

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

February 1, 2017

9:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson
Mr. Dan Rial
Mr. Steve Horner
Mr. Larry Bobo
Mr. David Doren
Mr. Michael Finkbiner

MEMBERS ABSENT: Ms. Swagata Guha

OTHERS 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
Mr. Jack Arrington, Chief Mechanical/Plumbing Inspector
Mr. Dean Wemmer, Chief Electrical Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:01 a.m.

1. ELECTION OF OFFICERS

A motion was made by Larry Bobo to re-elect Chris Richardson as the 2017 Chairman of the Technical Committee, seconded by Michael Finkbiner; the motion carried unanimously.

A motion was made by Michael Finkbiner to re-elect Dan Rial as the 2017 Vice Chairman of the Technical Committee, seconded by Larry Bobo; the motion carried unanimously.

2. CONSIDERATION OF THE JANUARY 4, 2017 TECHNICAL COMMITTEE MINUTES

A motion was made by Dan Rial to **APPROVE** the January 4, 2017 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

3. **CONSENT CALENDAR**

- a) 148 South Favorite Street, Permit K65958 – Nate Chappell, Solid Rock Construction, 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.
- b) 226 East San Miguel Street, Permit K67004 – Louis Takacs, LST Interior 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.
- c) 717 Midland Avenue, Permit K43731 – Eric Heckman, Silver Summit GC, 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) 5704 Mesa Mountain Way, Permit K50619 – Christopher Barry, 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.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by Michael Finkbiner; the motion carried unanimously.

VARIANCE REQUESTS

- 4. 21 South Wahsatch Avenue, Permit K49673 – Robert Ormston, Robert Scott General Contractor, Inc., requests a variance to Sections 606.3 and 902.3, ICC/ANSI A117.1-2003, to allow a 36” sink and workspace height, where a maximum of 34” is required by Code.

Robert Ormston appeared and stated this project is the Colorado house, which was previously a hotel that provides housing for homeless women with children. He stated they are doing an upgrade on the facility, and installing a training kitchen that was donated by Lowe’s; but will not provide the primary meals for the facility. He stated the cabinets donated by Lowes were 2” higher than that required by Code. John Welton stated the ANSI Standards does not give any exceptions for a training kitchen. He stated there is the potential of an ADA inspection of this facility by the Department of Justice, even if the variance is approved by this Committee. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request due to the ANSI requirements, and there are options available to bring the issue up to Code, seconded by Steve Horner; the

motion carried unanimously.

5. 2790 Avondale Drive, Permit K71132 – Paul Joseph, homeowner, requests a variance to Section 110.26(A)(1) and (2), 2014 National Electrical Code, to waive the depth and width working space in front of the electrical panel as required by Code.

No one appeared. A motion was made by Steve Horner to **TABLE** this Item until the end of the meeting, seconded by Larry Bobo; the motion carried unanimously.

6. 4140 Thoreau Drive, Permit K43282 – Candice Edwards, homeowner, requests variances to:
 - a) Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

Cory Hepworth, realtor, appeared for Candice Edwards. He stated Mrs. Edwards bought this home in 1992, and the house was built in 1972. He stated the basement was finished when she bought the home. Mr. Hepworth stated he informed the homeowner that she should pull permits to have the work that was done without a permit inspected, so there would not be any issues when she sold the home. He stated the inspector suggested that an offset flange be installed, but it still would not meet Code with the flange. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because there is another bathroom in the home that is Code compliant, and it is an existing non-conforming condition, seconded by Michael Finkbiner; the motion carried unanimously.

- b) Sections 210.12(A) and 406.12(A) to waive the requirements for the AFCI protection and the Type TR receptacles, where required. *This item was postponed from the January 4, 2017 Technical Committee Meeting due to non-appearance.*

Mr. Hepworth stated the inspector informed him that an electrical subpanel is required, but it would be costly for the homeowner. Dean Wemmer stated permits for basement finishes prior to permit are very common, and the home has been lived in with the current electrical situation for quite some time, but it does not meet current Code. He stated a subpanel is one option, but there are other options available to remedy this issue. Chris Richardson suggested that Mr. Hepworth hire an electrical contractor to give him options to bring this issue up to Code. Mr. Hepworth stated he would like to **WITHDRAW** this variance request.

7. 1582 Minnetonka Place, Permit K29213 – Nicole Rosenberg, Peak to Peak Roofing and Exteriors, 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 postponed from the January 4, 2017 Technical Committee Meeting so the applicant could produce the required warranty*

information and consent from the homeowner for the Committee.

Chairman Richardson stated this Item is **POSTPONED** until the March 1, 2017 Technical Committee Meeting.

8. 843 and 845 Skyway Boulevard – Jacek Osuch, Barlo, Inc., dba 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. *This item was postponed from the January 4, 2017 Technical Committee Meeting so the applicant could produce a written extended Warranty for labor and materials for the roof for the Committee.*

Jacek Osuch stated he appeared before this Committee last month, and the Committee required that he produce a written extended Warranty for labor and materials for the roof. He stated he has the extended Warranty today for the Committee's review. He stated he used an Owens Corning Duration product on the roof. Mr. Osuch stated the homeowners have not yet signed the new Warranty, but they did agree to the lesser Warranty. Jacek Osuch requested that this variance request be **POSTPONED** until the March 1, 2017 Technical Committee meeting, so he can produce a warranty letter from Owens Corning for the materials, and homeowner signatures on the new Warranty from Interstate Roofing.

9. 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 postponed from the January 4, 2017 Technical Committee Meeting so the applicant could produce a written extended Warranty to cover labor and materials for the Committee.*

Scott Howald appeared and stated his company is giving the homeowners an 8-year Extended Warranty, which is transferrable should they sell the home, for workmanship and materials. He stated his pitch gauge stated it was a 4:12 pitch, so this issue was overlooked. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request because the contractor should have caught this issue, seconded by Steve Horner; the motion carried unanimously.

- 10 2101 Silver Creek Drive, Permit K59334 – Kenneth Curd, Kenwood Building & Remodeling, 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.

Kenneth Curd appeared and stated he is a local deck contractor, and this structure is a deck with a roof that is a 2:12 pitch with 30 pound felt. He stated it has an Owens Corning shingle on the roof over this deck. A motion was made by Michael Finkbiner to recommend to the

Board of Review **APPROVAL** of this variance request because it is non-inhabitable space, seconded by Dan Rial; the motion carried unanimously.

11. 219 East San Miguel Street, Permit K63700 – Ana Zook, homeowner, 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”.

Ana Zook appeared and stated when she bought this house, the basement was unfinished. She stated she is now finishing the basement in this house that was built in the late 1800’s and there is an existing structural beam that is creating a Code issue for the soffit height in the family room. She stated if she does not install carpet, she may be able to gain additional height; and she could also make this a doorway into a closet under the ductwork. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the laundry room side of the post must have a 6’5” height, and the closet side of the post must have a 6’2” height, seconded by Larry Bobo; the motion carried unanimously.

- 11.b. 3862 Sonoran Drive, Permit K73389 – Steve Paradella, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’3” in an elevated section of a theatre room, where a minimum of 7’0” is required.

Steve Paradella appeared and stated this variance is for a home theatre in his home; there is a platform in the back of the room, so the people sitting in that area will have a better view of the screen. John Welton stated the platform does not inhibit egress from this room, so RBD staff takes no exception to this variance request. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request for both the 6’3” and 6’4” ceiling heights at the platforms in the theatre room, seconded by Michael Finkbiner; the motion carried unanimously.

- 11.c. 1520 Dorchester Drive, Permit K71331 – Matthew Lindsey, homeowner, requests variances to:

- (i) Section R311.7.2, 2009 International Residential Code, to allow a 6’3” head height above the stairs where a minimum of 6’8” is required.

Matthew Lindsey stated he is updating the basement in this home originally built in 1948. He stated he replaced the stairs, but due to space limitations, he was unable to obtain a Code compliant head height above the stairs. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Michael Finkbiner; the motion carried unanimously.

- (ii) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6'8" where a minimum of 7'0" is required.

Mr. Lindsey stated due to existing conditions, he is unable to obtain a Code compliant ceiling height in the basement. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Steve Horner; the motion carried unanimously.

- (iii) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5'10" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Mr. Lindsey stated this soffit height is against the wall where he plans to put the bed and a closet. John Welton stated RBD staff takes no exception to this variance request because the soffit is not in the path of travel by the occupants in this room. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Michael Finkbiner; the motion carried unanimously.

12. UNFINISHED BUSINESS

a) Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Dan Rial, move that the Technical Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Technical Committee 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 Bobo; the motion carried unanimously.

b) Tabled Items.

A motion was made by Steve Horner to **POSTPONE** the tabled items to the March 1, 2017 Technical Committee Meeting, seconded by Larry Bobo; the motion carried unanimously.

13 **NEW BUSINESS**

 There was no New Business to discuss.

The meeting adjourned at 10:49 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg