

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE AGENDA

January 6, 2016

9:00 a.m.

1. **CONSIDERATION OF DECEMBER 2, 2015 MINUTES**

2. **COMPLAINT UPDATE**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1

ELDER CONSTRUCTION – JEREMY HAMMERS (EXAMINEE CHANGES CO.,
SECONDARY EXAMINEE)

ENVIROMENTAL CONSEPTS LLC – NICOLAAS MOSTERT

MERASTONE GENERAL CONTRACTING – DAVID LEICHNER
(REINSTATEMENT)

Building Contractor B-1 (General Limited)

WESTERN NATIONAL BUILDERS – RANDALL AVERY (EXAMINEE CHANGES
CO.)

Building Contractor C (Homebuilder)

ASPEN VIEW HOMES – DU VO NGUYEN (CO. CHANGES EXAMINEE)

EACONSTRUCTION CO – ERIC AMONENO (EXAMINEE CHANGES CO.)

INNOVATIVE BUILDING SOLUTIONS LLC – GARY SPARROW

MORK ENTERPRISES, LLC. – THOMAS MORK (EXAMINEE CHANGES CO.)

MULDOON ASSOCIATES, INC. – RUDY THOMPSON (EXAMINEE CHANGES
CO.)

SPRING BRNACH CONSTRUCTION, LLC – SARAH ESTES

THE X- PERT COMPANIES – NICHOLAS KACHEL (EXAMINEE CHANGES CO.)

Building Contractor D-1 (Roofing)

CRW, INC. – PETE HOLT (REINSTATEMENT)

COLORADO ROOFING SOLUTIONS – CHRISTOPHER GONZALES

GUARANTEE CONSTRUCTION GROUP – DANIEL ODENTHAL (EXAMINEE
CHANGES CO.)

RRSA (COMMERCIAL), LLC – JON SEYMORE (LICENSEE CHANGES CO.)

WEST IS BEST ROOFING – ROBERT PICKETT

Building Contractor E (Residential Maintenance/Remodeling)

EUROPEAN CONNECTIONS – ANDY MEAD (REINSTATEMENT)

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor E (Residential Maintenance/Remodeling)

ELEGANT DECK DESIGNS – ROY ATTARDI * (EXAMINEE CHANGES CO.,
REINSTATEMENT)

* Appearance required at the Building Committee meeting.

4. CONSENT CALENDAR

- a) 2444 Pinyon Jay Drive, Permit J94782 – Alan Baldwin, Baldwin Enterprises, 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) 2512 West Monument Street, Permit J56184 – Elizabeth Moody, 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) 5387 Standard Drive, Permit J86574 – Jason Kessler, 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) 7360 Cotton Drive, Permit J69193 – Laura Furia, 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.
- e) 5225 Quasar Court, Permit J93766 – Randy Florell, Seven Summits Construction, 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.

- f) 2346 Great Sky Road, Permit J88960 – Joseph Morrell, 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.
- g) 10253 Prairie Ridge Court, Permit J73135 – Saint Aubyn Homes, LLC requests a variance to Section R310.1, 2009 International Residential Code, to allow a 48" windowsill height in existing conditions where a maximum of 44" is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6" rise and minimum of 11½" tread, and the full width of the window opening.

VARIANCE REQUESTS

- 5. 4950 Geiger Boulevard – Jack Paulson, Paulson Architects, P.C., requests a variance to Table 503 and Section 506.2, 2009 International Building Code, to increase the allowable area from 12,835 square feet to 13,500 square feet in an F-1 occupancy.
- 6. 415 West Rockrimmon Boulevard, Suite 200 – Larry Gilland, LGA Studios, requests a variance to Sections 3411 and 3411.8.11, 2009 International Building Code, and Sections 310, 310.8.11 and 404 Alteration – Level 2, 2009 International Existing Building Code [B], to allow two existing non-ADA accessible toilet rooms to be relocated with the same footprint configuration and which will not comply or be constructed per Section 1109.2.
- 7. 2001, 2003 and 2005 Southgate Road, Permit J37265 – Bruce Rewerts, Platinum Renovations and 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.
- 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. *This variance request was postponed from the December 2, 2015, Building Committee meeting.*
- 9. 510 Huron Road, Permit J74027 – Alecia Smith and Sean Campbell, homeowners, request 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".
- 10. 4806 Constitution Avenue, Permit J69561 – Mike Smith, Belfor Restoration, 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".

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11. 3145 Blue Mountain Way, Permit J84715 – Keith Knoll, Codak Maintenance & Construction, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’7” in a bathroom, where a minimum of 7’0” is required.
12. 605 Echo Lane – Lance Gilbert, Town and Country Home Improvements, requests variances to:
 - a) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10” where a minimum of 7’0” is required;
 - b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’1” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
13. 4245 McPherson Avenue – Neal Sliker, owner, requests a variance to Section RBC303.4.33, Exception 1, and Section R403.1.4.1, Exception 1, 2009 International Residential Code, to waive frost protected foundation for a 350 square foot greenhouse.
14. 11605 Meridian Market View – C. L. Richardson, CMG Corporation, requests a variance to Section 1104.5, 2009 International Building Code, to allow access to the restroom through the kitchen for employees.
15. **UNFINISHED BUSINESS**
16. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg