

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

January 20, 2016

10:30 a.m.

**MEMBERS PRESENT:** Chairman Larry Whittaker, Architect  
Mr. Michael McShea, Engineer  
Mr. Tom McDonald, Building A Contractor  
Mr. Edward Pine, Building A, B or C Contractor  
Mr. Dave Munger, Citizen-at-Large

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Mr. Todd Welch, Regional Building Counsel  
Ms. Shelley Dicker, Construction Review Coordinator  
Mr. Bert Warchol, Senior Building Inspector  
Mr. Brett Phillips, Permit Technician II  
Ms. Linda Gardner, Executive Administrative Assistant

**PROCEEDINGS:**

Chairman Larry Whittaker called the meeting to order at 10:36 a.m.

### **1. ELECTION OF OFFICERS**

A motion was made by Tom McDonald to re-elect Larry Whittaker as the Chairman of the 2016 Board of Review, seconded by Edward Pine; the motion carried unanimously.

A motion was made by Edward Pine to elect Tom McDonald as the Vice Chairman of the 2016 Board of Review, seconded by Larry Whittaker; the motion carried unanimously.

### **2. CONSIDERATION OF THE DECEMBER 11, 2015 BOARD OF REVIEW MINUTES**

A motion was made by Tom McDonald to **APPROVE** the December 11, 2015 Board of Review Minutes as written, seconded by Edward Pine; the motion carried unanimously.

### **3. CONSIDERATION OF LICENSING AND MINUTES**

a) Building Committee Minutes of January 6, 2016.

A motion was made by Tom McDonald to **APPROVE** the January 6, 2016 Building Committee Minutes as written, with the exception of the Variance Request for 415 West Rockrimmon Boulevard which is under appeal, seconded by Edward Pine; the motion carried unanimously.

b) MEP Committee Minutes of January 13, 2016.

A motion was made by Edward Pine to **APPROVE** the January 13, 2016 MEP Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

4. **DECISION APPEALS**

- a) 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. *This variance request was heard during the January 6, 2016 Building Committee Meeting; the Committee **DENIED** the variance request because it felt it was possible to make one of the restrooms ADA accessible.*

All parties testifying were sworn in. Dr. Roger Humphreys appeared and stated the present configuration of this dental office allows the patients to look directly into the staff lounge and restroom. He stated by moving the restrooms back a few feet, he could create a passageway and install a privacy wall so patients cannot look into the staff space. He stated currently there is one ADA compliant restroom in this dental office. He stated he received a variance in 2014 to allow one unisex ADA compliant restroom in lieu of one for each gender. Dave Munger asked if it is possible to enlarge one of the restrooms by 1' to allow it to be ADA accessible. Dr. Humphreys stated they have investigated this issue, but it would require a substantial increase in space. A motion was made by Edward Pine to **UPHOLD** the decision of the Building Committee and **DENY** the variance request, seconded by Tom McDonald; the motion carried unanimously.

5. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

6. **NEW BUSINESS**

- a) Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Dave Munger, move that the Board of Review meeting be held on the third Wednesday of each month at 10:30 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Board of Review Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at 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 Michael McShea; the motion carried unanimously.

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The meeting adjourned at 11:27 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/lhg