

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

February 17, 2016

10:30 a.m.

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

MEMBERS ABSENT: Mr. Michael McShea, Engineer

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Larry Whittaker called the meeting to order at 10:30 a.m.

1. CONSIDERATION OF THE JANUARY 20, 2016 BOARD OF REVIEW MINUTES

A motion was made by Tom McDonald to **APPROVE** the January 20, 2016 Board of Review Minutes as written, seconded by Edward Pine; the motion carried unanimously.

2. CONSIDERATION OF LICENSING AND MINUTES

a) Building Committee Minutes of February 3, 2016, with the exception of Item 7b, which is under appeal.

A motion was made by Tom McDonald to **APPROVE** the February 3, 2016 Building Committee Minutes as written, with the exception of Item 7b, which is under appeal, seconded by Edward Pine; the motion carried unanimously.

b) MEP Committee Minutes of February 10, 2016.

A motion was made by Edward Pine to **APPROVE** the February 10, 2016 MEP Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

3. **DECISION APPEALS**

- a) 507 Canon Avenue, Permit J94050 – Ross Ullrich, The Unicorn Company, requests variances to Section 1029.2, 2009 International Building Code, to allow an emergency escape and rescue opening with a net clear opening of 4.6 square feet, where 5.7 square feet is required.

Ross Ullrich appeared. All parties testifying were sworn in. John Welton stated this variance was denied because the Building Committee felt that it was a life safety issue. He stated RBD staff did not express an opinion on this variance; they left it up to the Building Committee. He stated Code requires that windows have a minimum of 5.7 square feet, and these windows have 4.6 square feet.

Mr. Ullrich stated the City of Manitou Springs would like the same windows installed in the building to replicate the size, shape and physical appearance of the historic windows, and they have submitted a letter to RBD with this request. Jay Eenhuis stated RBD has a policy that one and two family dwellings issued a permit, out of the International Residential Code, prior to August 1, 2011, are permitted to maintain emergency escape and rescue openings compliant with the 2005 Pikes Peak Regional Building Code (“PPRBC”), but new windows must comply with the new requirements. He said under the 2005 PPRBC, window openings were required to be 4.5 square feet; so if he were to do this window replacement in a one or two family dwelling, RBD’s internal policy would allow it, but RBD’s internal policy does not apply to commercial buildings, and this is a commercial building.

A motion was made by Tom McDonald to **OVERTURN** the decision of the Building Committee and **APPROVE** this variance request based on RBD’s internal policy with regard to residential buildings on the historical register being approved under the 2005 PPRBC, and the fact that this is a historic building as referenced in the letter received from the City of Manitou Springs, seconded by Dave Munger; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 10:55 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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