

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING AGENDA**

November 5, 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](mailto: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 OCTOBER 1, 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) 3135 River Valley Vw., Colorado Springs, Permit P80502 - Jonathan Moser, property owner, requests a variance to Section R310.4.1, International Residential Code, 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an existing area well with 24" horizontal projection to remain, where a minimum of 36" is required for emergency escape and rescue openings.

*As continued from October 1, 2025 Technical Committee due to non-appearance.*

- b) 9997 Antelope Ravine Dr., Colorado Springs, Permit Q10795 - Desirey Baker, J2D Electric, INC., requests a variance to Article 210.8 (A) and (D), National Electrical Code, 2023 Edition, 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.

*As continued from October 1, 2025 Technical Committee due to non-appearance.*

- c) 5110 Bradley Cir., Colorado Springs - Jack Paulson, Architect, requests a variance, prior to plan submittal, to Section 1110.2, International Building Code, 2021 Edition, 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, where reduction is prohibited.

*As continued from October 1, 2025 Technical Committee due to non-appearance.*

- d) 1060 Neon Moon Vw., Manitou Springs, Permit P27973 - James Murphy, Murphy Building & Remodeling, Inc., requests a variance to Section RBC303.4.1, 2017 Pikes Peak Regional Building Code, as amended ("the Code"), Definition of Crawl Space, based on Item 3 of RBC111.2.3 of the Code, to allow a crawl space with an average height of 6'4" where no more than 5' average height is allowed.
- e) 2519 W. Pikes Peak Ave., Colorado Springs, Plan R199010 - Bradley Evans, Evans Construction, LLC, requests a variance to:
  - 1) Table R302.1(1), 2021 International Residential Code, based on Section RBC111.2.3, Item 2 of the Pikes Peak Regional Building Code, 2023 Edition, to allow existing walls having a fire separation distance less than 5 feet to remain unmodified, where minimum fire-resistance rating is required per code.
  - 2) Table R302.1(1), 2021 International Residential Code, based on Section RBC111.2.3, Item 2 of the Pikes Peak Regional Building Code, 2023 Edition, to allow existing windows having a fire separation distance less than 3 feet to remain in place, where prohibited per code.
- f) 1560 Branding Iron Dr., Colorado Springs, Andrew Van Wyk - WN, LLC, dba WireNut Home Services, requests a variance, prior to permit issuance, to Section R402.2.9, 2021 International Energy Conservation Code, based on Section RBC111.2.3, Item 3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required.
- g) 2330 Sawgrass Ct., Colorado Springs, Permit Q08081 - Bridget Whipple, property owner, requests a variance to Section R311.7.6, 2021 International Residential Code, based on Section RBC111.2.3, Item 2 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a landing at the bottom of a straight run stairway measuring 34" in the direction of travel, where 36" minimum is required.
- h) 7220 McShane Rd., Colorado Springs, Plan R206212 - Shane Wagner, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Section RBC111.2.3, Item 3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space,

where R10 slab insulation is required.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

- a) 2026 Committee/Board/Commission Meeting Dates (Non-action item until January of 2026, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/dj

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](mailto: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](mailto: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.