

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

May 4, 2016

9:00 a.m.

1. **ELECTION OF OFFICERS**
2. **CONSIDERATION OF APRIL 6, 2016 BUILDING COMMITTEE MINUTES**
3. **CONSIDERATION OF THE APRIL 13, 2016 MEP COMMITTEE MINUTES**
4. **CONSENT CALENDAR**
 - a) 3002 Springridge Drive, Permit K05223 – Ian Reid, homeowner, requests variances 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 1½” tread, and the full width of the window opening.

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.
 - b) 7308 Steward Lane, Permit J75463 – Ryan Johnson, 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.
 - c) 1202 West Kiowa Street, Permit K06302 – Robert Chafin Hale, PCI Construction Services, 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.

VARIANCE REQUESTS

5. 1605 Briargate Parkway – Paul Edstrom, EGC Services, Inc., requests a variance to Section 1008.1.6, 2009 International Building Code, to waive an interior landing at an exit door.
6. 3703, 3709, 3715, 3721, 3727, and 3733 Homestead Mesa Heights – Tony Gordon, Gordon Construction, requests a variance to Sections 313.1, 2009 International Residential Code and Section RBC303.4.18, 2011 Pikes Peak Regional Building Code, to allow construction of a 6-unit townhome without a sprinkler system.

7. 30 East Platte Avenue, Permit K08657 – Matthew Kelly, Weathercraft Company, requests a variance to Section R902.1, 2009 International Residential Code, as amended, City of Colorado Springs Ordinance 02-174, 2011 Pikes Peak Regional Building Code, to allow wood roofing products where a Class A roof covering is required.
8. 1129 North Nevada Avenue and 211 East Unitah Street – Paul Doak, Martin/Martin, Inc., requests a variance to Section RBC302.4.32, 2011 Pikes Peak Regional Building Code, to allow the use of Wind Exposure Category B for design criteria, where expressly deleted as an option per local Code.
9. 8 Fourth Street – Ryan Lloyd, Echo Architecture, requests a variance to Section 1109.2, 2009 International Building Code, to provide a non-accessible restroom, where required.
10. 4 South Wahsatch Avenue, Suite 120 – Ryan Lloyd, Echo Architecture, requests a variance to Section 1109.2, 2009 International Building Code, to provide a non-accessible shower in an existing, non-conforming, non-accessible private restroom.
11. 2222 West Colorado Avenue, Permit J99480 – Kris Palmer, Business Owner, requests a variance to Section 1109.2.2, 2009 International Building Code, and Section 604.8, ICC/ANSI A117.1-2003, to allow a 59” interior toilet room dimension, where 60” is required.
12. 1855 Smoke Ridge Drive, Permit K09288 – Drew Miller, homeowner, requests a variance to Section AH102, 2009 International Residential Code, to allow less than 65 percent glazing on a patio enclosure, where prohibited.
13. 1218 Alexander Road, Permit K09335 – Kimberly Garci, homeowner, 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”.
14. 5953 Finglas Drive, Permit J40007 – Kevin Lewis, Fountain Valley Electrical, LLC, requests a variance to Section 210.12, 2014 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowner that confirms that the original AFCI breakers will be reinstalled at the time of the sale of the property, and a notice be attached to the electrical panel that notifies the Pikes Peak Regional Building Department and all parties of this requirement.
15. 6452 Donahue Drive, Permit J96859 – Beau Chandler, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

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16. **UNFINISHED BUSINESS**

17. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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