

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

April 5, 2017

9:00 a.m.

1. **CONSIDERATION OF THE MARCH 1, 2017 TECHNICAL COMMITTEE MINUTES**
2. **CONSENT CALENDAR**
 - a) 9113 Oakmont Road, Permit K70257 – Donald Wood, 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) 138 Crystal Hills Boulevard, Permit K73904 – All About the House 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) 2279 Blizzard Valley Trail, Permit K77761 – Terry Bashore, 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) 6074 Mapleton Drive, Permit K22956 – Robert Montgomery, 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.
 - e) 7343 Straggler Circle, Permit K74921 – Damira Yakovleva, 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.
 - f) 4835 Cameo Way – David Davis, On the Level Specialties, 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.

VARIANCE REQUESTS

3. 8605 Explorer Drive, Suite 250 – Brian Evans, Rivers Development, requests variances to:
 - a) Section 606.3, ICC/ANSI A117.1-2003, to allow a 36” high countertop, where a maximum of 34” is required;
 - b) Section 804.6.4, ICC/ANSI A117.1-2003, to allow an oven/range without front controls required for accessibility for public space.
4. 4 North 28th Street, Permit K75350 – John Nelson, Architect, requests a variance to Section 1009.1, 2009 International Building Code, to allow part of an existing stair to be 40” wide, where a minimum of 44” is required by Code.
5. 1801 South Academy Boulevard – Bob Nolette, Front Range Commercial, LLC, requests a variance to Sections 503.1 and 706, 2009 International Building Code, to allow the use of a 4-hour fire barrier where a 3-hour fire wall is required.
6. 2156, 2138, and 2148 Broadway Street; 2121 and 2126 Boston Terrace; and 2140, 2148, 2158, 2161, 2166, 2169, and 2191 Baltimore Circle – Scott Miller, Hammersmith Construction, requests a variance to Section 1510.3, 2009 International Building Code, to allow taper form repair over existing layer without removal, where prohibited.
7. 4334 Yellow Dock Point, Permit K21897 – Jordon Guinane, J. Elliott Construction, requests a variance to Section 210.25(B), 2014 National Electrical Code, to allow individual owner to provide sump pump power for common area.
8. 6905 Thorn Brush Way – James Estes, Fountain Valley Electrical, requests a variance to Section 210.12(A), 2014 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowner that confirms that the original AFCI breakers will be reinstalled at the time of sale of the property, and a notice be attached to the electrical panel that notifies Pikes Peak Regional Building Department and all parties of this requirement.
9. 549 Marquette Drive, Permit K26679 – Quality Construction 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. *This variance request was postponed from the March 1, 2017 Technical Committee Meeting.*
10. 2559 East Payne Circle, Permit K35201 – Lance Nilson, homeowner, 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.

11. 1406 Coronado Drive – Mario Vallejo, Architects Choice Builders, LLC, 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.
12. 8630 Dry Needle Place, Permit K20214 – Michael Bauer, homeowner, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’5” head height above the stairs where a minimum of 6’8” is required.
13. 4835 Cameo Way – David Davis, On the Level Specialties, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’4” head height above the stairs where a minimum of 6’8” is required.
14. 948 North 19th Street, Permit K10577 – Tamra Moss, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’3” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.
15. **UNFINISHED BUSINESS**
16. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg