stairwells are not Code compliant, and they are requesting a variance to allow the existing guardrails to remain in place. She stated the guardrails do not meet Code because the openings in the guardrails are too large. She stated both the height and width of the guardrails are Code compliant. Ms. Young stated the building is four stories with a basement. John Welton stated it is a change of occupancy for the fourth floor; therefore, the guardrails have to meet Code all the ways down to the basement. Todd Welch stated he proposes that the applicant work with RBD staff to see what options might be available. Chris Richardson stated this variance request has been **WITHDRAWN**.

8. 3178 West Colorado Avenue – Tasha Vigil, property owner, requests a variance to Section 907.2, 2009 International Existing Building Code, to allow use of building “as is” without analysis per the International Building Code.

Tasha Vigil appeared and stated she owns this greenhouse built in 1951, and she would like to be allowed to use her building “as is” without bringing it up to Code. She stated the

building has been used as a nursery in the past. She stated she would like to use the building as a medical marijuana dispensary and growth facility. Ms. Vigil stated she has been working with RBD staff to make modifications in the building for her business. She stated she obtained a plumbing variance to approve a restroom and during the permitting process was informed that there were two liens, filed by RBD, on the building. She stated she was informed that she would have to get a permit to change the occupancy from a “U” to an “F2”, but was not informed by her contractor, architect, and RBD staff that she would have to bring the structure up to the 2009 Codes. Jay Eenhuis stated recently RBD has come in line with all other building departments in Colorado and has reclassified marijuana facilities as an “F1” occupancy. Ms. Vigil stated she has been informed that the costs to bring the building up to Code would be comparable to tearing it down and building a new building in the same location. John Welton stated it is not simply a change of occupancy that is requiring that this structure be brought up to Code, but additionally, it is the fact that work was done without a permit and was not done correctly in 2011 and 2012. Vince Colarelli stated it is very unfortunate that the applicant was misinformed about the construction that would be required to bring this structure up to Code for her intended use of the building, but he also believes the building has structural life safety issues. A motion was made by Vince Colarelli to recommend to the Board of Review **DENIAL** of the variance request based on life safety issues, seconded by Johnny Johnson; the motion carried unanimously.

Break at 11:10 a.m. to 11:19 a.m.

9. 7492 Middle Bay Way, Permit J39992 – Sharon Vann, homeowner, requests a variance to Section R311.7.5, 2009 International Residential Code, to allow a 30” landing, where a minimum of 36” is required.

Sharon Vann stated she had a contractor finish her basement and he did not pull a permit; and she is now trying to resolve the construction issues and bring the work he did up to Code. She said this landing was built by this contractor and it does not meet Code. She stated the basement is finished. Ms. Vann stated she has been able to correct most items that did not meet Code, but this landing issue requires a variance. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried 4:1. Johnny Johnson opposed.

10. 26 North Ely Street – Jason Brungardt, J. B. Designs, LLC, requests a variance to Table 402.1.1, 2009 International Energy Conservation Code, to waive foundation slab insulation, where required.

Jason Brungardt appeared and stated this was previously a garage conversion without a permit, and the homeowners would now like to put an addition on the previous garage conversion. He stated the foundation slab is not insulated. He stated they have tried to add additional insulation in the walls and ceiling and they still are not able to comply with the R value required by Code. A motion was made by Vince Colarelli to recommend to the Board

of Review **APPROVAL** of the variance request, with the stipulation that if the homeowners add additional foundation in the future, the slab insulation must be installed in the new addition, seconded by Scot Gring; the motion carried unanimously.

11. 2402 Strickler Road, Permit J52036 – Bonnie Van Gorder, Bonnie Built Homes & Remodeling, LLC, 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”.

Bonnie Van Gorder appeared and stated this is a basement finish project, and due to existing conditions, she is unable to obtain a Code compliant soffit height. She stated the soffit is located in the alcove in the Screening Room. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the soffit height of 6’4” in the alcove only, seconded by Steve Horner; the motion carried unanimously.

12. 424 East Madison Street, Permit J61673 – Brenan Stewart requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’6”, where a minimum of 7’0” is required.

Brenan Stewart appeared and stated the previous owner of this house finished the basement without a permit and he is now trying to permit the basement and bring all issues up to Code. He stated due to existing conditions, he is unable to obtain a Code compliant ceiling height. 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 Vince Colarelli; the motion carried unanimously.

- 12b. 3625, 3645, and 3665 Briargate Parkway – Sharon Allen, Trommel Design Group, LLC, requests a variance to Section 903.2.1.3, 2009 International Building Code, to waive the sprinkler requirement for these three structures, where required.

Sharon Allen appeared and stated these buildings are open pavilions at a community park that are primarily steel construction with masonry stone picnic tables. She said due to the occupancy load, a sprinkler system is required by Code. She said the buildings are open on all four sides. John Welton stated he has received an email from the Colorado Springs Fire Department that they take no exception to this variance request. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Johnny Johnson; the motion carried unanimously.

- 12c. 2665 Purgatory Drive – Art Trapp, 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 5.2 square feet where 5.7 square feet is required.

John Welton stated this variance request has been **WITHDRAWN**.

13. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

14. **NEW BUSINESS**

a) Electronic Agenda Packets

Jim Vernon appeared and stated RBD will no longer be sending hard copies of the agenda packets to Committee members. He said laptop computers will be provided for the Committee members use in the board room for review of the agenda packet during the Committee meetings. He stated RBD will also provide flash drives for the Committee members to use. Mr. Vernon gave a presentation regarding the process that will be used by RBD.

The meeting adjourned at 12:18 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg