

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

October 2, 2024 – Wednesday - 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor
Vice Chair Andy Baturevich, Structural Engineer
Brian Braaten, Electrical Contractor
Mike Finkbiner, Building Contractor C or D1
Tom Lysne, Architect
Andy Sanchez, Building Contractor A or B
Mick Emmerson, Master Plumber

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Regional Building Official – Plans
John Welton, Deputy Regional Building Official – Inspections
Gina LaCascia, Executive Administrative Assistant

PROCEEDINGS:

The Technical Committee meeting was conducted in a hybrid forum, 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 through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

The Colorado Springs Fire Department (CSFD) was present specific to Variance Request No. 5.a). Regarding the remaining variance requests on the agenda, CSFD took no exception as they do not impact fire code requirements.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Jason Leimkuhl called the Technical Committee meeting to order at 9:00 a.m.

2. **CONSIDERATION OF THE SEPTEMBER 4, 2024 TECHNICAL COMMITTEE MEETING MINUTES**

A motion was made by Andy Sanchez to **APPROVE** the September 4, 2024, Technical Committee Meeting Minutes, as written; seconded by Brian Braaten; the motion carried unanimously.

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 were no items on the Consent Calendar.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

5. **VARIANCE REQUESTS**

- a) 6415 Templeton Gap Road, Colorado Springs, Plan C140040 – John Cooper, Ted Trout Architect and Associates, requests a variance to Table 508.4, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow separation of occupancies with 1-hour rated construction, where 2-hour rated construction is required.

As continued from the September 4, 2024 Technical Committee meeting to allow the applicant(s) more time to provide supplemental documentation from a fire protection engineer stating that the design change from a 2-hour to a 1-hour separation is an equal or better form of construction.

John Cooper appeared virtually. This project is new construction of a four-story senior living residential facility, including a clubhouse on the first level, with living units above. The living units above the clubhouse are equipped with an NFPA-13R sprinkler system, and the clubhouse is equipped with an NFPA-13 system. They are asking for a reduction in fire rated separation between the clubhouse and the residential units from a two-hour separation to a one-hour separation due to the complexity in protection of the structural beams and columns, plus, additional work that was not anticipated when the project was first commenced.

Sean Donohue, Peregrine Fire, appeared in person. Upon review of the project located at 6415 Templeton Gap Road, Colorado Springs, he found that the supporting column construction does not meet the two-hour requirement, but the floor/ceiling assembly does meet the two-hour requirement.

Mr. Donohue provided an engineer's letter dated September 17, 2024 and said that he used the IEBC (International Existing Building Code) in order to analyze an alternative compliance method. In addition to the analysis in the letter he provided, he is also proposing smoke detection in the common areas and the assembly areas located on the first level.

Chip Taylor, Colorado Springs Fire Department, appeared in person and stated since this variance is strictly a building code issue, there are no fire code implications.

Chair Jason Leimkuhl asked Mr. Donohue if his analysis was an alternative material and methods solution. Mr. Donohue said his intent is that it is an alternate means in accordance with the Code and is an equal or better protection than what the Code requires. Jay Eenhuis stated Mr. Donohue's analysis and opinion as a professional fire protection engineer satisfy the Committee's request made on September 4, 2024.

Andy Sanchez asked Chip Taylor if he had any safety concerns with the alternative material and methods solution presented by Mr. Donohue. Mr. Taylor stated Mr. Donohue's analysis and proposal of the additional smoke detection will provide the best response to the occupants and to dispatch, if and when necessary.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance as requested; seconded by Tom Lysne; the motion carried unanimously.

- b) 16871 New Autumn Drive, Monument, Permit O59175 – Shashank Sinha, property owner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow for reduced slab insulation within conditioned space, by increasing R-values of insulation provided elsewhere.

As continued from the August 7, 2024 Technical Committee meeting to allow the property owner to transfer the permit to a contractor and obtain verification of the insulation envelope, the heat loss calculations, and the R-value of the garage door.

Jesus Pastrana, the mechanical contractor working with the property owner, appeared in person and stated that the property has a three-car garage, and they have converted the third-car area to an office, which has been completed and inspected. The variance requests that the prescriptive slab insulation be omitted. While the slab is un-insulated, they did install R-60 in the ceiling. In addition, he has provided revised heat loss calculations.

Jay Eenhuis stated that while he was reviewing the updated heat calculations provided, he found some errors in square footage and therefore provided corrected calculations as follows: "Total Heat loss using PROPOSED insulation values results in 6,561 BTU/hr., which is less than the Total Heat Loss using PRESCRIPTIVE insulation values of 7011 BTU/hr."

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance as requested; seconded by Mike Finkbiner; the motion carried unanimously.

- c) 245 Lower Glenway, Palmer Lake, Permit O82269 – Llana Tolbert, Lianro Metal Roofs, requests a variance to Section R905.4.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow metal roof shingles to be installed on a roof pitch less than 3 units vertical in 12 units horizontal, where prohibited.

Llana Tolbert appeared in person and stated that her company installed a roof on a cabin in Palmer Lake, where the property owner was having issues with ice damming on the North side of the roof. They have added a 1 x 4 counter batten below the metal roofing as a precaution for any water infiltration and to increase air flow in an effort to reduce ice damming. The roof slope measures 2 7/8:12, and they are unable to get it to a 3:12 pitch as required. She said the property owner is happy with the roof and understands that it does not measure 3:12.

Mike Finkbiner asked the applicant if the underlayment is a self-adhesive, modified bitumen. Ms. Tolbert indicated that it is some type of torch-down material, but a modified bitumen underlayment had already been installed on the roof. Mr. Finkbiner asked if there was a warranty by the roofing manufacturer regarding the less than 3:12 pitch, and Ms. Tolbert said she does not have one, but she could provide one from Westlake Royal Roofing within the next few days, if requested.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to allow metal shingles on a roof pitch less than 3:12, under the condition that a copy of the warranty from Westlake Royal Roofing is provided to the Department; seconded by Tom Lysne; the motion carried unanimously. The Regional Building Department's attorney, Virginia Koulchitzka, advised the applicant that the deadline to submit the warranty as requested by the Committee is October 10, 2024.

- d) 3345 Afternoon Circle, Colorado Springs – Christy Riggs, 308 LLC, requests a variance prior to plan submittal to Section 1011.2.1, 2021 International Existing Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit an automatic sprinkler system where required.

Christy Riggs appeared in person and stated that she is working with the Colorado Springs Housing Authority on a four-plex project. The building was originally built in 2007. In 2017, two of the dwelling units were converted into a daycare, which is no longer in business. These units are now being converted back to dwelling units. Under current Code, any building that has more than two dwelling units require fire sprinklers. This four-plex was built before fire sprinklers were required, thus, the variance requests to not provide the required fire sprinklers. As an alternative, the applicant is proposing installation of a two-hour fire barrier to separate the two units where typically a one-hour fire barrier is required. The two units both have two doors that exit to ground level where only one exit door is required. This would be putting the building back to the original layout.

Chair Leimkuhl asked the applicant about the two existing walls that separate the dwelling units from the other units. Ms. Riggs indicated there is a foundation under the wall, and the wall extends to the deck, which is constructed as a fire partition and would have been required to separate the dwelling units under current Code. However, there are no changes being made to the other existing dwelling units, only to the previous daycare; converting both back to dwelling units. The applicant further stated as part of the project, she is upgrading the heating and cooling system in the two units to an energy efficient model, as well as smoke detectors and egress windows to meet current Code. The variance request only addresses the fire sprinklers.

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance request as written, with the stipulation that a two-hour fire barrier be provided as indicated by the applicant; seconded by Mike Finkbiner; the motion carried unanimously.

- e) 4770 Rushford Place, Fountain – Brad Ness, Falling Star HVAC, requests a variance prior to plan submittal to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2021 Edition, to allow for reduced slab insulation within conditioned, non-habitable space.

Brad Ness appeared in person and stated that the property owner of 4770 Rushford Place has requested he install a mini-split in the garage which is being used as a workout room. Chair Leimkuhl asked if the garage has insulation in the walls and ceiling. The applicant indicated there was insulation, however, he did not know the R-values.

Virginia Koulchitzka asked the applicant how he was achieving an equally good or better form of construction based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition. The applicant could not answer the question. He said if this meant increasing the insulation in the walls and ceiling, he wasn't sure how to go about it because this is his first time submitting a variance request for a mini-split installation in a garage.

Chair Leimkuhl indicated its understandable that an existing garage slab does not have the required insulation, and this is why there are alternatives such as adding insulation in the walls and/or ceiling as a trade-off.

The applicant stated he will speak with the property owner and make sure the job is done right. John Welton advised the applicant that he could work through and submit proposed heat loss calculations based on the proposed works and heat loss calculations based on the prescriptive insulation values required by the Code to the plan review department as a starting point. For now, the variance should be continued until next month, allowing the applicant time to submit the required information.

A motion was made by Mike Finkbiner to **CONTINUE** the variance to the next scheduled Technical Committee meeting to allow the applicant to provide the required heat loss calculations; seconded by Andy Sanchez; the motion carried unanimously.

- f) 20301 Silverado Hills View, Colorado Springs, Permit O53671 – Alex Reggans, property owner, requests a variance to Section R403.1.4.1, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow use of 12” deep foundation with helical anchors where a frost-protected, 30” deep foundation is required.

Jay Eenhuis advised that the dimensions indicated in the variance request are not accurate. The structure is placed on a 6-inch slab on grade in the center section of the building, and the two outer sections are placed on a 4-inch slab on grade.

Alex Reggans appeared virtually and stated that he is asking for an exception to the required additional frost protection for his detached steel accessory building in order to pass inspection. He stated that it was his understanding that the plans he submitted for this project were approved, as submitted. At this point, since the structure has already been erected, it is seemingly impossible to add some form of frost protection. He said the structure is a 48 x 40 steel building designed by a Colorado licensed professional engineer to be used as additional storage, gardening equipment, and vehicle storage.

Chair Leimkuhl asked the applicant if he installed the helical anchors on the outer part of the structure. The applicant indicated the contractor did install these anchors pursuant to the approved plans. Vice Chair Andy Baturevich stated that the drawings submitted offer a few options regarding the foundation, which are the helical anchor as well as a turn-down slab option. However, the plans do not state a slab with a 12-inch turn-down edge is acceptable. This is the problem regarding the required frost depth. Jay Eenhuis stated since the structure is in excess of 750 square feet, frost protection is required. He further stated that the drawings submitted as part of the variance request have not been reviewed or approved by RBD staff. The plans that were submitted for approval were from Eagle Carport, while the drawings submitted with the variance request are from Texas Star Steel.

Roger Lovell shared the approved plans. Mr. Eenhuis stated that the plan review staff crossed out the detail on the plans for the ground-based helical anchor option and noted a 30-inch minimum depth on the turned-down slab option. He said that typically, staff reviewers have not found a helical anchor that has an ICC report that allows the anchors to be used as part of a foundation system.

The Code requires an ICC ES report for helical piers, which are larger in diameter and designed for foundation repair and support. If the plans from Texas Star Steel had been submitted for review as a splice, staff would have made similar comments on those plans.

The applicant stated he understands and agrees and this would not have been an issue, but he didn't find out about the crossed-out markings until after the fact. At this point however, the concrete has been poured, the anchors are in the ground, and the building is erected; he has no idea how to remedy the matter.

Mr. Eenhuis stated the Department is waiting for information from the manufacturer of the helical anchors that were used on the structure. The Department will be able to make a better determination on how to proceed once this information is received and reviewed. John Welton advised the Committee that in addition to the manufactured product information, the soils report does not indicate that helical pier type of foundation system is acceptable for the site, but does indicate that a typical spread footing design is acceptable. The open hole does not supersede the soils report with updated bearing capacities for the helical anchor system. The applicant would need to also work with the geotechnical engineer to re-evaluate the soils report and provide an updated report based on the revised foundation design.

After further discussion, a motion was made by Vice Chair Baturevich to **CONTINUE** the variance to the next scheduled Technical Committee meeting to allow the applicant time in order to provide an updated soils report, and a letter from the engineer stating an opinion on the structural acceptability of the project; seconded by Andy Sanchez; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW 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.)

The Committee members were provided with the 2025 Committee/Board/Commission Meeting Dates for review and consideration.

8. **ADJOURNMENT**

The Technical Committee meeting adjourned at 10:24 a.m.

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 or call (719) 327-2989.

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