

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE AGENDA**

June 1, 2016

9:00 a.m.

### **1. CONSIDERATION OF MAY 4, 2016 TECHNICAL COMMITTEE MINUTES**

### **2. CONSENT CALENDAR**

- a) 5168 Horse Carriage Road, Permit K06345 – Kristofer Rutledge, 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.
- b) 5454 Geode Lane, Permit K07778 – Neil Ollson, N-Bar-B 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.
- c) 2635 Sunbird Drive, Permit K11351 – Dale Johnson, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 47” windowsill height in existing conditions where a maximum of 44” is allowed.

### **VARIANCE REQUESTS**

- 3. 6596 Ray Nixon Road, Permit K02964 – Bill Sage, The Perry Group, Ltd., requests a variance to allow use of OSHA Standard 1910.23(e)(2), in lieu of Sections 1012 and 1013.2, to permit the stair guardrail for an equipment platform to be 34” to 37” in height from upper surface of top rail to surface of tread in line with face of riser at forward edge of tread.
- 4. 6597 Fuel Loop, Building 52, Permit K02967 - Bill Sage, The Perry Group, Ltd., requests a variance to allow use of OSHA Standard 1910.23(e)(2), in lieu of Sections 1012 and 1013.2, to permit the stair guardrail for an equipment platform to be 34” to 37” in height from upper surface of top rail to surface of tread in line with face of riser at forward edge of tread.
- 5. 4230 North Nevada Avenue – Josh Butrin, Jewett Enterprises, LLC, requests a variance to Section 1510.3, 2009 International Building Code, to allow recovering a roof in lieu of replacing the roof as required by Code.
- 6. 53 Lazy W Road, Permit J70872 – Alan Patterson, A & A Professional Cooling & Heating, requests a variance to Section 403.2.1, 2009 International Energy Conservation Code, to allow use of R6 flex duct, where R8 flex duct is required.

7. 5055 Farris Creek Court, Permit J73991 – Kyle Gerstner, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13½” clearance at the side of a water closet where a minimum of 15” is required.
8. 9131 Kingston Heath Road, Permit J58656 – Paul Hubbard, 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.
9. 17740 Grama Ridge, Permit J89930 – Abdulla Alyazidi, Zede Roofing, requests a variance to Section R905.2.2, 2009 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.
10. 1318 East Yampa Street, Permit K11016 – Benard Kinyanjui, homeowner, 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”.
11. 3419 West Pikes Peak Avenue, Permit K10849 – Jayme Bailey, JMB Construction, LLC, requests variances to:
  - a) Section R311.7.9.1, 2009 International Residential Code, to allow a 5½” tread depth on the inside corner of a winder stairs, where a minimum of 7½” is required by Code;
  - b) Section R311.7.5, 2009 International Residential Code, to allow a landing that is less than the minimum of 36” required by Code;
  - c) Section R311.7.9.1, 2009 International Residential Code, to allow a 6’4” head height over the winder stairs, where a minimum of 6’6” is required by Code.
12. 3610 Camels View, Permit J81402 – Tom Rosenhahn, Alpine Timber Custom Builders, requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a height of 6’0” in a crawl space, where a maximum height of 5’0” is allowed by Code.

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13. **UNFINISHED BUSINESS**

14. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg