

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

November 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 Town Hall. Sufficient and timely access for 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. 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 Town Hall, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE OCTOBER 2, 2024 TECHNICAL COMMITTEE MEETING 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.

There are no items on the Consent Calendar.

4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**
 - a) 2542 Elvin Avenue, Colorado Springs, Permit P04967 – Brunilda Montijo, property owner, requests a variance to Section R908.3, 2021 International Residential Code, per Item 3 of Section RBC 111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for installation of new ice and water shield over an existing layer of underlayment, where prohibited.

As continued from the July 3, 2024 Technical Committee meeting in order to allow the property owner to compile documentation and photographs of the reroof.

- b) 10 Minden Circle, Colorado Springs, Permit P54644 – Matthew Swanson, All Square, LTD, requests a variance to Section R905.2.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on a roof pitch less than 2 units vertical in 12 units horizontal, where prohibited.
- c) 320 Sandreed Place, Colorado Springs, Permit P53044 – Dana Smith, property owner, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a sill height of 55 inches in existing conditions, where a maximum sill height of 44 inches is allowed.
- d) 9327 Baltusrol Court, Peyton, Permit P57851 – John Charles Bergeron, property owner, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a sill height of 46 inches in existing conditions, where a maximum sill height of 44 inches is allowed.
- e) 4810 Hidden Rock Road, Colorado Springs, Permit P10665 – Terry Witmer, Air Pros One Source, LLC, 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 allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.
- f) 10975 Evening Creek Drive, Peyton, Permit P58449 – Dale and Brenda Rice, property owners, request 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 allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.
- g) 14620 Sterling Road, Colorado Springs, Permit P59280 – Toby Conquest, The Furnace Guy Heating and Cooling, 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 allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.
- h) 5785 Taxi Way, Unit 100, Colorado Springs, Permit P45547 – Thomas Hoag, Hoag Construction Company, requests a variance to Section 1110.2, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to waive specific requirements for restrooms to be accessible, where required. Requirements to be omitted are: grab bars at water closet and shower, knee space protection at lavatory, and fold-down shower seats. Additional modifications are smaller frame for shower access and installation height of hand spray above accessible range.

- i) 5785 Taxi Way, Unit 105, Colorado Springs, Permit P45548 – Thomas Hoag, Hoag Construction Company, requests a variance to Section 1110.2, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to waive specific requirements for restrooms to be accessible, where required. Requirements to be omitted are: grab bars at water closet and shower, knee space protection at lavatory, and fold-down shower seats. Additional modifications are smaller frame for shower access and installation height of hand spray above accessible range.
- j) 5785 Taxi Way, Unit 110, Colorado Springs, Permit P45549 – Thomas Hoag, Hoag Construction Company, requests a variance to Section 1110.2, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to waive specific requirements for restrooms to be accessible, where required. Requirements to be omitted are: grab bars at water closet and shower, knee space protection at lavatory, and fold-down shower seats. Additional modifications are smaller frame for shower access and installation height of hand spray above accessible range.

6. **UNFINISHED BUSINESS**

- a) 2025 Committee/Board/Commission Meeting Dates (Non-action item until January of 2025, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Work Training Session (to start at the conclusion of the regular Technical Committee meeting, and not earlier than 11:00 a.m.)

- a) Harassment Prevention Training for Committee, Board, and Commission Volunteers, provided by Pikes Peak Regional Building Department Human Resources and Legal Department staff (approximate timing - one hour). Attached is the remaining available schedule for those volunteers who may have a conflict and need to attend at a different date/time.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

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RNL/gml
Enclosure(s)

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email 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 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.