

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

September 6, 2017

9:00 a.m.

1. **CONSIDERATION OF THE AUGUST 2, 2017 TECHNICAL COMMITTEE MINUTES**
2. **CONSENT CALENDAR**
 - a) 2929 Walton Creek Drive, Permit J93374 – Brandon Schroeder, 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) 1402 Clemson Drive, Permit L06716 – Nathan Parks, Parks Dixon Services, LLC, 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.
 - c) 8044 Buckeye Tree Lane, Permit J79366 – Robert Bailey, 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) 1422 Lookout Springs Drive, Permit K70358 – Oscar San Luis, 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) 14165 Blue Canyon Grove, Permit K96800 – Paul Patton, P.D.’s Enterprises, LLC, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.
 - f) 425 West Woodmen Road, Permit L13577 – Steven Miller, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 48½” 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.

VARIANCE REQUESTS

3. 2380 West Montebello Drive – Mike Briar, CRP Architects, requests a variance to Section 706, 2009 International Building Code, to allow existing masonry wall to be considered equal to other existing fire separation walls.
4. 9334 Grand Cordera Parkway – Mark Mahler, Mahler General Contracting Company, requests a variance to Section 404.2.3.1, ICC/ANSI A117.1-2003, to allow doors in four (4) private treatment rooms to swing in, without the required wall space next to the pull side of the door.
5. 1316, 1326, 1336, 1337, 1346, 1347, 1356, 1357, 1366, 1367, 1376, 1377, 1386, and 1396 Plentiful Drive; 1315, 1324, 1325, 1334, 1335, 1344, 1345, 1354, 1355, 1364, 1365, 1374, 1375, and 1385 Sunshine Valley Way; 11151, 11157, 11163, 11169, 11175, 11181, 11218, 11224, 11230, 11235, 11236, 11241, 11242, 11247, 11248, 11253, 11254, 11260, 11266, 11272, 11284, 11289, 11290, 11295, 11296, 11301, 11302, 11307, 11308, 11313, 11314, 11319, 11325, 11331, 11332, 11338, 11344, 11350, 11356, 11362, 11368, 11374, 11380, and 11386 Modern Meadow Loop – Greg Ralphe and Joe Loidolt, Classic Homes, requests a variance to Section R302.1, 2009 International Residential Code, to allow special fire-protected 10” roof overhangs to be constructed for sidewalls located 1’0” from the property line, where prohibited.
6. 121 East Las Animas Street, Permit K97420 – Jim O’Donnell, J. J. O’Donnell Construction, requests a variance to Section 1208.2, 2009 International Building Code, to allow a 7’0 3/8” ceiling height in a basement apartment, where a minimum of 7’6” is required.
7. 3103 West Colorado Avenue, Permit L05302 – Ryan Lloyd, Echo Architecture, requests a variance to Section 806.1.2, 2009 International Building Code, to waive the requirement for a Class “B” fire spread at non-fixed peeled log fixture.
8. 1213 North Circle Drive – Ryan Lloyd, Echo Architecture, requests a variance to Section 1109.2, 2009 International Building Code, to allow an existing, non-conforming restroom, in addition to a new restroom.
9. 2028 North Royer Street, Permit K89775 – Ryan Lloyd, Echo Architecture, requests variances to:
 - a) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’4½” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8” in a basement, where prohibited.

- b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'2" under a furred-down beam where it is required to be a minimum of 6'8" in a basement, where prohibited.
10. 19873 Lindenmere Drive – Heather Walker, homeowner, requests a variance to Section 210.12, 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.
 11. 6380 Garlock Way – Ray Baldner, homeowner, requests a variance to Sections 110.26(A) Nos. 1 and 3, 2014 National Electrical Code, to waive the 3' clearance in front of an electrical panel and clearance below the electrical panel, where required.
 12. 1018 Adams Drive, Permit L08669 – Matthew Dagostino, homeowner, requests a variance to Section 110.26(A), 2014 National Electrical Code, to waive the 3' clearance in front of an electrical panel, where required.
 13. 404 Locust Drive, Permit L08859 – Loyd Stroup, LJC, LLC, requests a variance to Section 240.24(F), 2014 National Electrical Code, to allow the electric panel to remain in the current location over steps, where prohibited.
 14. 308 Homeland Court – Stephen Mohrman and Grace Politano, homeowners, request a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product, where prohibited.
 15. 41 Easy Street, Permit L10466 – Joel Bower, homeowner, requests variances to:
 - a) Section 405.3.1, 2012 International Plumbing Code, to allow a 12" clearance at the side of a water closet where a minimum of 15" is required.
 - b) Section 405.3.1, 2012 International Plumbing Code, to allow a 15¼" clearance at the front of a water closet where a minimum of 21" is required.
 16. 19840 Hidden Springs Glen, Permit K87098 – Luke and Lindsey Lokowich, homeowners, requests a variance to 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".

17. 1017 East St. Vrain Street, Permit L04942 – Brian Tucker, Tucco Home Improvements, 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.
18. 7975 Buschborn Road, Permit L10591 – Brian English, homeowner, requests a variance to Section R310.2, 2009 International Residential Code, to allow a 30” egress window well where a minimum of 36” is required.
19. 1118 East Cache LaPoudre Street, Permit L01302 – Pamela Schultz, Pamela Schultz Consulting, Inc., requests a variance to Section R311.7.4.2, 2009 International Residential Code, to allow a 9” tread depth, where 10” is required.
20. 20 Boulder Court, Permit L11031 – Ana Zook, homeowner, requests a variance to Section R305.1, Exception 2, 2009 International Residential Code, to allow a head height of 6’3” over a water closet, where a minimum of 6’8” is required by Code.
21. 1216 West High Point Lane, Permit K50845 – Divine Roofing, Inc. requests a variance to Section R902.1, 2009 International Residential Code, to waive a Class “A” fire rating, where required.
22. 1311 Shasta Drive, Permit L11562 – Jeffrey Jackson requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’5” in two bathrooms and a storage room, where a minimum of 7’0” is required.
23. 1244 Chiricahua Drive, Permit K59447 – Aspen Roofing, Inc. 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.
24. 19760 Indian Summer Lane, Permit L05269 – Matt Tolooee, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10” where a minimum of 7’0” is required. *This variance request was postponed during the August 2nd Technical Committee Meeting due to non-appearance.*
25. **UNFINISHED BUSINESS**
26. **NEW BUSINESS**

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Technical Committee Meeting Agenda
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Respectfully submitted,

Roger N. Lovell
Regional Building Official

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