

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

April 19, 2017

10:30 a.m.

MEMBERS PRESENT: Mr. Tom McDonald, Building A Contractor
Mr. Darin Tiffany, Engineer
Mr. Edward Pine, Building A, B or C Contractor
Mr. Vince Colarelli, Citizen-at-Large
Mr. Jim Nakai, Architect

MEMBERS ABSENT:

RBD STAFF PRESENT: Mr. Roger Lovell, Regional Building Official
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 10:35 a.m.

Roger Lovell thanked Vince Colarelli for his service on both the Building Committee and the Licensing Committee over the past six years, and presented Mr. Colarelli with RBD's appreciation plaque. He also welcomed Mr. Colarelli as a new member on the Board of Review and Advisory Board, filling the position as Citizen at Large on both Committees. Mr. Lovell also introduced new Committee member, Jim Nakai, filling the architect's position on the Board of Review and Advisory Board.

1. CONSIDERATION OF THE MARCH 15, 2017 BOARD OF REVIEW MINUTES

A motion was made by Darin Tiffany to **APPROVE** the March 15, 2017 Board of Review Minutes as written, seconded by Vince Colarelli; the motion carried unanimously.

2. CONSIDERATION OF LICENSING AND MINUTES

a) Technical Committee Minutes of April 5, 2017.

A motion was made by Vince Colarelli to **APPROVE** the April 5, 2017 Technical Committee Minutes as written, seconded by Darin Tiffany; the motion carried unanimously.

b) Licensing Committee Minutes of April 12, 2017.

A motion was made by Darin Tiffany to **APPROVE** the April 12, 2017 Licensing Committee Minutes as written, seconded by Vince Colarelli; the motion carried unanimously.

3. **DECISION APPEALS**

- a) 834 West Bijou Street, Permit K32970 – Jayme Bailey, JMB Construction, LLC, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 5’11” head height above the stairs where a minimum of 6’8” is required. *The Technical Committee DENIED this variance request on March 1, 2017 due to life safety issues.*

All parties testifying were sworn in. Jayme Bailey appeared and stated he is remodeling a garage that had already been converted into living space and the stairs were pre-existing. He stated he knew the stairs did not meet Code because there was not enough room to make them Code compliant, so he was going to leave them. He stated during the frame inspection he was told he should modify the stairs and bring them up to Code, which he tried to do, but there is still a headroom height issue above the stairs. Mr. Bailey stated they are unable to gain additional height due to a beam. He stated the previous stairs were too steep, so they modified the stairs by moving them forward, and then they had a head height issue. He stated the beam is only spanning 4’. John Welton stated the pre-existing non-conforming rule does not apply in this case, because the garage conversion was done without a permit. A motion was made by Darin Tiffany to **UPHOLD** the decision of the Technical Committee and **DENY** the variance request because the original stairs were built without a permit; RBD staff instructed the contractor to bring the stairs up to Code, and that has not been accomplished, seconded by Vince Colarelli; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:50 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg