

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

August 7, 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  
Dan Rial, Mechanical Contractor  
Dale Ryba, Electrical Contractor

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:00 a.m.

### 1. CONSIDERATION OF THE JULY 3, 2019 TECHNICAL COMMITTEE MINUTES

A motion was made by Swagata Guha to **APPROVE** the July 3, 2019 Technical Committee Minutes as written, seconded by Dan Rial; the motion carried unanimously.

Chairman Richardson stated Colorado Springs Fire Department did not take exception to any of the variances on the Agenda today.

### 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) 1136 Stanton Street, Permit M32903 – James Swonger, JT Futurequest, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a windowsill height of 46”, where a windowsill height of not more than 44” is required per Code.
- b) 2510 Hercules Drive, Permit M20336 – Andy Mullet, M6 Structures LLC, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a 48¼” window sill height in existing conditions where a maximum of 44” is allowed, with the

stipulation that a step is permanently installed under the window sill with a 6” rise and minimum 11½” tread, and the full width of the window opening.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests, seconded by Micah Langness; the motion carried unanimously.

### 3. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

### VARIANCE REQUESTS

4. 3730 Twisted Oak Circle, Permit M17418 – Glenn Brooke requests a variance to RBC303.4.1, 2017 Pikes Peak Regional Building Code, to allow a crawlspace of 13’ in height, where a maximum average height of 5’ is allowed per Code (per definition).

Glenn Brooke appeared and stated this home is on a micro pile style foundation, on a lot that has been very difficult to build on. He stated homes in this area have had issues with garage slabs lifting. He stated the homeowner requested an alternative foundation so he did not have to deal with these issues, and asked for alternative options. He stated with the assistance of an engineer the alternative construction option was a structural floor in the garage vs. a poured on slab condition. Mr. Brooke stated the floor selected was a hollow core style floor from Stresscon. He stated at that point, he explained to the homeowner that the Code required that the area underneath the floor be backfilled to an average depth of no more than 5’ in order to meet the crawlspace criteria underneath the garage slab. He said the foundation engineer said that was not acceptable as there are voids in the bottom of the wall, and the homeowner wanted the ability to maintain those voids over the lifetime of the structure. Mr. Brooke stated the alternatives discussed were to install an access door through the sidewall, so personnel would be able to crawl under the basement’s structural floor and access the crawlspace under the garage floor. He stated to do that a variance is required. He stated there are no other openings in the crawlspace other than the 3’ x 3’ door. Jay Eenhuis stated the intent of the Code is to prevent crawlspaces from being used for storage or conversion to habitable space at a later time. He stated cross ventilation of the crawlspace would be required.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, because the crawlspace will be maintained as an unoccupied non-storage space, contingent upon the access to the area being confined to a 3’ x 3’ opening, seconded by Swagata Guha; the motion carried unanimously.

5. 9710 Thatcher Court, Plan R117915 – Mark Massett, homeowner, requests a variance to Section R403.1.4.1, 2015 International Residential Code, to allow piers of 24” in depth, where 30” in depth is required per Code. (Reference Section RBC303.4.2, Table R301.2(1) for Frost Line Depth requirement of 30”).

Mark Massett appeared and stated he is requesting a 24" depth for piers for a patio cover for a seasonal deck that is 21' x 21'. He stated he was unaware that a permit was required, so he had the slab for this patio poured at the same time his detached garage was built. He stated he had the structure engineered and had the structure "beefed up", pursuant to the engineer's recommendation. Mr. Massett stated the piers are 8" in diameter. He stated the plan was submitted to RBD, but rejected due to the depth of the piers. Jay Eenhuis stated one the exceptions to frost depth in the unamended Code would allow this type of pier up to 400 square feet, whereas this structure is 441 square feet. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Swagata Guha; the motion carried unanimously.

6. 5110 Willowbrook Road, Permit M18748 – James Karr, Karman Homes, requests a variance to Section R310.2.1, 2015 International Residential Code, to allow a net clear opening width of 19.75", where a minimum of 20" is required per Code.

Chris Pittman with Karman Homes appeared and stated this variance is for an existing 4' x 4' window in a finished basement, and the width of the window opening is 19.5" and not 19.75" as stated in his variance application, where 20" is required by Code. He stated this window is in a basement bedroom and goes out to a window well that is Code compliant. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request to allow a 19.5" net clear opening width in an egress window, where 20" is required, seconded by Dale Ryba; the motion carried unanimously.

7. 6963 Roaring Spring Avenue, Permit L96379 – Vincent Demichieli, Moriarty Roofing & Sheet Metal, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof slope of less than 2:12, where prohibited per Code.

Vincent Demichieli appeared and stated this structure has a slope of less than 2:12 (it is at 7/8:12), and the homeowner would like to keep shingles on this portion of the roof. He stated this portion of the roof is over a patio, and has ice and water shield on the roof. William Bergeron appeared and stated this is his home and he would like to replace the roof with the same roofing materials as it had previously. Mr. Demichieli stated he offered an extended warranty to Mr. Bergeron in the event he had any issues with the roof. Mr. Bergeron stated he had his home and patio reroofed in 2011, and installed ice and water shield at that time as well. Mr. Scheffe stated tearing ice and water shield off of a roof is very difficult and can damage the decking. Mr. Bergeron stated the Presidential shingles have been on his roof since 2011, and he replaced

the roof last year with the same product. He stated he has gutters on his patio cover and it drains very well. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

8. 3645 Pheasant Lane, Permit L87586 – Virgil Vialpando, Advantage Roofing Vialpando Inc., requests a variance to Table 905.1.1(2), 2015 International Residential Code, to allow one layer of underlayment, where two layers are required for roof slopes of 2:12 to 4:12.

Virgil Vialpando appeared and stated he had three homes in the same area that he reroofed for the same family. He stated one layer of 15 pound felt was installed, where two layers of 15 pound felt were required per Code. He stated it was his mistake that the job order only indicated one layer of 15 pound felt. Mr. Vialpando stated the roof slope is a 3:12 pitch, and John Welton stated the inspector's notes indicate that the pitch is a 3 3/8:12 pitch. He stated he realized that this was his mistake, so he has given the homeowners extended warranties, and the homeowners are happy with his extended warranties for materials and labor on their roof as well as the current construction. He stated Owens Corning has informed him that their warranties are voided due to the construction method used in the installation.

Matt Scheffe stated his concern is the homeowners paid for a 30-year roof, and they are getting a 10-year roof with Mr. Vialpando's warranty. Chris Richardson stated the Committee would like a more detailed letter from each of the homeowners acknowledging that they understand that the manufacturer's warranty is voided, and each homeowner accepts a 10-year warranty from Mr. Vialpando for their roofs.

Mr. Vialpando stated he would like to **POSTPONE** his variance request until the September 4, 2019 Technical Committee meeting so he can work with the shingle manufacturer in an effort to obtain a materials warranty for the shingles.

9. 3715 Pheasant Lane, Permit L87587 - Virgil Vialpando, Advantage Roofing Vialpando Inc., requests a variance to Table 905.1.1(2), 2015 International Residential Code, to allow one layer of underlayment, where two layers are required for roof slopes of 2:12 to 4:12.

Mr. Vialpando stated he would like to **POSTPONE** his variance request until the September 4, 2019 Technical Committee so he can work with the shingle manufacturer in an effort to obtain a materials warranty from the manufacturer.

10. 12145 Eagle Lane, Permit L87588 - Virgil Vialpando, Advantage Roofing Vialpando Inc., requests a variance to Table 905.1.1(2), 2015 International Residential Code, to allow one layer of underlayment, where two layers are required for roof slopes of 2:12 to 4:12.

Mr. Vialpando stated he would like to **POSTPONE** his variance request until the September 4, 2019 Technical Committee so he can work with the shingle manufacturer in an effort to obtain a materials warranty from the manufacturer.

11. 8655 Kane Road, Permit L71633 – Erin Slivka, homeowner, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12, where prohibited per Code.

John Welton stated the original contractor appeared in February 2019 before the Technical Committee requesting the same variance on this house, but the variance was postponed for 30 days pending submission of the manufacturer's warranty or acceptance letter of the installation, which was never submitted. He stated the second installation does include ice and water shield. He stated this roof is over habitable space. He stated the permit is currently with the first contractor, but the homeowner intends to have the permit transferred.

Erin Slivka appeared and stated the contractor that installed the roof on her home walked away from the project. She stated she has been working with RBD staff and had another contractor redo the roof with ice and water shield. John Welton stated RBD staff is more comfortable with the current installation based on the installation of ice and water shield, and the homeowner's appearance and understanding of the current installation method. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

12. 736 High Tea Court, Permit L68260 – Teri Pokorny, homeowner, requests a variance to Section M1506.3, 2015 International Residential Code, to allow exhaust openings to terminate less than 10' from mechanical air intakes, where prohibited by Code.

Teri Pokorny appeared and stated she is requesting a variance for the exhaust openings in her home that are less than 10' from a mechanical air intake. She stated she is putting another bathroom in her home, and the inspector noticed this issue when he inspected the exhaust fan vent. Jack Arrington stated this is existing construction, and the Code has changed recently from 3' apart to 10' apart for exhaust vents. He stated had this homeowner obtained her permit earlier, it would not have been an issue. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Matt Scheffe; the motion carried unanimously.

13. 219 West Ramona Avenue, Permit K71636 – Jim Pittman, Pittman Construction, requests variances to:
  - a) Section R305.1, 2009 International Residential Code to allow a ceiling height of 6'11" (83"), where a minimum height of 7'0" (84") is required;

Jim Pittman appeared and stated the homeowner has been deployed in Afghanistan, and the project was put on hold for a period of time. He stated he recently took over the project and he is dealing with existing conditions. He stated currently in the rough state, he is working with a 7'0" ceiling height, and he still has to install sheetrock and floor coverings. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request of 6'10" due to existing conditions, seconded by Swagata Guha; the motion carried unanimously.

- b) Section RBC303.4.9, Section R305.1.1, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'0" (72"), where a minimum height of 6'8" (80") is required per Code.

Mr. Pittman stated they have moved some of the plumbing, but he is still only able to obtain a 6'0" finished soffit height. He stated there is one soffit that projects out 15" from the side wall; and there is another soffit that projects out 2' from a side wall. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of a soffit height of 5'11½", where 6'8" is required, seconded by Dale Ryba; the motion carried unanimously.

14. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

15. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:32 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/llg

Pikes Peak Regional Building Department  
Technical Committee Meeting Minutes  
August 7, 2019  
Page 7

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

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.