

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

August 3, 2022

9:00 a.m.

MEMBERS PRESENT: Chair Micah Langness, Master Plumber
Philip Lasarre, Building A or B Contractor
Jason Leimkuhl, Mechanical Contractor
Michael Finkbiner, Building Contractor C or D
Thomas Lysne, Architect
Brian Braaten, Electrical Contractor

MEMBERS ABSENT: Andrew Baturevich, Structural Engineer

OTHERS PRESENT: Roger Lovell, Regional Building Official
Jay Eenhuis, Deputy Building Official – Plans
Joel Segura, Chief Plumbing Inspector
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

The meeting was delayed due to technical issues; Chair Micah Langness called the meeting to order at 9:16 a.m.

The meeting was conducted in a hybrid form, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the Upper Level, or virtually via Microsoft Teams live events, as accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Colorado Springs Fire Department ("CSFD") took no exception to the variance requests on the Agenda.

1. CONSIDERATION OF THE JULY 6, 2022 TECHNICAL COMMITTEE MINUTES

A motion was made by Jason Leimkuhl to **APPROVE** the Minutes of the July 6, 2022 Technical Committee Meeting as written, seconded by Michael Finkbiner; 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) 19004 Hilltop Pines Path, Permit N91123 – Daryn Strop requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Request, seconded by Philip Lasarre; the motion carried unanimously.

3. ITEMS CALLED OFF THE CONSENT CALENDAR

There were no items called off the Consent Calendar.

VARIANCE REQUESTS

Item 4 was heard out of order after Item 6.

4. 12645 Herring Road, Permit O13981 – Edwin Barnett, Homeowner, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation in proposed habitable space, where required by Code.

No one appeared. A motion was made by Michael Finkbiner to **POSTPONE** Item 4 to the end of the meeting, seconded by Jason Leimkuhl; the motion carried unanimously.

5. 10353 Stagecoach Park Court, Permit O14402 – Mark Ternes requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to insulate ceiling and wood frame wall to a lesser R-value than the minimum R-value required and to omit slab insulation in a conditioned garage, where required by current Code.

Mark Ternes appeared in person and stated this home was built in 2020 and the garage was finished with 2x4's instead of 2x6's; it does not meet the IECC standard for insulation. He stated they installed a garage heater; the electric and gas lines had already been installed by the builder. He stated after installation of the heater, he discovered that the garage had not been built with standard IECC R-values. Mr. Ternes stated the owner wishes to heat the garage for weight lifting and working on his vehicles. He stated although the walls and ceiling do have insulation, they do not meet the IECC standard requirements; he believes the walls have an R-13 and approximately 1' of ceiling insulation.

Jay Eenhuis stated the heater will be installed in a normally unoccupied space; therefore, RBD staff takes no exception to the variance request. A motion was made by Jason Leimkuhl to recommend to the Board of Review **APPROVAL** of the variance request because the heater is for comfort workshop and exercise heating applications, seconded by Brian Braaten; the motion carried unanimously.

6. 18945 Pebble Beach Way – Vic Lauer, Keys + Lauer Architects, requests a variance, prior to plan submittal, to Section 607.1, 2018 International Plumbing Code, to allow the use of cold water for washing purposes in a non-residential occupancy, where hot water or tempered water is required per Code.

Victor Lauer appeared in person and stated the Woodmoor Golf Club is trying to put some restrooms within the interior of the golf course, i.e., ADA men's and women's bathrooms in two different locations. One around the 9th hole and one around the 18th hole for the convenience of members. They will not have hot water in the two remote bathrooms. There will be cold water, hand sanitizers, and connection to the sewer system. Mr. Lauer stated their request is to waive the hot water requirement in the Code for a commercial building. Mr. Lauer stated the bathrooms will be closed during the winter months.

Joel Segura stated based on the use and circumstances, RBD staff takes no exception to the variance request. He stated when the water lines are coming up into the structure and there is no heat source or power of any kind, the Code will require that the water lines are buried 46" deep outside of the structure, and provisions must be implemented to drain the interior waterline to this depth. Mr. Lauer stated they will include the appropriate drains in the waterlines for this purpose.

A motion was made by Philip Lasarre to recommend to the Board of Review **APPROVAL** of the variance request because the applicant/owner is improving the current situation from the port-a-john's currently being used, and RBD staff and CSFD take no exception to the variance request, seconded by Thomas Lysne; the motion carried unanimously.

The following Item 4 was heard out of order.

4. 12645 Herring Road, Permit O13981 – Edwin Barnett, Homeowner, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation in proposed habitable space, where required by Code.

Edwin Barnett appeared in person and stated he is converting his garage into living space. He stated they poured over the major portion of the slab, and he is requesting the variance so he does not have to dig up the perimeter sidewalk and driveway to install the R10 insulation around the foundation for that space.

Roger Lovell stated RBD staff takes no exception to the variance request, but he does have concerns about freeze protection for the underground pipes at the kitchen sink. Mr. Barnett

stated he has foam insulation on the water lines and he has forced air and return air piped into that space. Philip Lasarre suggested insulating the south foundation wall for freeze protection for those water lines, and the other Committee members agreed with Mr. Lasarre.

Jay Eenhuis stated Mr. Barnett will be required to revise and resubmit the IECC Certificate and the heat calculations if the variance is approved. A motion was made by Philip Lasarre to recommend to the Board of Review **APPROVAL** of the variance request, with the condition that the south side exterior wall soil is excavated down and insulation is installed against that foundation wall and covers a 24" depth and to the top of the slab, seconded by Michael Finkbiner; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business.

8. **NEW BUSINESS**

There was no New Business.

The meeting adjourned at 10:09 a.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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