

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

September 7, 2016

9:00 a.m.

1. **CONSIDERATION OF AUGUST 3, 2016 TECHNICAL COMMITTEE MINUTES**
2. **CONSENT CALENDAR**
 - a) 4925 Braddock Drive, Permit K19636 – Stephen Bridges, 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.
 - b) 570 Blossom Field Road, Permit J82773 – Melissa Morales, 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) 1003 Coyote Willow Drive, Permit K21839 – Steve Zitzmann, 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) 2018 Monterey Road, Permit J37921 – Belfor Property Restoration 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.
 - e) 6878 Millbrook Circle, Permit K20044 – Jimmie Rea, 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.
 - f) 3315 Ash Hopper Lane, Permit K21163 – Tom Biondolillo, Rocky Mountain High Builders, Inc., 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) 7910 Camfield Circle, Permit K27508 – Stephen Erwin, 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.

- h) 6314 Rabbit Ears Circle, Permit K24972 – Bradley Baum, 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.

VARIANCE REQUESTS

- 3. 7085 Austin Bluffs Parkway, Permit K23923 – Barry Craig, CQL-2000 Constructors, LLC, requests a variance to Sections 403.1 and 410.3, 2012 International Plumbing Code, to waive the requirement to install a drinking fountain, where required.
- 4. 4250 Cheyenne Mountain Zoo Road, Permit K02621 – Jess Kinney, American Western Builders, requests a variance to ICC/ANSI, A117.1-2003, Section 604.5.1, to allow a 32” grab bar in a commercial restroom, where a 42” grab bar is required at 12” from the inside corner of the wall.
- 5. 5346 Gem Lake Court, Permit K22864 – Aleen Vanderhorst, homeowner, requests a variance to Section R311.7.7, 2009 International Residential Code, to waive a handrail on deck stairs, where required.
- 6. 3040 Leoti Drive, Permit J60139 – Gary Wilson, homeowner, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product.
- 7. 12548 Brookhill Drive, Permit H27267 – Gerald Parish, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the sides of a water closet where a minimum of 15” is required.
- 8. 512 Widefield Drive, Permit K24881 – Kenneth Gestes, Jr., Gestes Roof, Inc., 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.
- 9. 3515 Darkwood Place, Permit K19284 – Alan Monst, homeowner, requests a variance to Section RBC303.4.2, Table R301.2(1), 2011 Pikes Peak Regional Building Code, to allow a shingle with a wind speed rating of 60 mph. based on the manufacturer’s specifications, where the minimum required by Code is 100 mph.
- 10. 324 East Yampa Street, Permit K02034 – Alex Allen, Olson Plumbing Company, requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow an unlined chimney to serve as a gas vent where a chimney lined with an approved material is required.

11. 2032 Ridgeway Avenue, Permit K05291 - Alex Allen, Olson Plumbing Company, requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow an unlined chimney to serve as a gas vent where a chimney lined with an approved material is required.
12. 14 East Williamette Avenue, Permit K26500 - Alex Allen, Olson Plumbing Company, requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow an unlined chimney to serve as a gas vent where a chimney lined with an approved material is required.
13. **UNFINISHED BUSINESS**
14. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/lfg