

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

September 3, 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: delisa@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 AUGUST 6, 2025, TECHNICAL COMMITTEE MEETING MINUTES**
3. **CONSENT CALENDAR**
4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**

There are no items on the Consent Calendar.

- a) 2016 N. Corona Street, Colorado Springs, Permit P94430 - Sara Breese, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Section 111.2.3, Item 3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, habitable space, where R10 slab insulation is required.

As continued from August 6, 2025 Technical Committee due to non-appearance.

- b) 2175 Bucolo Ave., Colorado Springs, Permit P62495 - Shane Ollson, property owner, requests a variance to Section RBC303.4.38, Exception 1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow an open 360 square foot accessory structure to be supported directly on existing slab-on-grade, where prohibited.

As continued from June 4, 2025 Technical Committee due to requirement of additional documentation.

- c) 1503 W. Cheyenne Blvd., Colorado Springs – Troy Biggs, Cornerstone Contracting, requests a variance, prior to plan submittal, to Section AH103.1, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for 109 square feet of glazing in the exterior walls, where 130 square feet of glazing is required.
- d) 6632 McEwan Street, Colorado Springs, Permit P81547 - Everett Nordby, property owner, requests a variance to Section RBC303.4.15, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow a 21" horizontal projection in the existing north window well, where a minimum of 30" is required for dwellings issued a building permit prior to January 1, 2000.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

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.

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TECHNICAL COMMITTEE MEETING - ADDENDUM

September 3, 2025 – Wednesday – 9:00 a.m.

5. VARIANCE REQUESTS

- e) 8283 Nat Love Dr., Colorado Springs, Permit P98423 - Loren Moreland, Elite Properties of America, Inc., requests a variance to Table R302.1(1), 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow exposure protection on an exterior wall from the outside only, where exposure from both sides is required.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/aje

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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.