

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

November 4, 2015

9:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. John Welton, Chief Building Inspector  
Mr. Bert Warchol, Commercial Building Inspector  
Ms. Jessie Williams, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:00 a.m.

#### 1. CONSIDERATION OF OCTOBER 7, 2015 MINUTES

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

#### 2. COMPLAINT UPDATE

a) A complaint has been brought against Eric Heckman, licensee for Heckman & Son's Construction, by Phyllis and Richard Kennedy for willfully violating Sections RBC201.11.3(1), (3), (5), and (6), 2011 Pikes Peak Regional Building Code, by pulling a permit for an unlicensed contractor to do work at 210 Wuthering Heights Drive, Colorado Springs, Colorado. *During the October 7, 2015 Building Committee Meeting, Mr. Heckman was given four weeks to complete the permit for the decks, and to obtain and complete a permit for the retaining wall, with the stipulation that he is allowed to pull a maximum of three permits, including one for the retaining wall within that four week period of time. Mr. Heckman was instructed to reappear before the Building Committee at the November 4, 2015 meeting to give the Committee an update.*

Eric Heckman appeared and stated he completed the project at 210 Wuthering Heights Drive on November 3, 2015. John Welton confirmed that the projects were completed on November 3, 2015.

3. **CONSENT LICENSE REQUESTS**

**Building Contractor A-1**

AOI CORPORATION – CHARLES GIBSON (PRIMARY EXAMINEE)  
SCHMUESER & ASSOCIATES, INC. – LARRY SCHMUESER (ADDITIONAL LICENSE)

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

INTEGRATED COMPANIES, INC. DBA THE CPI GROUP – MICHAEL NARUM  
STORAGE BUILDERS, LLC – STANLEY SIEVERS  
THE RESTORATION GUILD, INC. – CRAIG CAMPBELL (EXAMINEE CHANGES CO.)  
VERNON BUILDERS – TERRY VERNON  
VISION DEVELOPMENT GROUP INC. – DANIEL DUFFY (PRIMARY EXAMINEE)

**Building Contractor C (Homebuilder)**

BROOKSIDE CUSTOM HOMES LLC – DOUGLAS WHITING (EXAMINEE CHANGES CO.)  
DEREK WILKINS – DEREK WILKINS  
GENBUILD CORPORATION – MIGUEL GARCIA  
MEIER CONSTRUCTION & ENGINEERING COMPANY – HENRY MEIER  
PURVIS PROJECTS LLC – RAY PURVIS (REINSTATEMENT)  
VICTORY “1” ROOFING INC. – MACKENZIE KERR JR. (EXAMINEE CHANGES CO.)

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

ADVOCATE CONSTRUCTION INC. – NICHOLAS WALLACE

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

KNIGHT SOLUTIONS INC. – DAVID KNIGHT

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

ATOP ROOFING LLC – AARICK WILSON (REINSTATEMENT)

BAND- TIMM CONSRUCTION HOLDINGS CORP – MATTHEW TIMMONS  
BENCHMARK CONTRACTING LLC – DAVID PITMAN JR.  
CRAZY HORSE ROOFING, LLC – ELENA SANCHEZ  
WESTERN SUMMIT ROOFING CONTRACTORS LLC – WILLIAM MARVIN

**Building Contractor D-2A (Wrecking)**

THE ROCKY MOUNTAIN DEVELOPMENT GROUP, LLC – PATRICK MEADE  
WESTERN CLEANUP CORPORATION – RON GREENE

**Building Contractor D-5A (Signs)**

APEX SIGNS & GRAPHICS – NATE ZIMMERMAN  
ARROW ELECTRIC SIGNS – CRIS GORDON (REINSTATEMENT)

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

TPL HOME SOURCE- LEROY PEARSON

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

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

MCC LTD – CHRIS MANESS \*

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

**Building Contractor C (Homebuilder)**

CASCADE BUILDERS, LLC – LINDSEY TYSLAND \*

Lindsey Tysland appeared and stated she has built ten ground-up projects, and seven of those projects were spec homes that were built in the past four years. She stated she has started a website, but she has not really done anything with it yet. She stated she has been working with Stan Lewis, an “A” Licensee, as her mentor. Ms. Tysland stated she has built approximately two or three houses per year. She stated she is currently a project manager at 1823 West Cucharras Street, which is a homeowner permit. Scot Gring stated Ms. Tysland has a number of nice reference letters in her contractor file. Ms. Tysland stated Stan Lewis

has been pulling the permits for the spec homes. She stated she has four vacant lots that she would like to build on. She stated she has a written contract with Stan Lewis that he will pull permits for her spec homes and she will be the project manager. John Welton stated RBD staff is happy that Ms. Tysland is taking steps to obtain her own license so she can pull her own permits. Ms. Tysland stated she does not have employees; she works with subcontractors. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a "C" (Homebuilder) License, with the limitation of two ground-up permits, until completed, unlimited below, at which time Ms. Tysland can work with RBD staff to have the restriction removed, seconded by Richard Gillit; the motion carried unanimously.

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

EASTERN SLOPE ROOFING LLC – VICKY LAPLANTE (EXAMINEE CHANGES CO.)\*

Vicky LaPlante appeared and stated she has been working in the roofing industry since 2010, and was previously the licensee for Victory One Roofing. She stated she would like to transfer her license from Victory One Roofing to Eastern Slope Roofing, LLC. Jessie Williams stated she received a complaint that Ms. LaPlante was advertising in the name of Eastern Slope Roofing prior to having her license transferred to the new company name. She stated the new licensee for Victory One Roofing is taking over the existing open permits. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** to transfer Vicky LaPlante's "D-1" (Roofing) License to Eastern Slope Roofing, LLC, seconded by Johnny Johnson; the motion carried unanimously.

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

P.D.'S ENTERPRISES, LLC – PAUL PATTON \*

Paul Patton appeared and stated he has been working in the construction industry since he was in high school. He stated he has worked on a number of basement finishes and decks; and the purpose of the license is to be able to do the work on his own. He stated he is a retired Colorado Springs Police Officer. Mr. Patton stated he currently has a felony charge, but it will be resolved by the end of the month, and Todd Welch confirmed this information based on a letter that he received from Mr. Patton's attorney. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of an "E" (Residential Maintenance/Remodeling) License, with the limitation of two permits, until completed, at which time Mr. Patton 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) 6544 Diamond Hitch Drive, Permit J75140 – Douglas Cox, homeowner, 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.
- b) 2965 Muleshoe Drive – Maciej Estrada, homeowner, 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.
- c) 5915 Bay Springs Lane, Permit J76855 – Matt Ornston, Robert Scott General Contractors, 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.
- d) 749 Harvest Field Way, Permit J82793 – Christopher Harper, Everlasting Victorians, Inc., 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) 2208 Oakridge Lane, Permit J80856 – Dee Holman, 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) 2501 Fairway Drive, Permit J79152 – Leafner Tan, 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) 5305 Picket Drive, Permit J61884 – Bret Comegys, 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) 6612 Glowing Valley Drive, Permit E85799 – Mel Peppers, III, 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.

- i) 934 East Costilla Street, Permit J81368 – Sam Faris, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.

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

### **VARIANCE REQUESTS**

5. 1845 Briargate Parkway, Unit 443 – Steve Obering, YOW Architects, P.C., requests a variance to Section 705.8.1, Exception 2, 2009 International Building Code, to allow reduction of the 10’ fire separation distance for only a portion of the building to 9’1” +/-, where prohibited.

Steve Obering appeared and stated the Promenade Shops at Briargate has a space that is an odd size. He stated the owner would like to widen the front of the space to make it more usable for a tenant. He stated the Pottery Barn is just under 10’ adjacent from this space. Mr. Obering stated they are building a 3 hour wall between these two spaces. Mr. Obering stated both spaces are fully sprinklered. Jay Eenhuis stated RBD staff takes 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 because it does not create any life safety issues, seconded by Johnny Johnson; the motion carried unanimously.

6. 990 Pinon Ranch View, Permit J73775 – Bobby Christian, Christian & Associates Construction, Inc., requests a variance to Section 608.2.1, ICC/ANSI A117.1-2003, to allow a 48” x 36” shower, where a maximum of 36” x 36” is required.

Bobby Christian appeared and stated they are proposing to put a shower bench in this 48” x 36” shower to bring the size of the shower down to the required 36” x 36”. John Welton stated there was an error in the first printing of the ANSI Code, which was corrected in the second printing of this Code, which is the reason this issue was not detected until the final inspection. He stated there will be three grab bars in this shower. He stated RBD staff would prefer to have a “fixed” shower chair in the shower stall, and stated the ANSI Code states that shower seats must always be permanently installed. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a “fold-down” shower seat is installed, which would place the back of the shower at approximately 36”, seconded by Scot Gring; the motion carried unanimously.

7. 921 North Nevada Avenue – Barry Hunt, Colorado College, requests a variance to Section 1208.2, 2009 International Building Code, to allow a ceiling height of 6’8” in both basement mechanical rooms, where prohibited.

Jim Howard, Elder Construction, appeared and stated he is doing the work on this project and they would have to undermine the exterior foundation wall to dig out the floor to bring the ceiling height into compliance. He stated they would like to pour a 4" slab on the floor which would bring the ceiling height to 6'8" in a portion of the basement. He stated the building was constructed in the late 1800's. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request because they are upgrading the current construction in a non-conforming building, seconded by Johnny Johnson; the motion carried unanimously.

8. 1508 Saratoga Drive, Permit J76403 – Phil Martinez, 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.

Tracy Fisher appeared and stated he is a project manager for two roofing companies, and he is assisting his friend, Mr. Martinez. He said Mr. Martinez had a contractor install the roof on the porch of his home. He stated ice and water shield was applied at the edge of the roof, double 15 pound felt, and 30 year shingles. Mr. Fisher stated this roof is over non-habitable space, i.e. the porch. Steve Horner stated the Committee is concerned about whether the roof structure can carry the load of this roof assembly. He stated a permit should be pulled for the framing of the roof and have it inspected to be certain that it is structurally adequate to carry the load of this roof. John Welton stated RBD staff can address the structural soundness of the roof, if the Committee could address the variance request to allow the asphalt strip shingles. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because it is unhabitable space, seconded by Johnny Johnson; the motion carried 5:1. Richard Gillit opposed.

9. 2048 Woodsong Way, Permit J82628 – Brenda and Juan Pulido, homeowners, request a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6'10" where a minimum of 7'0" is required.

Juan Pulido appeared and stated he is finishing his basement and due extensive ductwork and pipes, he dropped the entire ceiling to 6'10". He stated he bought the house four months ago, and it was built in 1998. 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 Richard Gillit; the motion carried unanimously.

10. 1972 Quadrangle Court, Permit J62841 – Terry Knoke, ACC Home Improvement, LLC, requests a variance to Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 7 7/8" where a maximum of 7 3/4" is allowed.

Terry Knoke appeared and stated this is a staircase on a deck and he did not realize that the stair risers were not at a Code compliant height until the final inspection. He stated the riser heights are all consistently at 7 7/8". A motion was made by Richard Gillit to recommend to

the Board of Review **APPROVAL** of the variance request, seconded by Johnny Johnson; the motion carried unanimously.

11. 1714 North Prospect Street, Permit J76080 – Mark Bussone, Mountain Vista Builders Services, LLC, requests a variance to Section R311.7.1, 2009 International Residential Code, to allow a 32” stair width where a minimum of 36” is required.

Mark Bussone appeared and stated this project is a remodel and alteration of a residence, and he is modifying the current staircase and bringing it up to Code for rise and run, but he is unable to obtain a Code complaint width on the stairs due to pre-existing conditions. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because they are improving on the current construction of the stairs, seconded by Johnny Johnson; the motion carried unanimously.

12. 7535 Quiet Pond Place, Permit J87137 – Christian Gilbert, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’2” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Christian Gilbert appeared and stated this soffit is in a closet and he is building a shelf unit under the soffit, so it will not be possible to walk under it. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request because the soffit is in a closet with built in shelving under it, so it will not be possible to walk under it, seconded by Johnny Johnson; the motion carried unanimously.

- 12b. 819 West Kiowa Street, Permit J84665 – Laura Norrell, Property Manager for Springs Results, requests a variance to Section R311.7.1, 2009 International Residential Code, to allow a 32” stair width where a minimum of 36” is required.

Laura Norrell appeared and stated this house was built in 1899 and due to pre-existing conditions she is unable to obtain a Code compliant stair width. She stated the stairs are going down to the basement, and there are concrete walls on both sides of the stairs, although one side is only a portion of the wall. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Johnny Johnson; the motion carried unanimously.

13. **UNFINISHED BUSINESS**

- a) Tabled Items

A motion was made by Richard Gillit to **POSTPONE** the tabled items until the December 2, 2015 Building Committee meeting, seconded by Johnny Johnson; the motion carried unanimously.



14. **NEW BUSINESS**

a) Contractor Signage

Vince Colarelli asked RBD staff about the length of time a contractor can leave his sign in front of a project after the space is completed, without obtaining a sign permit. Scot Gring stated the appropriate length of time is 120 days after the space is leased or after a substantial completion certificate is issued.

The meeting adjourned at 10:59 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg