

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

May 3, 2017

9:00 a.m.

1. **CONSIDERATION OF THE APRIL 5, 2017 TECHNICAL COMMITTEE MINUTES**
2. **CONSENT CALENDAR**
 - a) 9921 Golf Crest Drive, Permit K78263 – Jacques Delange, Windsor Ridge Homes, 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) 11956 Bonifay Loop, Permit K88526 – Dan Ritthaler, 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.
 - c) 7772 Black Walnut Drive, Permit K82267 – Ben Woody, Custom Design Builders, 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) 6570 Silverwind Circle, Permit K86466 - Ben Woody, Custom Design Builders, 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) 2545 Black Diamond Terrace, Permit K81575 – Jeremy Porto, 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) 4220 Ridgeland Drive, Permit K80829 – Ben Smith, 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 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.

VARIANCE REQUESTS

3. 117 East Bijou Street, No. 207, Permit K20030 – Daniel Robertson, S & R Construction, Inc., requests a variance to Section 1003.5, ICC/ANSI A117.1-2003, to allow a 1½” threshold on the exterior balcony side of a patio door, where prohibited.
4. 9415, 9427, 9451, 9463, and 9475 Palladium Heights – Jon Stuart, Complete Construction, requests a variance to Section 1008.1.6, 2009 International Building Code, to allow a reduced landing size at six utility room doors, where 36” is required by Code.
5. 3026½ North Stone – Jeff Courtright, Planet Granite, requests a variance to Table 705.8, 2009 International Building Code, to allow exterior wall openings in a wall less than 5’ to the property line, where prohibited.
6. 31 South 11th Street – Stewart Remodeling requests a variance to Section R403.1.4.1, 2009 International Residential Code, to allow less than the required 30” frost protected piers/foundation.
7. 169 Del Oro Circle, Permit K56889 – John Lopez, homeowner, requests a variance to:
 - a) Section R311.7.4.1, 2009 International Residential Code, to allow a ¼” difference in stair riser height where a maximum difference of 3/8” is allowed.
 - b) Section R312.3, 2009 International Residential Code, to allow a 5” opening in a guardrail where a maximum of 4” is required by Code.
8. 2350 Wood Avenue, Permit K88673 – Benjamin Cutter, Craftsman Custom Builders, LLC, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product.
9. 11781 Smokey Hill Grove, Permit G19756 – Mark Schwab, Baywood Homes, requests a variance to Section R311.7.5, 2009 International Residential Code, to allow a 33½” landing where a minimum of 36” is required.
10. 188 Homeland Court, Permit K87901 – Eric Heckman, Silver Summit GC, requests a variance to Section RBC303.4.15, 2011 Pikes Peak Regional Building Code, to allow a horizontal projection with a clearance of 29” over a window well, where 36” is required per Code.

11. 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. *This Item was postponed from the April 5, 2017 Technical Committee meeting.*
12. 5430 Wagon Master Drive, Permit K54596 – Ron Phillips, Interstate Roofing, requests a variance to Section R905.2.7, 2009 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.
13. 2129 Lander Circle, Permit K55100 – Randall Rabalais, Cricket Roofing, LLC, requests a variance to Section R905.2.7, 2009 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.
14. **UNFINISHED BUSINESS**
15. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg