

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

January 6, 2016

9:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson
Mr. Vince Colarelli
Mr. Steve Horner
Mr. Scot Gring
Mr. Johnny Garcia, Alternate Committee Member

MEMBERS ABSENT: Mr. Richard Gillit
Mr. Michael Finkbiner
Mr. J. B. (Johnny) Johnson

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Mr. Bert Warchol, Commercial Building Inspector
Ms. Jessie Williams, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:04 a.m.

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

A motion was made by Vince Colarelli to **APPROVE** the December 2, 2015 Building Committee Minutes as written, seconded by Scot Gring; the motion carried unanimously.

2. **COMPLAINT UPDATE**

There were 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 (REINSTATMENT)

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)

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Scot Gring; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor E (Residential Maintenance/Remodeling)

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

Roy Attardi appeared and stated he would like to have his license reinstated. He stated his license was revoked, and he still has one permit open, because he did not have a license to complete the permit. John Welton stated there were four permits that were voided on Mr. Attardi's previous license and one "A" Status permit. He stated the open permit could be transferred to Mr. Attardi's new license so it could be completed. Mr. Attardi stated he did

take deposits for a few permits, and did not complete the work, and did not return the deposits, but civil lawsuits were not filed against him. Mr. Welton stated the voided permits have been completed by other contractors. Mr. Attardi stated he is requesting his license reinstatement to do decks and patios this year. Scot Gring stated he believes everyone deserves a second chance. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the reinstatement of Roy Attardi's Building Contractor "E" (Residential Maintenance/Remodeling) License, with the limitation of two permits until completed, at which time Mr. Attardi can work with RBD staff to have the restriction removed, seconded by Steve Horner; the motion carried unanimously.

* 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.
- h) 1360 Alveston Street, Permit J73639 – Aspen View Homes 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.
- i) 1865 Paseo Del Oro, Permit J92257 – Stefan Steenmeyer, Steenmeyer Remodeling & Fine Finishes, 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.

A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Scot Gring; the motion carried unanimously.

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.

John Welton stated this variance request has been **WITHDRAWN**.

- 6. 415 West Rockrimmon Boulevard, Suite 200 – Larry Gilland, LGA Studios, requests a variance to Sections 310.6, 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.

Larry Gilland stated this is a small remodel of a dental office. He stated they are converting a dental lab to a patient space, and a restroom into a dental lab. He stated there is a unisex ADA restroom in the hallway. He stated there are two non-ADA restrooms in the office area that they would like to relocate to be utilized by the office staff. Mr. Gilland stated there are 1500 to 1700 square feet in this office, and generally 10 occupants at any time, including patients, and space is very limited. John Welton stated RBD staff does not take a stand on this issue and would like the Committee to make their own decision. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the variance request because it is possible to make one of the restrooms ADA accessible, seconded by Steve Horner; the

motion carried unanimously.

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.

Bruce Rewerts appeared and stated this work was done by a prior employee of Platinum Renovations, and involved several buildings in this complex. He said these addresses were inadvertently omitted from the previous variance request for the other buildings. He stated the variance issues are for stair railings and landings, and are the same as those approved previously for the other buildings. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Scot Gring; the motion carried unanimously.

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.*

Greg Cutter appeared and stated he is requesting that he be allowed to waive the testing requirement for a “C” License. He stated he has had a license in the past, and had his license frozen because he was not using it. He stated he is now working for Aspen View Homes and would like to have his “C” License approved, without going through the testing process. Mr. Cutter stated timing is the issue because his employer has a need to have a licensee for the company as soon as possible. He stated Aspen View Homes typically pulls 4 to 8 permits a week for residential construction. Vince Colarelli stated he feels Mr. Cutter may be concerned about passing the test; and therefore, he feels this enforces his belief that there is a need to take the test, since there have been two Code cycles since he last tested. Mindy Stuemke stated the testing is offered on a daily basis. A motion was made by Scot Gring to recommend to the Board of Review **DENIAL** of the variance request, and upon passing the test, Mr. Cutter can immediately have his license granted, seconded by Vince Colarelli; the motion carried unanimously.

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”.

Sean Campbell appeared and stated he is requesting a variance to encase a sewage pipe which is below the required soffit height requirement. He stated the house was built in 1954, and this is an existing sewage pipe. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request due to the age of the house and pre-existing conditions, seconded by Steve Horner; the motion carried unanimously.

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”.

Mike Smith appeared and stated he is unable to obtain a Code compliant soffit height due to a pre-existing beam, and he is unable to gain additional height. He stated this project is repair of damage due to a fire. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Vince Colarelli; the motion carried unanimously.

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.

Keith Knoll appeared and stated this project is repair of damage due to a flood, and due to existing ductwork, he is unable to gain additional height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Vince Colarelli; the motion carried unanimously.

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;

Lance Gilbert appeared and stated the homeowners incurred flood damage in the early 1960’s and had their grandson do the repair. He stated the sheetrock was torn out, but he left the ceiling in place. He said the project was left unfinished because the grandson did not feel he was qualified to complete the work. Mr. Gilbert stated the project has been on hold for a number of years and he has been working with the homeowners to complete the project. He stated the scope of his work on the house does not include the ceiling.

- 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”.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of both Items 12a and b due to pre-existing conditions, seconded by Scot Gring; the motion carried unanimously.

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.

Neal Sliker appeared and stated he had a greenhouse constructed on his property in 2010 without a permit. He stated he received a Certificate of Non-Compliance, which he is trying to resolve so he can sell his property later this month. He stated he does have an engineer's report approving the integrity of the foundation. John Welton stated the unamended International Residential Code allows a structure to go up to 600 square feet without frost protected piers. He stated the variance can be withdrawn based on the engineer's report. Neal Sliker stated he would like to **WITHDRAW** his variance request.

Johnny Garcia attended the meeting at 10:35 a.m. to serve as an alternate Committee member.

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.

Chris Richardson recused himself from this variance request.

Chris Richardson stated this project is a Little Caesar's Restaurant in Falcon. He stated that Code requires that there is an accessible route to the restroom that does not go through the kitchen. He stated in this restaurant, the route to the restroom is through the kitchen; and this restroom is only for employee use. Mr. Richardson stated this is a "take-out" pizza restaurant. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Johnny Garcia; the motion carried unanimously.

Vince Colarelli left the meeting at 10:48 a.m. and a quorum was maintained.

- 14.b. 7469 North Academy Boulevard – John Davis Design Group requests a variance to Section 1109.2.2, 2009 International Building Code, and Section 604.8, ICC/ANSI A117.1-2003, to allow a 58" interior toilet room dimension, where 60" is required.

John Davis stated this project is a fitness center, and during the final inspection, it was noted that the interior toilet room dimensions have a 58" clearance, where 60" is required. He stated it is not possible to correct this issue without creating other Code issues, because the space is very limited. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Johnny Garcia; the motion carried unanimously.

15. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

16. **NEW BUSINESS**

There was no New Business to discuss.

17. **SUNSHINE ACT REQUIREMENT**

Pursuant to the Colorado Sunshine Act, I, Steve Horner, move that the Building Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Building Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Johnny Garcia; the motion carried unanimously.

The meeting adjourned at 11:04 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg