

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

October 7, 2020

9:00 a.m.

MEMBERS PRESENT: Vice Chair Steve Horner, Structural Engineer
Matt Scheffe, Building Contractor D
Micah Langness, Master Plumber
Swagata Guha, Architect
Dan Rial, Mechanical Contractor
Dale Ryba, Electrical Contractor

MEMBERS ABSENT: Chair Chris Richardson, Building Contractor A or B

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plan Review
John Welton, Deputy Building Official – Inspections
Matthew Matzen, Permit/Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chair Steve Horner called the meeting to order at 9:00 a.m.

The Technical Committee meeting was conducted virtually via a program called Microsoft Teams live events, which was accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Instructions on conducting the virtual meeting were provided.

Vice Chair Horner stated RBD staff received notification from the Colorado Springs Fire Department confirming that it did not take any exceptions to the Agenda items.

1. **CONSIDERATION OF THE SEPTEMBER 2, 2020 TECHNICAL COMMITTEE MINUTES**

A motion was made by Dan Rial to **APPROVE** the September 2, 2020 Technical Committee Minutes as written, seconded by Matt Scheffe; 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 Variance Requests.

3. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

VARIANCE REQUESTS

Steve Horner stated specific to Agenda Item No. 4, as the Vice Chair, he needed to disclose a direct personal conflict: he was the structural engineer of record on this specific project; the retention for professional services was completed. Notwithstanding, as the Vice Chair presiding over this meeting today, in such capacity he would remain impartial and not participate in the presentation or debate on any issue specific to Agenda Item 4 so that all parties feel confident that they will receive a fair treatment. To this end, as the Vice Chair, he would only direct the method of preserving a record and the methods of voting. He would not vote on the matter. No parties had questions or objection(s).

4. 10 South Sierra Madre Street, Permit M65551 – Brigit Schellinger, iiCON, requests a variance to Section 306.5.1, 2015 International Fuel Gas Code, to allow permanent fall arrest/restraint anchorage connector devices complying with ANSI/ASSE Z 359.1 in lieu of a level platform and guards, as required per Code.

Brigit Schellinger and Charles Ochs appeared. Ms. Schellinger stated there have been four additions to this older building. There are separate additions for the kitchen, restaurant, locker room, and a flat roof section. She stated the issue is the mechanical unit on the roof needs access, and the slope of the roof does not allow this access. She was told that a catwalk would be required. However, because all of the different slopes of the roof connect at that point, it is almost impossible to build a catwalk in this location. Instead, she is requesting a tie-off point.

Swagata Guha asked if a design had been done with a catwalk, and Ms. Schellinger stated because of the different assemblies, and the weight of the catwalk, it was determined that a catwalk was not feasible. She stated due to space limitations in the interior, accessing from the interior with a ladder and roof hatch is also not feasible. Dan Rial asked if a walkway on the flat roof had been considered, and Ms. Schellinger stated because there are so many elevation changes, it had been determined that a walkway on the flat roof location was not feasible.

Ms. Schellinger stated the flat roof is not the issue, it is the access to get on the flat roof that is the issue. She stated there is space around the unit, with a railing, that is required for maintenance and service of the unit.

Ms. Guha stated she does not feel the applicant has submitted enough information for the Committee to see the actual problem. Ms. Schellinger stated she would like to postpone this variance request until the November 4, 2020 Technical Committee meeting so she may

submit additional information/documentation for the Committee's review. A motion was made by Micah Langness to **CONTINUE** Item 4 until the November 4, 2020 Technical Committee meeting, seconded by Swagata Guha; the motion carried unanimously.

5. 14124 Stone Eagle Place, Permit M82522 – Jacques Delange, New Haven Homes, LLC, requests a variance to Section 303.4.1, 2017 Pikes Peak Regional Building Code, to allow a crawlspace with an average height of 5'11" where no more than a 5' average height is allowed per Code.

Jacque Delange appeared and stated this project is new construction of a home and there is a large crawlspace area behind the garage. He stated this is a walkout situation, so the slope in the back of the house drops significantly. He stated there is a common wall between the basement and the crawlspace and he stepped it down about 5' and filled the crawlspace with dirt. Mr. Delange stated he ended up with approximately 5'11" from the dirt to the ceiling above where the joists are located. He stated this was obviously an oversight, and it was noted during the frame inspection. He stated he is requesting this variance because there are no life safety issues because it is a non-habitable area.

Swagata Guha asked if the crawlspace wall was supported by the dirt to the bottom of the joist. John Welton stated the foundation plan shows a foundation wall of 3'6" maximum from top of footing to top of foundation wall, and a 30" minimum height from top of footing to grade. Mr. Delange stated the backfill is at least 3' high. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request conditional upon the submission of an engineer's report to RBD staff no later than October 19, 2020, approving the "as built" crawlspace, seconded by Matt Scheffe, the motion carried unanimously.

6. 719 Forest View Way, Plan R132444 – Dan Cuvala, Cuvala Construction, Inc., requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to insulate ceiling, wood frame wall, and slab components to a lesser R-value than the minimum R-value required per Code.

Dan Cuvala and John Cuvala appeared. Jay Eenhuis stated Permit M64970 was for the original single-family residence and has been completed. This issue of changing the garage space to a conditioned space was originally submitted as a splice under that permit, which was disapproved, but ultimately cancelled so that they could continue on and complete that permit. Plan R132444 is a new plan to revise that garage space from unconditioned to conditioned space.

John Cuvala stated they built this home for their customer and half-way through the process, the homeowners decided they wanted to heat the garage so he submitted the splice to change the garage space to a conditioned space. The splice was disapproved, so the homeowners decided they wanted to continue on with the construction of the home, so he cancelled the splice and completed the house. Now the homeowners want the garage

heated, so he applied for the permit, but the insulation in the garage foundation does not meet the IECC Code.

Jay Eenhuis stated there are six different methods of Energy Code compliance; on this plan submittal, the prescriptive method was selected. Therefore, there is a slab R value required of R10 for a 2' depth. The wood frame wall R value is an R20, and the ceiling R value is R49. In this home, the wall R value is R19, and the ceiling is R38, which is a little shy based on the prescriptive method. However, if the applicant wishes to do a simulated performance, that could get the parties there, but it may require that they insulate the ceiling to make up for the lack of insulation in the slab.

John Welton stated anything other than a prescriptive path, shown as Items Nos. 5 and 6 on the Energy Conservation Code Certificate, will require licensed design professionals or qualified persons. He explained it is a design system where they can take away some slab R-value, or add that to the roof/ceiling insulation. Potentially, if glazing that has been installed with a better U factor than what the prescriptive path is, that would count as well. He stated these are methods that “give and take” by under-insulating in some areas and over-insulating in other areas.

Dan Cuvala stated he would like to postpone his variance request until November’s meeting so he can obtain additional information. A motion was made by Matt Scheffe to **CONTINUE** this variance request until the November 4, 2020 Technical Committee meeting, seconded by Dale Ryba; the motion carried unanimously.

7. 1006 Saturn Drive, Permit N02006 – Bracken Christensen, homeowner, requests a variance to 2017 National Electrical Code, Article 210.52 (C)(1) to waive receptacle outlet spacing requirements of no more than 24” measured horizontally from a receptacle outlet in that space or from edge of sink.

Bracken Christensen appeared and stated he is requesting a variance for receptacle spacing on both sides of a 68” wide kitchen window, which is over the kitchen sink and extends down to meet the countertop. He stated the drawers in the cabinet are metal and do not have the space behind the drawer required for pop-up receptacles in the countertop. A motion was made by Dale Ryba to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Matt Scheffe; the motion carried unanimously.

8. 5775 Taxi Way, Permit M78803 – Thomas Hoag, Hoag Construction Company, requests a variance to 2015 International Building Code, Section 1109.2, to waive requirements for restrooms to be accessible where required per Code.

Thomas Hoag appeared and stated this project is a building with two airplane hangars; his customer is purchasing both hangars and does not want to install the grab bars, shower seat, and lavatory knee space requirements in the bathrooms in this private hangar. He stated the bathrooms are framed, tiled, and finished to meet accessibility requirements; the backing has been installed in the walls should a future tenant wish to install the ADA

fixtures. Swagata Guha stated she does not agree with waiving the lavatory knee space requirement, but does not take issue with omission of the grab bars and shower seat. Mr. Hoag amended his variance request from 2015 IBC 1109.2, exception 1 (claiming the private hangar was a private office) to ANSI Standards, Sections 608.2.1.3, 608.3.1, and 604.5: omission of the grab bars around the water closet and in the shower, and omission of the shower seat. He stated he will install a Code compliant lavatory.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the modified variance request to ANSI Standards, Sections 608.2.1.3, 608.3.1, and 604.5 to omit the grab bars around the water closet and in the shower, as well as omission of the shower seat, with the condition that backing is installed in the walls to allow the grab bars and shower seat to be installed at a later date, if desired, seconded by Dale Ryba; the motion carried 3:1. Micah Langness opposed; and Matt Scheffe was not present.

9. **UNFINISHED BUSINESS**

There was no Unfinished Business.

10. **NEW BUSINESS**

- a) Review of the Contemplated 2021 Boards and Committees' Schedule.

Vice Chair Horner stated, at this time, the Technical Committee members do not require / need any revisions to the proposed 2021 Boards and Committees' Schedule.

The meeting adjourned at 10:58 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg

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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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