

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

May 7, 2025 – 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 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: julier@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 Town Hall, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE APRIL 2, 2025, TECHNICAL COMMITTEE MEETING MINUTES**
3. **CONSENT CALENDAR**

There are no items on the Consent Calendar.

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

- a) 116 N. 30th St., Colorado Springs, Plan R197940 - Mike Morley, Morley Enterprises, requests a variance to Section R505.1, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing thermal envelope to remain without modification where compliance with current code is required.

As continued from the April 2, 2025, Technical Committee meeting for non-appearance by the applicant.

- b) 130 E. Kiowa St., Colorado Springs - John Davis, Architect, requests a variance, prior to plan submittal, to Section 504.4, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a 6th story in the form of covered rooftop patios, where prohibited.

As continued from the April 2, 2025, Technical Committee meeting to investigate alternative solutions.

- c) 2221 E. Bijou St., Colorado Springs - Shlomoh Rosenbaum, Sapphire Childlaw LLC, property owner, requests variances prior to permit issuance to:
- 1) Section RBC302.4.46, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1 of the Code, to allow Roof Recover per Section 1512.2.1 of the 2021 International Building Code, where prohibited.
 - 2) Section RBC302.4.41.1, Appendix D, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1 of the Code, to allow the use of Class C roofing material in the City of Colorado Springs, where a minimum Class B roofing material is required.

As continued from the April 2, 2025, Technical Committee meeting to obtain additional information and investigate alternative solutions.

- d) 4846 Mesa Top Dr., Monument - Daniel Parsons, J2D Electric, INC., requests a variance, prior to permit issuance, to Article 210.8(A) and (D), 2023 National Electrical Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install standard breakers in place of ground fault breakers with the stipulation that a notarized letter be provided by the homeowner recognizing that he/she understands that GFCI breakers are being replaced due to incompatibility
- e) 6884 Ancestra Dr., Fountain, Permit P62624 - Lance Ray, Ray - Eccher Services, LLC, requests variances to:
- 1) Section 420.2, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow continued use of unrated separation walls between sleeping units in existing residence where fire partitions in accordance with Section 708 are required for Group R-4 Occupancy.
 - 2) Section 420.3, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow continued use of unrated floor assemblies between sleeping units in existing residence where horizontal assemblies in accordance with Section 711 are required for Group R-4 Occupancy.

- 3) Section 903.2.8.3, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow continued use of NFPA 13D automatic sprinkler system in existing residence where NFPA 13R automatic sprinkler system is required for Group R-4, Condition 2.
- 4) Section 1108.6.4, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduction in the minimum number of required accessible sleeping units.
- 5) Section 1110.2, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduction in the minimum number of required accessible toilet and bathing facilities.
- f) 8833 Vista Del Pico Blvd., Colorado Springs, Plan C191051 - Tim Bejarano, Tolin Mechanical Systems Company, LLC., requests a variance to Section C502.2, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a change in space conditioning in an uninsulated structure, where compliance with Section 502 is required.
- g) 7150 Campus Dr., Colorado Springs, Permit P66982 - Dale Thomas, Haynes Mechanical Systems, Inc., requests a variance to Section 503.5.4, 2021 International Fuel Gas Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing chimney to remain unmodified where an extension not less than 2 feet higher than any portion of a building within a horizontal distance of 10 feet is required.
- h) 462 N. Splendid Cir., Colorado Springs, Plan R198825 - Marenita Lovato, property owner, requests a variance to Section RBC303.4.58, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 2 of the Code, to allow interior, non-bearing walls on a non-structural slab to be constructed in a manner that does not allow for a minimum of 1½ inch of vertical movement, where required.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

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8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/aje

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