

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE AGENDA**

September 6, 2023 – Wednesday - 9:00 a.m.

### How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid form: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually, through Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committee's page at: <https://www.pprbd.org/Information/Boards>.

### How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: [ginal@pprbd.org](mailto:ginal@pprbd.org). During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A within Microsoft Teams, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE AUGUST 2, 2023 TECHNICAL COMMITTEE MINUTES**
3. **CONSENT CALENDAR**

There are no Consent Calendar variances.

4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**

- a) 1102 S. Nevada Avenue – Scott Schuster, Architect with Echo Architectures, requests a variance, prior to plan submittal, to Section 1004.5, International Building Code, 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, (the "Code"), to allow an actual occupant load of 12 occupants to be used for design purposes, where a calculated occupant load per Table 1004.5, results in 20 occupants.
- b) 9097 Bugaboo Drive, Permit N92646 – Yousef Babaie, property owner, requests two variances:
  - i) a variance to Section R311.7.2, International Residential Code, 2015 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), to allow a stairway headroom of 6'4" where a minimum of 6'8" is required; and

- ii) a variance to Section R311.7.6, International Residential Code, 2015 Edition, based on Item 3 of Section RBC111.2.3 of the Code to allow a middle landing to remain as constructed, where it does not meet Code requirements.
- c) 214 N. 14<sup>th</sup> Street, Unit #101, Permit O69627 – Damon Winters, contractor and property owner, requests a variance to Section RBC303.4.1, Definition of a Crawl Space, Pikes Peak Regional Building Code, 2017 Edition, as amended (the “Code”), based on Item 3 of Section RBC111.2.3 of the Code to allow an underfloor space between the bottom of a floor and the earth under a building with an average height of 8'4", where not more than 5' is allowed by Code.
- d) 14982 Longwall Drive, Permit O16035 – Douglas Strecker, Strecker Home Builders, requests a variance to Section RBC303.4.1, Definition of a Crawl Space, Pikes Peak Regional Building Code, 2017 Edition, as amended (the “Code”), based on Item 3 of Section RBC111.2.3 of the Code to allow a crawl space with an average height of 5'11" where no more than 5' average height is allowed by Code.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **ADJOURN**

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please email [ginal@pprbd.org](mailto:ginal@pprbd.org) or 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 under Boards & Committees. Audio copies of the record may be purchased by emailing [ginal@pprbd.org](mailto:ginal@pprbd.org) or by calling (719) 327-2989.

**Rules of Policy and Procedure of Pikes Peak Regional  
Building Department Committees and Boards**

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Advisory Board.

**Rule 1.1  
Governing Authority**

The Chair of the Committee/Board shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee/Board. Once the Committee/Board is satisfied with all questions and comments, the Chair will entertain a motion by the Committee/Board, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

**Rule 1.2  
Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or  
Advisory Board**

All persons attending the Committee/Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee/Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

**Rule 1.3  
Lack of Financial Authority of the Advisory Committees, Board of Review, and Advisory  
Board**

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee/Board, has authority to impose administrative fines for Code-related violations. Further, the Committee/Board does not have authority to consider financial claims or consider / award resulting financial damages to any person.

**Implemented as of: August 31, 2023  
Last Updated:**