

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

February 15, 2017

10:30 a.m.

MEMBERS PRESENT: Mr. Tom McDonald, Building A Contractor
Mr. Larry Whittaker, Architect
Mr. Darin Tiffany, Engineer

MEMBERS ABSENT: Mr. Edward Pine, Building A, B or C Contractor
Mr. Dave Munger, Citizen-at-Large

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

PROCEEDINGS:

Chairman Tom McDonald called the meeting to order at 10:32 a.m.

1. **CONSIDERATION OF THE JANUARY 18, 2017 BOARD OF REVIEW MINUTES**

A motion was made by Larry Whittaker to **APPROVE** the January 18, 2017 Board of Review Minutes as written, seconded by Darin Tiffany; the motion carried unanimously.

2. **CONSIDERATION OF LICENSING AND MINUTES**

a) Technical Committee Minutes of February 1, 2017.

A motion was made by Larry Whittaker to **APPROVE** the February 1, 2017 Technical Committee Minutes as written, seconded by Darin Tiffany; the motion carried unanimously.

b) Licensing Committee Minutes of February 8, 2017.

A motion was made by Darin Tiffany to **APPROVE** the February 8, 2017 Licensing Committee Minutes as written, seconded by Larry Whittaker; the motion carried unanimously.

3. **DECISION APPEALS**

- a) 1095 Western Drive, No. L616, Permit K33798 – Scott Howald, Excel 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. *This Item was **DENIED** by the Technical Committee because the contractor should have caught this issue.*

Scott Howald appeared. All parties testifying were sworn in. Mr. Howald stated he appeared before the Technical Committee at the January meeting, and his variance was denied, even though his company extended their warranty for workmanship, as well as producing a letter from the homeowner approving the current construction. Michael Finkbiner, member of the Technical Committee, appeared and stated this is a modular home, and it should have been obvious to this roofer that this roof required double felt. Mr. Howald stated during the January Technical Committee meeting, he was instructed to bring in an extended Warranty, to include the roofing shingle, from his company, and the Committee may consider the variance; he said he did produce the extended warranty for workmanship and materials during the February 1, 2017 Technical Committee meeting, but the variance was denied. John Welton stated Mr. Finkbiner was not at the January meeting, and he represents the roofing industry on this Committee; he thought this may have been the reasoning behind the Technical Committee postponing the variance during the January meeting. Mr. Finkbiner stated this roof could fail if there were large amounts of snow and ice sitting on the roof. John Welton stated RBD did not have authority to inspect modular homes until 1996, and new units being shipped into Colorado since 2003, are required to have a double layer of felt, and units shipped prior to 2003 had a single layer of felt, because they had to meet the Code that was in effect when the units were built. A motion was made by Darin Tiffany to **UPHOLD** the decision of the Technical Committee and **DENY** the variance request, seconded by Larry Whittaker; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

- a) Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Darin Tiffany, 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 www.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 Larry Whittaker; the motion carried unanimously.

5. NEW BUSINESS

There was no New Business to discuss.

The meeting adjourned at 10:56 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/lfg