

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

July 3, 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  
Matt Scheffe, Building Contractor D

MEMBERS ABSENT: Dan Rial, Mechanical Contractor  
Dale Ryba, Electrical Contractor

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

### PROCEEDINGS:

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

Chairman Richardson stated CSFD has informed RBD staff that it has no issues with the variances on the agenda today.

### 1. **CONSIDERATION OF THE JUNE 5, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Swagata Guha to **APPROVE** the June 5, 2019 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.**

There were no Consent Calendar items.

### 3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the consent calendar.

## VARIANCE REQUESTS

4. 1 Lake Avenue, Permit M08751 – Kris Damgaard, Olson Plumbing & Heating Co., requests a variance to Section 605.9, 2015 International Plumbing Code, to allow the use of a saddle-type fitting for water supply and distribution where prohibited by Code.

Kris Damgaard appeared and stated this is a kitchen renovation at the Broadmoor Hotel, and Olson Plumbing & Heating Co. (“Olson”) saddle tapped the existing 6” galvanized lines to the hotel; Olson chose to use saddle type fittings in lieu of shutting off the water to the hotel for a period of time. Mr. Damgaard stated the taps are on the domestic cold water, domestic hot water, and domestic hot water recirculation lines. He stated all of the saddle taps are in the utility tunnel. Mr. Damgaard stated the saddle taps used are approved by Colorado Springs Utilities (“CSU”). Micah Langness stated the Code prohibits saddle taps because when they shift, they can break.

John Welton stated the Code specifically prohibits saddle type fittings. He stated everything outside of the building foundation is regulated by CSU. He stated during plan review, these fittings were called out and noted that they were not Code compliant. Jay Eenhuis stated his concern is that the fittings were noted as not being allowed from the time the plan was submitted to RBD, and again on the splice that came through, yet they were still installed. Mr. Langness stated a saddle tap can be installed outside in a trench, but it cannot be installed in the building foundation/structure. Mr. Damgaard stated 6” galvanized lines are heavily barnacled, which would make correction of this issue difficult. He stated it is the main feed from the central utility plant to the hotel.

Rick Predone, Assistant Director of Engineering for the Broadmoor Hotel, appeared and stated this line feeds eight major buildings at the Broadmoor, and it would be a total shut-down to correct this issue. Swagata Guha stated the fittings are buried in a utility tunnel, and from that aspect, she feels this fitting is acceptable. Mr. Damgaard stated the set of plans that he had did not have the notation regarding the fittings on the plans. Mr. Welton stated the note on the plans was not applied by RBD staff, and RBD staff would like to know who changed the approved drawings. Mr. Damgaard stated there is no one at Olson that could have had access to the drawings. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Swagata Guha; the motion carried unanimously.

5. 4790 Longwood Point, Permit L99560 – Aaron Hamel, Cardinal Electric LLC, requests a variance to Section 210.52(C)(1), 2017 National Electrical Code, to allow receptacle outlets in wall countertops to be spaced more than 48” on center, where not allowed per Code.

Aaron Hamel appeared and stated this project is a kitchen remodel, and one of the walls above the countertops has a very large window which does not allow for Code compliant width between receptacles. He stated the window is a 4' window and there is approximately 5.5' between receptacles. He stated the receptacles are in the under-cabinet light fixtures. Dean Wemmer stated RBD staff is seeing more and more of this type of outlet installation with large windows in kitchen remodels. A motion was made by Steve Horner to approve the variance request due to the layout of the kitchen and the large window; and it appears that the intent of the Code is still met, seconded by Swagata Guha; the motion carried unanimously.

6. 8315 Ilex Drive, Permit M24407 – Mary Ann Fulton, homeowner, requests a variance to Section RBC303.4.12, 2017 Pikes Peak Regional Building Code, to allow an egress window well depth of 24" where a 30" minimum is required per Code.

Mary Ann Fulton stated she is finishing her basement and the existing window wells are not Code compliant. She stated the window wells are 24" deep at the bottom of the window wells and they angle out to 30" at the top of the windows. John Welton stated RBD has an amendment for houses permitted prior to January 1, 2000 which allows 30" deep window wells. He stated the Code would be met if only measured at the top of the window, but not at the bottom of the window. He stated angled window wells are unusual and usually constructed on site. Mr. Welton stated CSFD also reviewed this variance request and did not take exception to this variance request. Ms. Fulton stated she has been able to get in and out of the window for cleaning and maintenance purposes without any problem. She stated this window well is outside of a room that is an office, but the room has a closet which also classifies it as a bedroom. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because CSFD has reviewed the variance and did not object to the variance request, and the window opening is 24" as well, seconded by Matt Scheffe; the motion carried 3:1. Steve Horner opposed.

7. 5261 Fraser Valley Lane – Stephanie Hoppe, High West Siding and Windows, Inc., requests a variance to Section R903.1, 2015 International Residential Code, to allow an unlisted product to be used for weather protection where an approved roof covering is required by Code.

Jason Janco, High West Siding and Windows, Inc. ("High West") appeared and stated High West contracted with the homeowner(s) of this residence to enclose underneath their current deck; the homeowners then contracted with Undercover Systems to seal underneath the deck. He stated he is requesting a variance to approve the undercover product used to seal the deck/ceiling structure above the hot tub area at this home. He stated this entire area will be classified as a patio area and enclosed. Mr. Janco stated there is a gutter system along the top of the exterior wall. Jay Eenhuis stated since the space is not heated, it is not classified as habitable space. Dean Wemmer stated he has a concern about the light fixtures in the ceiling, and the fixtures would have to be location rated. Mr. Janco stated it is his understanding that the light fixtures are sealed. He stated the exterior walls will be

supported on the slab or they may install a footer for the exterior walls. Mr. Eenhuis stated typically on patio enclosures the walls are required to be floating, and it can be floating either on the top or the bottom of the wall. He stated there is no UL listing for this product to show if it can be used as a roofing material. John Welton stated by enclosing the space, Code requires an approved roof covering. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because the Undercover Systems ceiling structure is already functioning as a roof system, seconded by Steve Horner; the motion carried unanimously.

Break from 10:11 a.m. to 10:20 a.m.

8. 116 Grand Boulevard, Permit L98385 – Jeff Heikkila, Peak View Roofing Co., requests a variance to allow asphalt shingles to be installed on a roof pitch lower than 2:12, where prohibited by Section R905.2.2, 2015 International Residential Code.

Jeff Heikkila appeared and stated the pitch on this roof is less than a 2:12, and the homeowner does not want modified roofing on his home. He stated he has extended his warranty on the roof; and he also installed ice and water shield on the roof. John Welton stated RBD staff takes no exception to the variance request, with a signed copy of the transferable warranty. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon submittal of a signed copy of the transferable warranty to RBD staff no later than July 15, 2019, seconded by Steve Horner; the motion carried unanimously.

9. 8183 Silver Glen Drive, Permit L84625 – Turner Roofing LLC requests a variance to Section R908.3, 2015 International Residential Code, to allow existing underlayment to remain under new roof covering materials where prohibited by Code.

Levi Turner, Turner Roofing, LLC, appeared and stated the roof on this home was not torn down to deck prior to installation of the new roofing materials. He stated this variance has been on hold waiting on submittal of additional documentation, which he recently received. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, as all requested documentation has been provided, seconded by Micah Langness; the motion carried unanimously.

10. 225 Lowick 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 June 5, 2019 Technical Committee meeting.*

Llana Tolbert appeared and stated she has been installing stone coated steel roofs for 38 years, and she always tries to do what she believes is “best for her customer”. Chris Richardson stated the Code is the minimum standard, which requires removing all materials down to deck. Ms. Tolbert stated the 2” x 2” battens become the decking or sheathing, which are attached to the rafters. She stated the issue is not costs; the issue is

the damage that the roof incurs when the products are removed. John Welton stated the ES Reports refer to the steel panels as a metal shingle. He stated the battens are required per the manufacturer for the system. He stated the battens cannot be classified as skip sheathing due to the spacing of the battens. Ms. Tolbert stated the Decra shake is specifically designed to be applied to the 2"x2" battens or skip sheathing. She stated the Code requires that "roof coverings" are torn down to deck; the Code does not have a reference for stone coated steel products specifically. Mr. Welton stated if there is a true roof system already in place, this product can be installed on top of the true roof system. He stated when doing a reroof, the roofing materials must be torn down to deck. He stated repairs are only for 25% of the roof system. Ms. Tolbert stated the insurance companies are paying for the panels and the trim. She stated on a new roof system, they install the felt, the 2"x2" battens and the steel panels. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request because the Code requires that roof coverings are removed down to deck prior to installation of new roof coverings, seconded by Micah Langness; the motion carried unanimously.

11. 3104 Springridge 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated she does not know if this roof is over ice and water shield. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

12. 185 Thames 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated this roof has Feltex on the roof. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

13. 85 Briarcrest Place - 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated there were no new or additional facts with regard to this variance request. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

14. 4845 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert asked if the direct to deck installation option is available; Mr. Welton replied that if the manufacturer allows a direct to deck installation, then the Code would allow this based on manufacturer's specifications, and it should be specified when the permit is obtained. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

15. 4860 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated this is a new installation with 1"x4" battens, double foil bubble insulation, 2"x2" battens and the steel panels. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried 3:1. Steve Horner opposed.

16. 120 Briarcrest Place - 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated this roof has battens and felt. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

17. 35 Mobray 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated this roof has battens and felt. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

18. 765 Maroonglen 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 June 5, 2019 Technical Committee meeting.*

Ms. Tolbert stated this roof has battens and felt. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

- 18.b. 3295 North Academy Boulevard – Michael MacDonald, Architect, requests a variance to Table 403.1, 2015 International Plumbing Code, to allow interior finish of a “B” Occupancy without a restroom, where a minimum of one is required by Code.

Michael MacDonald appeared and stated his client is Bank of America, and they are installing ATM kiosks in various buildings. He stated Code requires a handicapped restroom in this large ATM kiosk at this address. Jay Eenhuis stated this will be listed as a “B” occupancy, which requires a restroom. He stated due to the particular use of this space, RBD staff does not feel that a restroom is warranted. He stated should the use of this space change in the future, a restroom could be required at that time, depending on the proposed use of the space.

Jay Eenhuis suggested setting the occupant load to 3 occupants, but keep the occupancy classification as a “B” occupancy. Per RBC110.1.2, any increase in occupant load greater than 10% shall require compliance the same as required by a Change of Occupancy Classification. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the occupant load of the space be limited to 3 occupants, seconded by Micah Langness; the motion carried unanimously.

19. **UNFINISHED BUSINESS**

There was no Unfinished Business.

20. **NEW BUSINESS**

There was no New Business

The meeting adjourned at 11:33 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/llg

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