

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BOARD OF REVIEW MINUTES

April 15, 2015

10:30 a.m.

**MEMBERS PRESENT:** Chairman Larry Whittaker, Architect  
Mr. Michael McShea, Engineer  
Mr. Edward Pine, Building A, B or C Contractor

**MEMBERS ABSENT:** Mr. Tom McDonald, Building A Contractor  
Mr. Dave Munger, Citizen-at-Large

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Roger Lovell, Director of Building Operations  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jay Eenhuis, Chief Plans Examiner  
Ms. Mindy Stuemke, Permit Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Larry Whittaker called the meeting to order at 10:33 a.m.

Roger Lovell introduced Edward Pine, a new Committee member filling the Building A, B or C Contractor position on the Board of Review and Advisory Board.

Jack Arrington appeared and stated Mr. Pine was Chairman of the MEP Committee prior to moving to the Board of Review and Advisory Board Committees, and RBD staff would like to thank him for his dedication as a Committee member on the MEP Committee for the past two years.

### 1. **CONSIDERATION OF THE MARCH 18, 2015 BOARD OF REVIEW MINUTES**

A motion was made by Michael McShea to **APPROVE** the March 18, 2015 Board of Review Minutes as written, seconded by Edward Pine; the motion carried unanimously.

### 2. **CONSIDERATION OF LICENSING AND MINUTES**

a) Building Committee Minutes of April 1, 2015.

A motion was made by Michael McShea to **APPROVE** the April 1, 2015 Building Committee Minutes as written, seconded by Edward Pine; the motion carried unanimously.

b) MEP Committee Minutes of April 8, 2015.

A motion was made by Michael McShea to **APPROVE** the April 8, 2015 MEP Committee Minutes as written, seconded by Edward Pine; the motion carried unanimously.

3. **DECISION APPEALS**

- a) 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. *This Item was DENIED during the March 4, 2015 Building Committee Meeting due to life safety issues, and there are options to correct the landings.*

All parties testifying were sworn in. Jay Eenhuis stated Platinum Renovations consulted with RBD staff regarding 30 stair replacements at this apartment complex. He stated they were able to rebuild 26 of those stairways to meet Code, but four of the stairways do not meet Code. Jeremy Ferranti stated there are four stair replacements that have landings that do not meet Code, and they are willing to extend the handrails for life safety issues. He stated the current stair replacements are a big improvement over the previous stairways. He stated they were able to move the stairways back to gain 3”, which increases the landings to 32”, where 36” is required. Jay Eenhuis stated the plan submitted for the stair replacements at this complex did meet Code, but there were certain site issues that created this issue regarding these four stairways.

Johnny Johnson, Building Committee member, stated the Building Committee felt there were options available to bring these stairways up to Code; therefore, the variance was denied.

Todd Welch stated there is no standard for each variance granted. The only standard would be if the Building Official determined that the variance should be approved as a consent variance. He stated there is no liability to the Committee in granting the variance. Henry Yankowski stated when a variance is granted, it is site specific and does not set a precedence for future variances.

Jay Eenhuis stated RBD staff suggested installation of the handrails; and if installed, RBD staff takes no exception to this variance request. A motion was made by Edward Pine to overturn the decision of the Building Committee and **APPROVE** the variance request to allow a stairway landing of 32”, with the stipulation that the handrails are extended down to the end of the landing; and if the concrete steps are replaced in the future, they must be Code compliant, seconded by Michael McShea; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:01 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg