

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

September 4, 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
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Jack Arrington, Chief Plumbing/Mechanical Inspector
Leigh Blackburn, Legal Administrative Assistant

PROCEEDINGS:

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

1. **CONSIDERATION OF THE AUGUST 7, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Swagata Guha to **APPROVE** the August 7, 2019 Technical Committee Minutes as written, seconded by Steve Horner; 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.

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

VARIANCE REQUESTS

4. 3060 Flying View, No. 15, Plan C118300 – Rodney Wiebe, Night Hawk Design, requests variance to Table 403.1, 2015 International Plumbing Code, to omit plumbing fixtures, where required by Code.

Rodney “Rod” Wiebe appeared and stated that the variance is for waiver of plumbing fixtures where travel distance exceeds 1500’ from the subject aircraft hangar at Elliott Airport, aka Springs East. There are two key-coded restrooms for pilots and owners located at an FBO (fixed-base operator) where the radios/Unicom are stored at the site. The hangar includes electrical, is unheated, unoccupied, has no other facilities, and has a big door on one end and a couple of man doors for ingress/egress. The other buildings have underground electrical, but no propane, sewer or water. He believes that an on-site wastewater system is prohibited on the plat.

Jay Eenhuis stated the hangar is an S-1 occupancy classification and the International Plumbing Code requires a minimum number of fixtures. In response to a question asked by the Committee, he stated that a U occupancy classification includes, as examples, agricultural buildings, aircraft hangars accessory to a one- or two-family residence, barns, carports, fences more than 6’, grain silos, greenhouses, livestock shelters, private garages, retaining walls, sheds, stables, tanks, and towers.

Jina Koulchitzka stated that at least one of three requirements needs to be met for the Technical Committee to consider granting a variance: (1) the true intent of the applicable Code has been incorrectly interpreted; (2) the provisions of the applicable Code do not fully apply; (3) an equally good or better form of construction is proposed. Mr. Wiebe indicated the variance request was in accordance with #2 because, while the hangar is designated as an S-1 occupancy, the intent of platting is not for an S-1.

Chairman Richardson inquired if the building could be considered a private garage. Mr. Eenhuis indicated that the hangar is not a residential property, so it cannot be considered a private garage or accessory to a one- or two-family dwelling. The Building Code, Chapter 4, is specific to aircraft hangars and contains specific requirements for fire separation distance and fire rated construction. Mr. Wiebe indicated that the hangar plans were fully approved by the construction department and therefore should meet Building Code requirements, including those of Chapter 4.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, because it is similar to a “U structure” private garage even though it houses a hangar; seconded by Dan Rial; the motion carried unanimously.

5. 10693 Hiker Peak View, Permit L46202 – Jeff Bartosik, Architect, requests a variance to Section 306.5, 2009 International Mechanical Code, to allow the use of a portable ladder to access equipment and appliances on roofs or elevated structures, where prohibited by Code.

Jeff Bartosik appeared and stated the variance applies to Falcon View, 16 apartment buildings under construction off Interquest Parkway, identified as project RFI323. The mechanical inspector indicated that the second floor mechanical equipment requires access. The property owner, Adkin Johnson LLC, will provide an on-site maintenance person with a gator vehicle and repair shop.

Mr. Bartosik cited three points of the 2009 IMC, Section 306.5, they are trying to adhere to: Point #1-side railing shall extend above the parapet not less than 30". To this, Mr. Bartosik will provide ladder extensions. Point #2-a permanent ladder is required at 16' measured from the floor level. To this, Mr. Bartosik indicated that going from 3rd floor roof access down to a 2nd floor roof with a height of 13' to 13.5' from one roof to the other roof. Point #3-approved means of access for the second roof shall not be required to climb over 30" or greater of obstructions or parapets.

Mr. Bartosik proposes a six-point safety maintenance plan to address the second level roof condensers: First, the owner will provide a permanent, portable ladder on the 3rd floor roof of each apartment building so that in going from 3rd floor to 2nd floor a person will not be required to take a ladder up to that level. Second, ladders will be equipped with a 3' safety extension to extend past the parapet, which meets OSHA's safety requirements for portable ladders. Third, additional support can be added to stabilize the top of the ladder to allow maintenance personnel to hang the portable ladder over the parapet down to access on the second level roof. Fourth, a permanent additional stabilizer mat or anti-slip material will be installed on the second level roof to help align and prevent the ladder from slipping, which meets OSHA's safety requirement. Fifth, the ladder will be calibrated to set up the distance over 4', or about a 75° angle, to help support and stabilize with the mat, which meets another OSHA safety requirement. Sixth, to follow this plan, an on-site maintenance person will accompany any service personnel, which adheres to OSHA safety requirements.

To explain the "permanent, portable" ladder, Mr. Bartosik indicated that the upper condensers are accessed by a roof hatch from the 3rd floor, which ladder is portable for use on either side of the building down to the second level. There will be 16 ladders, one for each apartment building, sitting on hooks available for annual maintenance to service the condensing units and fan coil units. They do not want residents to exit their 3rd floor windows and be able to use the ladder. He further explained that all condensing units cannot be located on the 3rd floor roof because the condensers serve specific apartment pods. And there is a tenant on the 2nd floor, which would necessitate a maintenance person entering the unit over the stairs versus going through a breezeway access hatch.

A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request because of the danger involved in moving ladders on rooftops and the potential safer alternatives of using permanent locked/safety ladders and 30-36" rail extensions so they slide up and down and are not sticking out, seconded by Micah Langness; the motion carried unanimously.

6. 212 South 21st Street – Neil Katz, Architect, requests variances to:

- a) Section 1208.2, 2015 International Building Code, to allow a ceiling height of 7'1", where a 7'6" minimum is required per Code.

Neil Katz appeared and stated that the site is an existing 31' by 46' (1300 sf) one-story warehouse/storage building, not open to the public, employee only, F1 Occupancy, on South 21st Street, where the owners desire to build a 2nd floor to increase a grow facility production capacity.

Mr. Katz stated that the 2nd floor, floor/ceiling height would not meet the requirements for clear space under a beam or ceiling height, but only by a few inches, for which a variance is being requested. Where 6'8" is required, the first floor clears 7'6", presuming a 10" floor-to-ceiling section, 6'4" to the bottom of the beam, and, where 7'6" is required, the 2nd floor is 7'0.5" from the floor to the deck above, which may vary due to a sloping, uneven roof.

Jay Eenhuis indicated the variance request 6(a) is to allow a ceiling height of 7'1" where 7'6" minimum is required per Code, whereas Mr. Katz indicated a 7'0.5" measurement. Mr. Katz thereby requested to amend variance request 6(a) from a ceiling height of 7'0.5" to 7'0".

Mr. Katz stated that no restrooms are required on the 1st or 2nd floors because the site is a storage facility. Restrooms are located adjacent to this site. Mr. Eenhuis indicated that when the plans are submitted to Regional Building Plan Review, it will determine whether restrooms are required; specifically, if the 2nd floor is an extension of the current suite, then no restrooms are required, but if deemed a separate suite, then plumbing for restrooms is required.

A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of variance request 6(a), seconded by Micah Langness; the motion carried unanimously.

- b) Section 1003.3.1, 2015 International Building Code, and Section 307.2, 2009 ICC/ANSI A117.1, to allow protruding objects in the same area with a minimum headroom of 6'4", where a 6'8" minimum is required by both Codes.

A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of variance request 6(b), seconded by Micah Langness; the motion carried unanimously.

7. 6 West Brookside Street, Permit L00950 – Gary Sparrow, Innovative Building Solutions, requests a variance to Section R312.1.3, 2009 International Residential Code, to allow openings to exceed 4", where prohibited per Code in guards and landings at interior stairs.

Gary Sparrow appeared and stated the project is a dual-residence with a refinished basement where a wall and stairwell were removed and replaced with steps and modern cable railing. The cable railing is located in the entry foyer to the basement unit.

John Welton confirmed with the inspector that lateral force was applied and the cables spread greater than 4"; but no definitive maximum was indicated in the inspection report. Mr. Welton explained that it is not the force required to spread the cables, but rather a 50 lb. force where the cables must maintain a 4" gap or less. Mr. Welton added that when the cables were tightened to reduce cable spread, it caused the post to bend out of plumb. Mr. Welton confirmed that a second final inspection can be done if another center support is added or any alteration is performed.

Mr. Sparrow indicated that top rails were reinforced with oak and cables were shortened leaving about 1/2" to 5/8" of tension available in the threads. In this system, the cable is cut, put through the holes, connected with the threads on the other side, leaving approximately 1/2" of tension to work with. The manufacturer recommends not to exceed 5' vertical spacing. Mr. Sparrow has not consulted with the manufacturer about this issue.

Mr. Sparrow requested a continuance of the variance request to the October 2, 2019 Technical Committee meeting.

A motion was made by Swagata Guha for the variance request to be **CONTINUED** to the October 2, 2019 Technical Committee meeting, seconded by Steve Horner; the motion carried unanimously.

8. 6653 Dalby Drive, Permit M12017 – Adam Thesing, YOW Architects, requests a variance to Section 1008.1.7, 2009 International Building Code, to allow a threshold of approximately 8", where a maximum height of 3/4" is allowed per Code.

Jonathan Whittaker with YOW appeared in place of Adam Thesing. Mr. Whittaker stated the project is a new tunnel-system car wash facility where there are two doors from a mechanical room leading to the tunnel car wash, where the mechanical room floor is 8" higher than the tunnel floor--you step down to the tunnel. There are three doors off this

room and a fourth door into the car wash area. An 8” curb was constructed on two of the doors where there was no landing on the car wash side to prevent water seepage under the door, which 8” curb requires a variance to IBC 1008.1.7 (versus IBC 1010.15 for landing at a door and considering the door a means of egress) where a maximum height of 3/4” is allowed. The thresholds do not impede vehicles or equipment. Since the car wash is not an occupiable space, the variance request is for having a threshold rather than a landing. Mr. Whittaker stated that the door itself is solid and there is a window next to it. Signage could be posted on both sides of the door for no public access and painting the curb red or yellow.

Jason VanCoaten appeared and stated that car wash employees do not use the mechanical room to usher cars in/out of the car wash. Employees have no need to be in the mechanical room and are required to be in front of the tunnel by the overhang to help guide cars onto the automatic conveyer. Employees are located at the front, at the pay stations, and one roaming the parking lot. Less than 1% of employees per day come into the mechanical room because it is fully automated outside. The doors are for evening maintenance to the 140’ long tunnel so that maintenance employees do not have to walk through wet areas to get out of the tunnel if a car was being washed.

Jay Eenhuis stated that the variance request wording should be changed to read: “. . . 8(a) a variance to Section 1010.1.5, International Building Code, to omit a landing on one side of the door where a landing is required at each side of the door, and 8(b) a variance to Section 1011.5.2, International Building Code, to allow a riser height of 8” inches where 7” maximum is required.”

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of variance request 8(a) to omit a landing on one side of the interior doors, because the space is similar to U occupancy where, even though there are employees working in the facility, there are no employees going through the tunnel and mechanical room, seconded by Matt Scheffe; the motion carried unanimously.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of variance request 8(b) to allow a riser of 8” where 7” is required, seconded by Matt Scheffe; the motion carried unanimously.

9. 1317 LaPaloma Way, Permit M15549 – Melissa Munro, Rampart Roofing, Inc., requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof slope less than 2:12.

No appearance by applicant. A motion was made by Steve Horner to **CONTINUE** variance request No. 9, due to no appearance by the applicant, until the next Technical Committee meeting held on October 2, 2019, seconded by Micah Langness; the motion carried unanimously.

10. 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. *This variance was postponed from the August 7, 2019 Technical Committee meeting, so the applicant could work with the shingle manufacturer in an effort to obtain a materials warranty for the shingles; and the Committee requested a detailed letter from the homeowner acknowledging that they understand that the manufacturer’s warranty is voided, and accepting the 10-year warranty from Advantage Roofing for their roof, in the event Mr. Vialpando is unable to get a warranty from the materials manufacturer.*

Virgil Vialpando appeared and stated that the manufacturer indicated extended warranties are no longer available; and his insurance company indicated that once there is a variance, general liability insurance is no longer available.

Mr. Vialpando will remove and reroof 3645 Pheasant Lane per Building Code, and therefore withdraws variance request No. 10.

11. 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. *This variance was postponed from the August 7, 2019 Technical Committee meeting, so the applicant could work with the shingle manufacturer in an effort to obtain a materials warranty for the shingles; and the Committee requested a detailed letter from the homeowner acknowledging that they understand that the manufacturer’s warranty is voided, and accepting the 10-year warranty from Advantage Roofing for their roof, in the event Mr. Vialpando is unable to get a warranty from the materials manufacturer.*

Mr. Vialpando will remove and reroof 3715 Pheasant Lane per Building Code, and therefore withdraws variance request No. 11.

12. 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. *This variance was postponed from the August 7, 2019 Technical Committee meeting, so the applicant could work with the shingle manufacturer in an effort to obtain a materials warranty for the shingles; and the Committee requested a detailed letter from the homeowner acknowledging that they understand that the manufacturer’s warranty is voided, and accepting the 10-year warranty from Advantage Roofing for their roof, in the event Mr. Vialpando is unable to get a warranty from the materials manufacturer.*

Mr. Vialpando will remove and reroof 12145 Eagle Lane per Building Code, and therefore withdraws variance request No. 12.

Mr. Welton indicated that Mr. Vialpando can perform the work at all three properties as a correction item to previous inspections on these three open permits.

Because of a conflict of interest, Mr. Scheffe recused himself as to variance request Nos. 13 through 53, inclusive. [Mr. Scheffe exited the Committee meeting room.]

Micah Langness discussed a potential conflict of interest because he is one of three of applicant's plumbing contractors. Mr. Langness requested the permission of the remaining Technical Committee members for his non-recusal on the grounds that it will not hinder or persuade his decision-making as a Committee member in any way shape or form. Mr. Langness stated that neither he nor his staff are or will provide plumbing services relating to variance request Nos. 13 through 53, inclusive. Chairman Richardson polled that no Committee members take issue with Mr. Langness not recusing himself from hearing variance request Nos. 13 through 53. No objections were made by the applicant or anyone else.

13. 4110 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
14. 4118 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
15. 4119 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
16. 4126 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
17. 4127 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
18. 4134 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
19. 4135 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
20. 4143 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".

21. 4151 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
22. 4167 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
23. 4174 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
24. 4175 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
25. 4182 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
26. 4183 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
27. 4190 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
28. 4191 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
29. 4198 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
30. 4199 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
31. 4207 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".

32. 4215 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
33. 4231 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
34. 4238 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
35. 4239 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
36. 4246 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
37. 4247 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
38. 4254 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
39. 4255 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
40. 4262 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
41. 4263 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
42. 4270 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".

43. 4271 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
44. 4278 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
45. 4279 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
46. 4286 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
47. 4287 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
48. 4294 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
49. 4295 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
50. 4302 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
51. 4303 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
52. 4310 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".
53. 4311 Parkwood Trail – Loren Moreland, Classic Homes, requests a variance to Table R302.1(1), 2015 International Residential Code, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2'-0".

So long as the variance requests contain same facts, the Committee advised the applicant that such will be heard and voted on collectively unless the applicant requested otherwise. Loren Moreland appeared and stated all variance requests contained same facts with the only difference being the addressing for each project. Mr. Moreland stated that variance request Nos. 13 through 53 relate to two filings for Classic Homes Midtown-Foothills Farm, an affordable product line, high-density, 9 units per acre. Colorado Springs Utilities (CSU) does not allow the original configuration of 6' in between each of the units, 3' and 3'. CSU requires 5' to the site of a gas meter, so property lines are now 5' and 1'. The fire-rated side of these units is 1' from the property line. Therefore, each new filing has a variance submitted per address on the 1' side. There are a few platted corner units that do not require this. Foothill Farms Filing 1 was 40 units, Filing 2 was 43 units. Midtown-Cottonwood Creek Filing 1 is 61 units. A licensed engineer was consulted and stamp received from the fire standpoint (ref. letter from Shawn Donahue in variance packet), and now drywall is continuous on the exterior of the unit behind the soffit, hence the variance for each one of the units highlighted on the plat. Classic Homes has another 100 units coming up in Wolf Ranch, Hannah Ridge, and another one in "C-Fan." All other requirements of Table R302.1(1) are being met, including fire-rated walls at a fire separation distance less than 5' and openings less than 3'. The remaining issue is the projection.

Mr. Moreland indicated that the soffit and fascia are a burn-off design. There are no soffit vents. To maintain service accessibility, nothing can be built in the 5' utility set-back. The shared easement provides full use of the side yard, so they get an offset based on the way easements are set up. There are fences at the 5' line in between certain portions of the wing fencing. Fencing does not run the entire length and is a perpendicular two-sided wall. Homes would be centered on the lot were it not for CSU requiring the 5' minimum service setback for gas meters. Black Hills Energy and Xcel Energy both accept 6' in between each unit, 3' and 3', which meets the IRC and gas providers' criteria.

Classic Homes has met with CSU and the HBA where the issue is an ongoing dialog with Brian Whitehead. Wayne Simphouser worked through this issue about 10 or 12 years ago; it has stayed in place and will likely remain in place. CSU has released their 2020 version of the gas extension requirements for review.

Chairman Richardson stated that CSFD took no exception to variance request Nos. 13 through 53.

Mr. Eenhuis indicated that if the distance between the homes was separated by the property line at 3' and 3', then there would be a projection issue and one-hour protection would need to be provided on the underside of the projection, which would then be Code-compliant. Applicant is already meeting the requirements of the rated wall assembly and the opening requirements within those walls, but since CSU requires the property line be adjusted at 1' and 5' (versus 3' and 3'), it necessitates a variance. The letter provided by the fire protection engineer reads, "Further, it is expected that a fire on the exterior of the dwelling

unit will burn away the eave and overhang after which it will lap over the roof, heating the truss assembly from the exterior. This will occur before the flame is able to penetrate the assembly of the material above the double-top plate.” So he is expecting that to burn off faster than the one-hour protection that is provided by the exterior wall, thus putting itself out. The ceiling membrane is 5B construction for single-family dwellings.

Roger Lovell explained that the Building Code only requires fire rated construction on the wall and underside of the soffit, and it excludes fascia or sheathing on top or the roof deck. If there was a fire and it moved in from the sides and/or top, you have better fire protection continuity. If it is only 3’ and 3’, you have it protected only from the underside and it is still going to be fuel load, because you could still have combustible fascia and fire impingement going directly in from the roof deck and fascia.

Mr. Welton stated that there is no required rating of the interior ceiling for a single-family dwelling. The stamp detail provides continuity at the wall line with 5/8” sheetrock running to the underside of the fire treated plywood, and then using prescriptive calculations for the 2-by blocking, which creates the continuity to run it from foundation to roof deck. By Code, the roof has to be a Class A.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of variance request Nos. 13 through 53, inclusive, to allow a fire-protected roof overhang, where projections are prohibited at a fire separation distance less than 2’ based on the engineering backup and construction details, seconded by Dan Rial; the motion carried unanimously.

[Mr. Scheffe returned to the Committee meeting room.]

54. 7025 Woody Creek Drive, Permit L64533 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to omit drip edge metal, where required by Code.
55. 7035 Kipling Street, Permit L98483 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed above the drip edge along rake edges, where Code requires underlayment under the drip edge along rake edges.
56. 7240 Waterwheel Street, Permit L71922 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed above the drip edge along rake edges, where Code requires underlayment under the drip edge along rake edges.

No appearance by applicant(s). A motion was made by Steve Horner to **CONTINUE** variance request Nos. 54 through 56, inclusive, due to no appearance by the applicant(s), until the Technical Committee meeting held on October 2, 2019, seconded by Micah Langness; the motion carried unanimously.

57. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

58. **NEW BUSINESS**

There was no new business to discuss.

The meeting adjourned at 10:47 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/lb

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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