

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

September 16, 2015

10:30 a.m.

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

MEMBERS ABSENT: Mr. Dave Munger, Citizen-at-Large

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Larry Whittaker called the meeting to order at 10:38 a.m.

1. CONSIDERATION OF THE AUGUST 19, 2015 BOARD OF REVIEW MINUTES

A motion was made by Tom McDonald to **APPROVE** the August 19, 2015 Board of Review Minutes as written, seconded by Michael McShea; the motion carried unanimously.

2. CONSIDERATION OF LICENSING AND MINUTES

a) Building Committee Minutes of September 2, 2015.

A motion was made by Tom McDonald to **APPROVE** the September 2, 2015 Building Committee Minutes as written, seconded by Michael McShea; the motion carried unanimously.

b) MEP Committee Minutes of September 9, 2015.

A motion was made by Tom McDonald to **APPROVE** the September 9, 2015 MEP Committee Minutes as written, seconded by Michael McShea; the motion carried unanimously.

3. DECISION APPEALS

a) 5755 Taxi Way, Suite 100 – Thomas Hoag, Hoag Construction Company, requests a variance to Section 1109.2, 2009 International Building Code, to waive the requirement for restrooms to be accessible. *During the August 5, 2015 Building Committee Meeting, the Committee **DENIED** this variance request based on the “B” occupancy on the lower level, which requires ADA compliant restrooms.*

Thomas Hoag appeared. All parties testifying were sworn in. Jay Eenhuis stated Section 1109.2 of the 2009 International Building Code requires that all restrooms must be accessible. He stated there are some exceptions which will waive grab bars, etc., but it does require that a backing be installed in the wall so future grab bars can be installed; and that is only for restrooms that are accessed through a private office. Mr. Hoag stated he is building his own personal hangar at the Colorado Springs airport, and it is not open to the public. He stated there are two common-area accessible restrooms in the complex. He stated to date this variance has been granted on 25 of the 32 hangars. Mr. Hoag stated he has redesigned the restrooms and backing in the walls will now be installed, but he is asking to waive the grab bars, knee space clearance at the lavatories, and the shower seat in the shower. Mr. Eenhuis stated the shower seat is the real issue. Johnny Johnson, member of the Building Committee, stated their decision was based on the previous plan that was submitted, and it appears that the revised plan is Code compliant, with the exception of the shower seat in the shower. Mr. Hoag stated he and his family will be the only people in the hangar. He stated he did add backing in the walls to add ADA fixtures should the need arise in the future. A motion was made by Michael McShea to **APPROVE** the variance request, based on the revised plan, to waive the shower seat, but to add structural backing in the walls for future ADA fixtures to be installed, because the exception to the ANSI Code does not mention a shower seat in a shower, seconded by Tom McDonald; 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 10:58 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg