

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE AGENDA**

March 6, 2024 – Wednesday - 9:00 a.m.

### How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid forum: 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. Sufficient and timely access to the public to observe the meeting will be made available 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 FEBRUARY 7, 2024 TECHNICAL COMMITTEE MINUTES**
3. **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) 5320 Roundup Ridge Road, Colorado Springs, Permit P12363 – Michael Bogue, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned garage/shop, where required.
- b) 6313 Mesedge Drive, Colorado Springs, Permit O08436 – Chad Hessel, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned garage/shop, where required.
- c) 5941 Eldora Lane, Colorado Springs, Plan R186318 – Doug Page, PCI Builders, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned garage/shop, where required.

- d) 12002 Monarchos Lane, Colorado Springs, Permit O77569 – Mark Ternes, Springs Heating and Cooling, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned garage/shop, where required.
- e) 2750 Maroon Bells Avenue, Colorado Springs, Plan R185765 – Olivia Peters, property owner, requests a variance to Section RBC303.4.15, 2023 Pikes Peak Regional Building Code, 2023 Edition (the “Code”), based on Item 3 of Section RBC111.2.3 of the Code, to allow a 49" maximum height to bottom of clear opening from the floor, in existing conditions, where a minimum of 44" is required, with the stipulation that a step is permanently installed under the window sill with a maximum 6" rise, a minimum 11-1/2" tread, and the full width of the window opening.

**4. ITEMS CALLED OFF CONSENT CALENDAR**

**5. VARIANCE REQUESTS**

- a) 921 Grand Blvd., Colorado Springs, Permit P05467 – Travis Hofmann, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within newly conditioned habitable space, where required.
- b) 3704 W. High Street, Colorado Springs, Permit O51091 – Brian Tucker, Tucco Home Improvements LLC, requests a variance to Section R403.1.4.1, 2021 International Residential Code and Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing bottom landing at exterior stairway to remain as constructed without visual confirmation of frost protection and slab insulation for approximately 5 feet of basement perimeter.
- c) 9985 Glenellen Drive, Peyton, Permit P13306 – Ron Dittus, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a newly constructed conditioned garage/shop, where required.
- d) 602 Cooper Avenue, Colorado Springs, Permit O51506 – Rocky Williams, Excaliber Electric, LLC, requests a variance to Article 110.26 (A) and table 110.26 (A) (1), 2020 National Electrical Code, based on Item 2 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a residential clothes washer and dryer to be located within the working clearance of an existing panel.

- e) 1913 W. Colorado Avenue, Colorado Springs, Permit O56215 – Lonny Crawford, Altitude Heating & Air, Inc., requests a variance to Section 503.5.6.1, 2015 International Fuel Gas Code, based on Item 2 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2017 Edition, as amended, to omit installation of a flue liner in an existing chimney used for venting, where required.
- f) 10 Farragut Avenue, Colorado Springs – John Davis, John Davis Design Group, requests a variance, prior to plan submittal, to Section 1004.5, 2021 International Building Code, based on Item 2 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required.
- g) 1515 N. Cascade Avenue, Colorado Springs, Plan C185461 – Robert Austin, Architect, requests a variance to Section 1103.2.8, 2021 International Building Code (IBC), based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a raised area of 379 square feet in places of religious worship to be exempt from the requirements of Chapter 11 of the IBC, where a maximum raised area of 300 square feet is allowed to be exempt.

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 by providing notice within forty-eight (48) hours prior to the meeting. 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 Board of Appeals.

**Rule 1.1  
Governing Authority**

The Chair of the Committee, or the 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 or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, 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 Board of Appeals**

All persons attending the Committee or 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 or 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 Board of Appeals**

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