

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

August 2, 2017

9:00 a.m.

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

MEMBERS ABSENT: Ms. Swagata Guha

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. John Welton, Chief Building Inspector
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. CONSIDERATION OF THE JULY 5, 2017 TECHNICAL COMMITTEE MINUTES

A motion was made by Steve Horner to **APPROVE** the July 5, 2017 Technical Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. CONSENT CALENDAR

- a) 5120 Copen Drive, Permit L04951 – AHP Construction, Inc., 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.
- b) 680 Lindstrom Drive, Permit L06877 – Jason Springfield, homeowner, requests a variance to allow a soffit height of 6'6" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

- c) 10890 Arrowgrass Loop, Permit K90294 – Shane Utesch, Vitalized Homes, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'6½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- d) 7594 Old Spec Road, Permit L04216 – Michael Bieger, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'6½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- e) 7530 Delmonico Drive, Permit L03655 – Louis and Jennifer Rivera, homeowners, request 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.
- f) 9404 Winged Foot Road, Permit K99759 – Christopher Cumming, 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.
- g) 1570 Peterson Road, Permit K97480 – Rowe & MacPhail Renovations & Construction, LLC, requests variances 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;
- Section R310.1, 2009 International Residential Code, to allow a 45" windowsill height in existing conditions where a maximum of 44" is allowed.
- h) 9370 Shoshone Road, Permit K98987 – Hardcastle Heat & Air requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance or an induced draft appliance common-vented with a draft hooded appliance, provided the installation meets the following requirements:
- The appliance is a replacement;
 - The area of the chimney does not exceed 7 times the area of the draft hood outlet;
 - Not more than 1 side of the chimney is exposed to the outside;
 - A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

- i) 4604 Bittercreek Drive, Permit L03368 – Gabriel Santillan, 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.
- j) 8373 Andrus Drive, Permit K05657 – Jody Jones, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6½” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.

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

VARIANCE REQUESTS

- 3. 1155 Kelly Johnson Boulevard, Suites 309 and 310, Permit K86824 – Thomas Gearhart, Tenant, requests a variance to Section 1015.2.1, 2009 International Building Code, to allow reduction of distance between exits, where prohibited.

Thomas Gearhart appeared and stated this project is an expansion of a medical office, and originally the front door was supposed to remain in the pre-existing position. He stated they moved a hallway door which created an issue regarding the space between exits. He stated 60% of their patients are not ambulatory, so the issue they are having is not egress, but the ability of their patients to get into their office. He stated he is requesting that the Committee allow the front door to remain in the current location. He stated the distance between the two doors would be approximately 22’ if the front door were left in the current location. He stated there are three staircases/exits to the building. John Welton stated this building is fully sprinklered, CSFD does not oppose this variance request, and RBD staff is remaining “neutral” on this variance. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues; the motion **FAILED** due to lack of a second to the motion. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a distance of not less than 27’ be obtained between exit doors, seconded by Michael Finkbiner; the motion carried 4:1. Steve Horner opposed

- 4. 1307 and 1324 Promontory Bluff View – Brant Johnson, Lokal Homes, requests a variance to Section 1010.4, 2009 International Building Code, to allow a rise of 33½” between landings, where a maximum of 30” is permitted.

Brant Johnson appeared and stated he has a run between landings between 34' and 35', where a maximum of 30' is allowed per Code. Tommy Pucciano appeared and stated the streets and curbs are already in place and they are installing the ramps, which are 5' beyond the 30' limit. He stated the ramps serve one unit in the three-unit buildings. He stated they are requesting approval of a 35' length for these ramps for two buildings, due to space limitations. Mr. Pucciano stated when the plans were approved by RBD, the ramps were not on the plans, and not requested by RBD. John Welton stated the issue is the rise of the ramp, and not the length of the ramp, i.e., the rise of the ramp dictates the length of the ramp. He stated the maximum rise of the ramp allowed per Code is 30", and it appears there is a 33" rise to the ramp. Esad Sipilovic with Pyramid Construction appeared and stated due to the distance between front doors of the units and the elevations of the landscaping, they are limited to the size of ramp that can be installed, without impeding into the storm water drainage. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request to allow a maximum rise of 33½" between landings, and to maintain a slope of less than 8.33 percent on the ramps, seconded by Larry Bobo; the motion carried unanimously.

5. 516 West Bijou Street – Mark Greeley and Craig Greeley, Century Construction & Sons, request a variance to Table 1021.2, 2009 International Building Code, to allow an increase in travel distance in a basement to a maximum of 92.5', where a maximum of 75' is allowed per Code.

Craig Greeley appeared and stated he would like to **WITHDRAW** this variance request.

6. 330 North Institute Street – Brandon Del Grosso, Switchback Coffee Roasters, requests variances to:
 - a) Section 1208.2, 2009 International Building Code, to allow a 6'10¾" ceiling height, where a minimum of 7'6" is required by Code.

Ryan Lloyd, Echo Architecture, appeared and stated this project will become an artist studio with six studios, coffee roaster and a café, and they are not able to obtain a Code compliant ceiling height due to pre-existing conditions. He stated it will become a "B" occupancy. John Welton stated this would be a change of occupancy for this structure. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

- b) Section 1208.2, 2009 International Building Code, to allow a 6'2½" soffit height, where a minimum of 7' is required by Code.

A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by David Doren; the motion carried unanimously.

7. 21089 El Rocio View – Herb Rideout, homeowner, requests a variance to Section 403.1, 2015 International Plumbing Code, to allow a composting system in lieu of a water closet, where prohibited.

Herb Rideout appeared and stated he lives in a rural area and water in his area is very expensive; therefore, he would like to install a composting system in his guest house in lieu of a water closet. He stated this system breaks down the waste matter into a form similar to fertilizer. He stated he will use a filtration system for the lavatories. Jack Arrington stated this type of composting system is not mentioned in the Code, and the gray water system for the sink would have to be approved by the Health Department. He stated Code also requires a sink for culinary purposes, and a shower or bathtub. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried 4:1. David Doren opposed.

8. 727 Seawell Drive, Permit K12908 – Shawn Simpson, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13½" clearance at the side of a water closet, where a minimum of 15" is required.

Shawn Simpson appeared and stated there is a 2" drain that comes out of the wall, which he would like to conceal in the vanity, so he does not have a Code compliant space between the vanity and the water closet. He stated this is a fourth bathroom in his home. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

Break from 11:57 a.m. to 12:05 p.m.

9. 1721 North Wahsatch Avenue – Bob Parsons, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8". *This variance request was postponed from the July 5th Technical Committee meeting so the applicant can prepare the plans to show the Committee and RBD staff the location of the soffits.*

Bob Parsons appeared and stated he has put together a plan for the basement and there is a soffit height issue in the recreation room due to the HVAC system. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the soffit does not impede the emergency egress routing from the recreation room, bedroom and the path of egress from the stairs, seconded by Larry Bobo; the motion carried unanimously.

10. 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.

No one appeared. A motion was made by Steve Horner to **POSTPONE** this variance request until the end of the meeting, seconded by Michael Finkbiner; the motion carried unanimously.

11. 680 Lindstrom Drive, Permit L06877 – Jason Springfield, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’6” in a bathroom, where a minimum of 7’0” is required.

Jason Springfield appeared and stated this ceiling height is in the bathroom in the basement, and due to ductwork and a beam, he was not able to obtain a Code compliant ceiling height in the bathroom. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

12. 23 Mountain View Road, Permit K66012 – Rob Hartman, Rocky Mountain Remodeling, Inc., requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’2¼” head height above stairs where a minimum of 6’8” is required.

Rob Hartman appeared and stated he was granted approval for the rise and run of this stair case in November, 2016, but they have not been able to obtain a Code compliant head height above the stairs. He stated they have already cut 5½” off of the beam, which created the head height issue. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mike Finkbiner; the motion carried unanimously.

13. 2056 South Corona Avenue, Permit K94619 – Gerri Ashley, homeowner, requests a variance to Section R317.1, No. 1, 2009 International Residential Code, to allow a non-preservative treated wood within 7½” of grade, where prohibited.

Gerri Ashley appeared and stated she would like to **WITHDRAW** her variance request.

14. 1071 Old North Gate Road, Permit K10108 – Scott Barton, Bella Vita Custom Homes, requests a variance to Section R311.7.9.1, 2009 International Residential Code, to allow the provisions for a spiral stairway to apply to a set of winder treads in a spiral configuration, where prohibited.

Scott Barton appeared and stated the homeowner did not want a center pole in the spiral stairs, so the spiral stairs, then became winder stairs. John Welton stated the stairs are Code compliant for spiral stairs, with the exception of the center pole. A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Steve Horner; the motion carried unanimously.

15. 209 Elk Path, Permit K81061 – Candice Jackson, Meadow Lane Investments, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 16” clearance at the front of a water closet where a minimum of 21” is required. *This variance request was postponed from the July 5th Technical Committee meeting so the plans can be revised and the applicant can obtain additional information.*

No one appeared. A motion was made by Steve Horner to **TABLE** this variance request until the end of the meeting, seconded by David Doren; the motion carried unanimously.

16. 212 Illinois Avenue, Permit K96113 – Hillory Wallis, homeowner, requests variances to:
- a) Section R305.1, Exception 2, 2009 International Residential Code, to allow a 6’3” ceiling height at a plumbing fixture, where prohibited.

Peter Davis appeared and stated this is a new residence with a loft on the upper level, and they are installing a bathroom on this level, which has some issues due to space limitations. John Welton stated there is a 6’3” ceiling height in front of the vanity, 6’5” in front of the water closet, and 6’8” at the shower head. He stated the roof on this house has a 12:12 pitch, so there is a considerable slope to the ceiling. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

- b) Section R305.1, Exception 2, 2009 International Residential Code, to allow a 6’8” shower head height for an area less than 30” x 24” at the shower head, where prohibited.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

- c) Section R305.1, Exception 1, 2009 International Residential Code, to allow a sloped ceiling height of less than 50% of required floor area at 7’.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

17. **UNFINISHED BUSINESS**

Tabled Items.

- a) A motion was made by Steve Horner to **POSTPONE** Item 10 for 30 days, seconded by Dan Rial; the motion carried unanimously.
- b) A motion was made by Steve Horner to **DISMISS** Item 15 and the applicant must reapply for the variance should the variance be required, seconded by Dan Rial; motion carried unanimously.

18. **NEW BUSINESS**

- a) Code Adoption Update

John Welton stated RBD staff has completed review of the 2015 Codes, and the amendments are noted in RBD's website. He stated currently the 2015 Codes are in the public comment period, which will expire on October 17, 2017. He stated the one substantial change is to adopt Chapters 13 through 25 of the 2015 International Residential Code. Mr. Welton stated RBD staff would appreciate feedback from the Committee members.

The meeting adjourned at 12:03 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg