

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

May 1, 2019

9:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson, Building Contractor A or B
Steve Horner, Structural Engineer
Swagata Guha, Architect
Micah Langness, Master Plumber
Dan Rial, Mechanical Contractor
Dale Ryba, Electrical Contractor
Matt Scheffe, Building Contractor D

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Bert Warchol, Chief Building Inspector
Matt Seebach, Senior Electrical Inspector
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:02 a.m.

Chairman Richardson stated the Colorado Springs Fire Department has informed RBD staff that it takes no exception to the variance requests on the agenda today.

1. **CONSIDERATION OF THE APRIL 3, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Swagata Guha to **APPROVE** the April 3, 2018 Technical Committee Minutes as written, seconded by Micah Langness; the motion carried unanimously.

2. **CONSENT CALENDAR**

Consent calendar items will be acted upon as a whole, unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.

- a) 7435 Silverdale Street, Permit L76663 - Mike Nelson, A Aardvark Roofing, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain under new roof covering layers, where prohibited. *This Item was postponed from the March 6, 2019 and April 3, 2019, Technical Committee*

meetings conditional upon the applicant submitting additional documentation to RBD, and more specifically, verification to RBD that the two layers of felt were synthetic felt, a letter from Owens Corning regarding the materials warranty, and a signed letter from the homeowner acknowledging that the reroof does not meet Code and approving the current construction; the applicant was not able to verify no later than April 15, 2019, that there were two layers of synthetic felt on the roof. Since then, the applicant has provided the requested documentation.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by Matt Scheffe; the motion carried unanimously.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

VARIANCE REQUESTS

4. 610 Palomar Lane - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Jina Koulchitzka stated a general presentation or discussion could be had for Agenda Items 4 through 14 (inclusive) because they all asked for the same variance for multiple addresses, but each variance request would have to be considered individually with a separate motion and a vote.

Llana Tolbert appeared and stated stone coated panels installed on a frame that is fastened into the structural framing members of a roof (i.e. rafters) has historically locally, nationally, and internationally been considered under Section R908.3, Exception 2, 2015 International Residential Code (IRC). She said the metal roof systems are designed to transmit the roof load directly to the building's structural system and do not rely on existing roofs and roof coverings for support. She stated insurance companies are about 50/50 in paying for new battens and underlayment, etc.; and homeowners do not want the extra disruption or waste of their time and resources in replacing the existing battens and underlayment. Ms. Tolbert stated removing the existing battens damages the rafters on the roof, as the battens have to be pried off of the roof.

Mike Twedell, currently working for Roser Stone Coated Systems dba Roser USA, and previously with Decra Roofing Systems, appeared. He said Roser USA does not take issue with allowing existing battens and underlayment to remain where prohibited by Code.

Ms. Tolbert stated when the roof at 610 Palomar Lane was inspected, it failed the mid-roof inspection because the company used the existing battens. At that point, the company turned in another insurance claim for the additional costs to replace the battens, and that is currently going through the insurance process. She stated the warranty is not affected by not replacing the existing battens. She stated all three of the steel coated manufacturers that her company uses – Roser USA, Decra Roofing Systems, and Boral Steel - have “signed off” on this type of installation of their product over pre-existing battens and underlayment.

John Welton stated all of the variances for this contractor are for a reroof permit, and Code requires that all existing roof coverings must be removed to decking. He stated this issue is not a Code change; the issue is not the reuse of the battens but the reuse of the existing underlayment. He stated in this type of system, the battens are installed on top of the underlayment, which must be removed down to the roof decking per the charging language of the applicable code 2015 IRC R908.3.

Mr. Welton stated Code defines a repair per RBC104.4 as no more than 25% of the roof covering replaced in any 12 month period. He stated RBD’s inspectors have noted that the existing felt or Feltex was left on a number of these roofs. He stated Feltex per the ES Report provided by the company requires that the roof coverings are removed to the decking. He stated Section R908 is the charging language for a reroof permit. He stated Section R908.3 states that when a reroof is done, all roof coverings must be removed to deck; roof coverings to include underlayment as it is a required part of the system.

Mr. Twedell stated underlayment is not a required condition of the installation of the steel coated panels. Mr. Welton responded such statement by Mr. Twedell was contrary to the ES Report. He stated in a reroof situation, the existing roof acts as an underlayment. Mr. Welton stated this product can be installed over existing asphalt shingles. Ms. Tolbert stated most of these roofs are installed over a Feltex substrate, but there may be a few of the projects that will be installed over asphalt shingles as well. She stated Item 13 is an installation over asphalt shingles, and Item 14 is an installation over a radiant barrier or Feltex.

Ms. Tolbert further stated if the underlayment is damaged when the roof is torn off, her company will remove the battens and replace the underlayment, and then reinstall the battens. She stated she has 30 contracts that will require this variance, and 11 are on the Agenda today. Ms. Koulchitzka stated the specific variance request(s) by this applicant is only for each of the addresses on the Agenda today and does not set a precedent for future variances. She stated the specific variance request(s) is not a continued interpretation of Code going forward for any and all continued practices by this specific applicant and/or the company. Further, she explained on the record why RBC104.8 is not applicable to the specific variance request(s) and cannot be considered by this Committee. Ms. Tolbert stated she is requesting a correct interpretation of the Code under R908.3, Exception 2.

Ms. Tolbert stated in most cases, her company uses Feltex as the synthetic underlayment. Mr. Welton stated the specifications for Feltex require that the roof coverings be removed down to deck; and he reiterated that the issue is not the reuse of the battens, but the reuse of the underlayment. Mr. Twedell stated the stone coated panels on the batten system can be installed without any underlayment at all. He further stated the existing underlayment is not exposed to the weather and in most cases, it is in perfect conditions when a reroof occurs a number of years later. He stated underlayment is not a condition of warranty for the stone coated panels. Mr. Twedell stated the stone coated system is approved and installed all over the world on open rafters with a 2" x 2" batten system without any underlayment whatsoever. He stated the installation instructions state that if an underlayment is used, it should be an approved underlayment. Mr. Scheffe stated the Decra installation instructions required one layer of underlayment be installed before applying the Decra product to a roof deck in new construction or if the existing roofing material is removed. He stated if the panels are installed over another roofing material, additional underlayment is not required unless specified by local Code; and Mr. Twedell responded when the panels are installed in a reroof situation, the existing deck acts as the underlayment.

Steve Horner stated Code will allow the steel panels to be installed over asphalt shingles. He stated this applicant is asking for approval to install the steel coated panels on top of the existing battens and underlayment. Mr. Welton stated RBD staff does not believe there is a true roof system when installing the steel panels over existing battens and underlayment; that is only a portion of the roof system. Jay Eenhuis stated RBC303.4.65, Exception 2 in the Code states that new roofing systems designed to transmit all roof loads directly to the structural supports of the building do not require the removal of existing roof coverings. Mr. Horner stated the steel coated panels are just one component of the roofing system. Mr. Welton stated R905.11 pertains to underlayment requirements which act as the vapor barrier. He stated the Code allows for a repair of up to 25% within 12 months. He stated the pending projects were roof replacements unless facts were presented otherwise. Mr. Welton stated if the reroof is 25% or less, then a variance would not be required. He stated RBD does not have a Code path that will allow the existing underlayment to remain on the roof. He stated RBD staff has to look at the system as a whole.

Mr. Horner stated perhaps the homeowner can be made aware that the underlayment is not being replaced as required by Code, so that the contractor shall take full responsibility for the warranty of the roof.

Llana Tolbert **WITHDREW** the variance for Item 4, 610 Palomar Lane, as it is a roof repair.

5. 2920 Orion Drive - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this is an original roof that was installed by her company in 2013 on an addition, and the remainder of the home was reroofed in 2003. She stated it is a Decra shake over a 2" x 2" batten system. She stated her company will pull up some panels to check the underlayment. She stated Feltex is the only underlayment that her company uses. Mr. Welton stated the ES Report for Feltex underlayment is direct application to the decking. Mr. Horner stated he would like to have a letter from the homeowner(s) submitted to RBD acknowledging Code requirement(s) that the roof coverings be removed to deck, including the underlayment; however, based on the roofing contractor's opinion and recommendation, the homeowner(s) wish and accept roof installation leaving the existing underlayment in place, which they find acceptable, even though it is not Code compliant.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc., providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

6. 5160 Engleman Court - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is a Decra shake over a 2" x 2" batten system. She stated her company will pull up some panels to check the underlayment. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

7. 4965 Farthing Drive - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April*

3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.

Llana Tolbert stated this project is a Decra shake over a 2" x 2" batten system. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

8. 5950 Farthing Drive - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is also battens on a Feltex system over deck. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

9. 4265 Danceglen Drive - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is also battens on a Feltex system over deck. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

10. 735 Palomar Lane - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is also battens on a Feltex system over deck. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

11. 3925 Wakefield Drive - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is battens over a radiant barrier on a Feltex system over deck. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

12. 1405 Cheyenne Boulevard - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Ms. Tolbert stated this reroof is on a historical home, and the panels are over the original wood shingles. She stated there are two layers of VersaShield over the battens. She stated this is a repair which is over 25% of the roof. Ms. Tolbert stated they are excluding the eyebrows and bay window so the very fragile siding is not disturbed. Mr. Welton stated RBD staff would request a follow-up by Colorado Springs Fire Department (CSFD) on this variance due to the combustible materials sandwiched in between the other roof layers.

Llana Tolbert stated she would like to **POSTPONE** this variance request until the June 5, 2019 Technical Committee meeting so CSFD has an opportunity to review this variance request.

13. 7525 Woody Creek Drive, Permit L70264 - Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Mr. Tolbert stated this reroof was installed over an asphalt roof. Mr. Welton stated if RBD staff can perform a BTR inspection, a variance is not required for Item 13. Ms. Tolbert **WITHDREW** this variance request. She will work with RBD staff to have a BTR inspection performed.

14. 4210 Danceglen Drive, Permit M09933 – Llana Tolbert, Lianro Metal Roofs, Inc., requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code. *This item was postponed from the April 3, 2019 Technical Committee meeting to allow the applicant an opportunity to provide additional documentation.*

Llana Tolbert stated this project is also battens over a radiant barrier on a Feltex system over deck. John Welton stated the contractor is required to work with RBD staff to have a BTR inspection performed. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request conditional upon: (1) a letter from the homeowner(s) acknowledging that the Code is not being followed for the replacement of the full roof system (as described above in more detail(s)); (2) documentation from Lianro Metal Roofs, Inc. providing its opinion of the existing underlayment condition; and (3) all requested documentation being submitted to RBD no later than May 13, 2019 for the May 15, 2019 Board of Review meeting, seconded by Dan Rial; the motion carried unanimously.

Ms. Koulchitzka stated variance requests Nos. 5 through 11 (inclusive) and No. 14, have been conditionally approved with additional documentation being required no later than May 13, 2019.

Break from 11:31 a.m. to 11:39 a.m.

15. 1395 Vine Cliff Heights, Permit L56864 – D & J Quality Electric, Inc. 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 recognizing that he/she understands that the AFCI breakers are being replaced due to incompatibility with the lighting control system.

Joan Hathcock, D & J Quality Electric, Inc., appeared and stated this home has a lighting control system that is continually tripping the arc fault breakers, so she is requesting that the arc fault breakers not be required. Matt Seebach stated RBD staff has seen this deficiency a number of times with the lighting control systems. A motion was made by Dale Ryba to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon the homeowner's notarized letter being submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

16. 2005 O'Leary Point, Permit L55741 - D & J Quality Electric, Inc. 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 recognizing that he/she understands that the AFCI breakers are being replaced due to incompatibility with the lighting control system.

Joan Hathcock, D & J Quality Electric, Inc., appeared and stated this home has a lighting control system that is continually tripping the arc fault breakers, so she is requesting that the arc fault breakers not be required. A motion was made by Dale Ryba to recommend to the Board of Review **APPROVAL** of the variance request conditional upon the homeowner's notarized letter being submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

17. 108 Cornell Street, Permit L81769 – Jeff Heikkila, Peak View Roofing, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof pitch less than 2:12, where prohibited by Code.

Jeff Heikkila appeared and stated he double-felted this roof and installed ice and water shield in all of the valleys. He stated he has extended the company's warranty to ten years. Renee Roth appeared and stated this home is her mother's home, and her mother accepts the current construction of the roof. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon submission of a Power of Attorney or a notarized letter from the homeowner accepting the current construction of the reroof of her home and giving Peak View Roofing authority to apply for the variance on her behalf, which must be submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

18. 5418 Campglen Drive, Permit L82444 – Matthew Hanks, contractor, requests a variance to allow existing layer of felt to remain under new roof covering layers where prohibited by Section R908.3, 2015 International Residential Code.

Matthew Hanks appeared and stated his subcontractor left the existing felt under the synthetic underlayment on this house. John Welton informed Mr. Hanks that moving forward all reroof materials must be removed down to deck. Mr. Hanks stated he believes he has 7 permits with this same issue. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

A discussion took place prior to Item 19 being called. Mr. Welton stated with the amount of roofing variances that RBD has received, there are a large number of roofers that are not removing the roofing materials down to deck prior to reroofing the houses. He stated RBD will temporarily implement a new Alternative Materials and Methods Application (AMMA) for roofing variance(s), as the one just heard in Item 18, i.e. not removing the roofing materials down to deck prior to installing the new roofing materials. He stated specific documentation and criteria will be required for this application, which are: (1) for the same brand system, a letter from the manufacturer confirming the warranty even though the roof structure is not Code compliant; (2) for a differing roof system, a warranty letter will be required from both the shingle manufacturer and the felt manufacturer affirming the warranty on their product(s) with the current construction; (3) labor warranty from the contractor; and (4) a letter from the property owner(s) acknowledging the Code deficiency and approving the contractor to apply for the AMMA.

Swagata Guha and Steve Horner left the meeting at 12:16 p.m., and a quorum was maintained.

19. 2578 Chimayo Drive, Permit L72380 - Christopher Irwin, Timberline Roofing, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof pitch less than 2:12, where prohibited by Code.

Christopher Irwin appeared and stated the homeowner did not want the rolled roofing on this enclosed unheated patio. He stated he installed double felt on this roof. John Welton stated this is a 1.5:12 pitch on this section of the roof. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request because it is unhabitable space, conditional upon the submission of an extended warranty for the entire roof no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

20. 825 Constellation Place, Permit L28806 – Antoni Rog, homeowner, requests a variance to Section R312.1.3, 2015 International Residential Code, to allow openings of up to 4 5/8 inch where 4 inch maximum openings are allowed per Code.

Antoni Rog and Andy Jensen appeared, and Mr. Jensen stated his company installed the cable railing on the interior and exterior of this home. He stated the cables are set on 3 ¾” on center but when tested with 50 lb. pressure, they measured out at 4 5/8”. John Welton stated RBD staff takes no exception to this variance request. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Matt Scheffe; the motion carried unanimously.

21. 245 Peck Court, Permit L98484 – Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

Rick Pryor appeared and stated he has a total of 25 permits, but one variance was previously approved, so he still has 12 more variance requests for this same issue in addition to the variances on the Agenda today. He stated going forward, he will remove all materials down to deck. He stated he uses primarily Tamko shingles, but he does not use a Tamko felt. John Welton stated Mr. Pryor just provided RBD staff address specific warranties for all of his variances on the Agenda today.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

22. 7245 Loveland Avenue, Permit L64532 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

23. 721 Squire Street, Permit L90084 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

24. 7430 Caballero Avenue, Permit L90086 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

25. 76 Landoe Lane, Permit L90083 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

26. 3645 Hickory Hill Drive, Permit L83955 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

27. 405 Chatfield Drive, Permit L90085 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

28. 2902 Villa Loma Drive, Permit L77351 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

29. 6875 Woodstock Street, Permit L63314 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

30. 7215 Loveland Avenue, Permit L68684 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

31. 7150 Whiteface Court, Permit L64531 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

32. 215 Lanfare Place, Permit L72702 - Mountain States Home Improvement requests a variance to Section R908.3, 2015 International Residential Code, to allow existing layer of felt to remain where prohibited by Code.

A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon a letter from the shingle manufacturer and a letter from the underlayment manufacturer, if they are not one and the same, affirming the warranty on their product(s) with the current construction, submitted to RBD staff no later than May 13, 2019, seconded by Micah Langness; the motion carried unanimously.

33. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

34. **NEW BUSINESS**

Matt Scheffe stated he has an issue regarding the variances for the stone coated panels over existing battens and underlayment. Chris Richardson stated Mr. Scheffe has the option to deny the variance in a motion or to not vote in favor of a variance if he is not making the motion. Mr. Scheffe stated he believes the contractor appearing before the Committee today made an excellent presentation, but he is concerned that the Committee is setting a precedent regarding this issue. The Committee members informed Mr. Scheffe that the Committee does not set a precedent; all variances are address specific.

The meeting adjourned at 1:10 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/lfg

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

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