

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BUILDING COMMITTEE MINUTES

December 2, 2015

9:00 a.m.

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

MEMBERS ABSENT: Mr. Chris Richardson

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:

Vice Chairman Richard Gillit called the meeting to order at 9:00 a.m.

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

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

#### 2. **COMPLAINT UPDATE**

There were no Complaints to discuss.

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

##### **Building Contractor A-1**

COLORADO COMMERCIAL CONTRACTING, INC. – WALKER BROWN  
THE PERRY GROUP, LTD. – JAMES CALDERONE

**Building Contractor A-2 (General Limited)**

PRECISION BUILDERS & CONSULTING LLC – EVAN REAM

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

CHALLENGER HOMES, INC. – ANDREW MULLET  
DENTAL SOLUTIONS, LLC – STEVE SIEMERS  
JAC RHEIN CONTRACTING LLC – JAMES RHIEN (EXAMINEE CHANGES CO.)  
LTS RESOURCE, LLC – ANTHONY NIBERT (EXAMINEE CHANGES CO.)  
PINNACLE CONSULTING, INC. – WARREN BLOSS  
S2 CONTRACTING, LLC – WILLIAM NEAVES

**Building Contractor C (Homebuilder)**

JASON WEETS – JASON WEETS  
SKYHIGH CONSTRUCTION, LLC – PABLO KAHAN

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

GBC CONCRETE LLC – JOSE GAMBOA

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

AQUAWORKS CONSTRUCTION LLC – RANDALL WILNIETH  
NEUMAN POOLS, INC - RANDAL NEUMAN

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

MASTER ROOFING LLC – TERRY KEYES (REINSTATMENT)  
C.H ACQUISTIONS, LLC DBA ACCENT ROOFING & EXTERIORS – CHARLES  
HICKS  
VICTORY “1” ROOFING, INC. – DANIEL DICENSO (SECOUNDARY EXAMINEE)

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

GREENLINE SIGN SERVICES, LLC. – CHAD MIKALSON  
PINNACLE SIGN & GRAPHICS, LLC – LOPEZ RAFAEL

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

A.N.T RESTORATION, LLC – WEAKS JAMES

DUN- RITE HOME IMPROVEMENTS INC. – JEFFREY RYAN (ADDITIONAL LICENSE)  
KEVIN OLSEN CONTRACTING – KEVIN OLSEN

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

RESI CORPORATION – ROBERT BENNETT (EXAMINEE CHANGES CO.)  
SUNLIGHT SOLAR ENERGY – ROBERT JOHNSON (ADDITIONAL LICENSE)

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

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

MCC LTD – CHRIS MANESS \*

Chris Maness appeared and stated he has been working in the construction trades since 1990, and he ran Executive Coatings for ten years; he said he has owned MCC Ltd for four years. He stated he does not have any ground-up experience in Colorado; but has a great deal of experience with commercial additions and tenant finishes. He stated he did two ground-up projects in Utah. Mr. Maness stated most of his experience is with R2 construction. He stated he is requesting this license to do primarily apartment reroofs, balconies, handrails, and carports. He stated he has an “A” License in Boulder. Vince Colarelli stated he does not feel Mr. Maness has adequate experience for a “B-1” License, and suggested that a “B-2” License would serve Mr. Maness for the projects that he is intending to do. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a “B-2” (General Limited) License, with the limitation of two open permits, until completed, unlimited below, at which time Mr. Maness can work with RBD staff to have the restriction removed, seconded by Scot Gring; the motion carried unanimously.

**Building Contractor B-2 (General Limited)**

DOUBLE T. INVESTMENTS – TIMOTHY TATUM (REINSTATEMENT) \*

Timothy Tatum appeared and stated he received his “B-2” License in 1997, but he changed careers and let his construction license lapse. He stated he is getting back into the construction field, and would like to have his license reinstated. Mike Finkbiner pointed out that Mr. Tatum’s contractor file has a letter of complaint from a previous homeowner that had work done by Mr. Tatum. Mr. Tatum stated this complaint was due to work done by a subcontractor that was not part of the scope of work to be performed by him. He stated the scope of work that was in the contract was completed, and the homeowner had additional

work done on the home, and expected him to pay this subcontractor, even though it was not part of his contract. He stated he was involved in a lawsuit with this homeowner, and Double T. Investment prevailed in this lawsuit. Mr. Tatum stated he moved to Florida right after obtaining his “B-2” License, which is the reason he has very few permits under his “B-2” License. Mindy Stuemke stated the homeowner voided this permit; and Mr. Tatum’s “B-2” License expired in 2013. Mr. Tatum stated he has experience remodeling a number of bars in this jurisdiction, while working with other general contractors that pulled the permit. He stated he has been working in the construction field for 20 years, and his immediate plans are to build a four-car garage and an addition for a car dealership. John Welton stated there are two voided permits, but there are no “A” status permits. Mr. Finkbiner stated he does not feel Mr. Tatum has adequate experience for a “B-2” License. John Welton stated Mr. Tatum has 15 total permits that were pulled with his “B-2” License, and five were voided. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the reinstatement of Timothy Tatum’s “B-2” License, with the limitation of two permits at any one time, until completed or at six months, at which time Mr. Tatum can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

#### URBAN DWELLINGZ – BRIAN SHUTZ \*

Brian Shutz appeared and stated he has two “A” status permits and one is ready for final inspection. He stated the second permit needs some electrical work done, and will then be ready for final inspection. He stated this is a license reinstatement and transfer of company name. Mr. Shutz stated he let his license lapse when he started working as a project manager and superintendent for DWG & Associates and Lunick. He stated he is trying to have his license reinstated. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “B-2” License, with the stipulation that the two “A” status permits are finalized prior to pulling any permits, seconded by Johnny Johnson; the motion carried unanimously.

\* Appearance required at the Building Committee meeting.

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

- a) 4834 Ardley Drive, Permit J87957 – Marvin Adams, 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) 5935 Templeton Gap Road, Permit J91253 – Sean Gose, 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) 5150 Greenleaf Drive, Permit J43054 – Willard Clarey, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'6½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- d) 6416 Range Overlook Heights, Permit J78488 – Mark Willard, Reliable Maintenance & Construction, LLC, 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.
- e) 5327 Spoked Wheel Drive, Permit J63289 – Joe Dobrich, 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.
- f) 623 South Grey Eagle, Permit J92477 – Mass Appeal, LLC 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) 6349 Baxter Drive, Permit J59449 – Daniel Kennedy, 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.
- h) 6859 Conifer Ridge Drive, Permit J83015 – Powerhouse Construction, LLC 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 Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by Scot Gring; the motion carried unanimously.

## **VARIANCE REQUESTS**

- 5. 921 North Nevada Avenue, Permit J85011 – Barry Hunt, Colorado College, requests a variance to Section 1208.2.1, 2009 International Building Code, to allow a soffit ceiling height of 5'11" in the basement mechanical room, where prohibited.

Barry Hunt appeared and stated this building was built in 1890 with a stone foundation, and due to pipes and ducts in the mechanical room, he can only obtain a soffit height of 5'11" in this mechanical room. He stated the only people that will have access to this room are

facilities maintenance personnel. He stated they obtained a variance for the ceiling height during the November Building Committee meeting, but was not able to obtain the soffit height variance during that meeting, because the slab had not been poured at that time. John Welton stated RBD staff takes no exception with this variance request, and CSFD has also stated that they take no issue with the variance request. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing non-conforming conditions, seconded by Johnny Johnson; the motion carried unanimously.

6. 916 North Weber Street, Permit J85692 – Barry Hunt, Colorado College, requests variances to:

- a) Section 1208.2.1, 2009 International Building Code, to allow a soffit ceiling height of 5'10" in the basement mechanical room, where prohibited.

Barry Hunt appeared and stated this building was constructed in the late 1800's, and due to pre-existing conditions, there are sprinkler pipes at 5'10" in this basement mechanical room. He stated this area will only be accessed by the facilities maintenance personnel. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

- b) Section 1208.2, 2009 International Building Code, to allow a ceiling height of 6'7" in the basement mechanical room, where prohibited.

A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

7. 3432 Signature Golf Point, Permit J70893 – Michael Woelke, Garden of the Gods Homes, Inc., requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a 7' crawl space, where a maximum height of 5' is required.

Michael Woelke appeared and stated the lot for this home slopes from the back to the front 3½' to 4'. He stated there was a misunderstanding during the excavation process that was not caught until the footings were already installed. He stated the wall design has been engineered. Jay Eenhuis stated the local Codes limit the crawlspace to 5'. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, based on compliance with the engineer's letter, seconded by Steve Horner; the motion carried unanimously.

8. Greg Cutter, Cutter Construction Company, requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a “C” (Homebuilder) License.

Rick Gillit stated this variance request has been **POSTPONED** for 30 days by the applicant.

9. 1444 Foote Avenue, Permit J89330 – Preston Hobbs, homeowner, requests variances to:
  - a) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’9” where a minimum of 7’0” is required.

Preston Hobbs appeared and stated due to pre-existing conditions he is unable to obtain a Code compliant ceiling height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing non-conforming conditions, seconded by Johnny Johnson; the motion carried unanimously.

- b) 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”.

Preston Hobbs appeared and stated due to pre-existing conditions he is unable to obtain a Code compliant soffit height. He stated he plans to frame on both sides of the ductwork so he can apply the sheetrock against the ductwork. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, with the stipulation that the soffit height in the hallway is no less than 6’2”, seconded by Johnny Johnson; the motion carried unanimously.

- 9.c. Fire Station No. 1, 29 South Weber Street – Martino Leone, HB & A Architects, requests variances to:

- Section 1104.4, 2009 International Building Code, to allow 2<sup>nd</sup> floor with an area exceeding 3,000 square feet to not be provided with an accessible route, where required by Code.

Martino Leone appeared and stated they are putting an addition on the existing fire station and they are asking to waive the accessible route because the occupants are firefighters and are abled bodied persons. He stated this area is “off limits” to the general public. He stated there are multiple fire poles, which are located in fire rated enclosures. Jay Eenhuis stated RBD staff is remaining “neutral” on accessibility issues due to the current climate in Colorado Springs regarding accessibility issues. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request based on the unique nature of the occupants,

and the CSFD's specific limitations as to people accessing the second level, seconded by Johnny Johnson; the motion carried unanimously.

- Section 1107.6.2, 2009 International Building Code, to allow 2<sup>nd</sup> floor dwelling units to not be provided as accessible spaces as required by Code.

Mr. Leone stated there are four showers, in the shower area, and they do not have adequate space for wheel chairs, grab bars in the shower stalls, and accessible toilet stalls in this area. He stated countertop heights also do not meet Code. Vince Colarelli stated the issue is the lack of an accessible shower. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request because the variance to waive accessibility to the seconded floor has already been approved, seconded by Johnny Johnson; the motion carried unanimously.

#### 10. **UNFINISHED BUSINESS**

There was no New Business to discuss.

#### 11. **NEW BUSINESS**

##### a) Contractor Update

John Welton stated William Neaves with S2 Contracting, LLC has applied for his license so he will no longer be having other contractors pull permits for him.

The meeting adjourned at 11:28 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg