

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

December 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 NOVEMBER 5, 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) 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.

b) 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.

- c) 2733 Cathedral Sky Vw., Colorado Springs, Colorado, Permit P89297 - Michael Finkbiner, requests a variance to: Sec. 110.32 for required clearance from 36" to 22" between access panel to 30" vertical wall for electrical connection.
- d) 1014 Fontmore Rd., Colorado Springs, Colorado, Plan C207979 - Vickie Classen, requests a variance to Section RBC201.3, Pikes Peak Regional Building Code, 2023 Edition, (the "Code"), based on Section RBC111.2.3, Item 2 of the Code, to allow the property owner(s) to obtain the Building Permit, where a licensed contractor is required.
- e) 7919 Superior Hill Pl., Colorado Springs, Colorado, Permit P34735 - Jason Berg, requests a variance to Section R402.2.9, International Energy Conservation Code, 2021 Edition, 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.
- f) 6155 Fountain Valley School Rd., Colorado Springs, Colorado, - Daniel Davy, requests a variance to count classroom occupancies as 24 occupants per classroom for plumbing counts only. (But to still follow standard IBC occupant calculations for egress purposes.) This will reduce the IBC prescriptive fixture count from 19 lavatories and 19 toilets to 15 lavatories and 15 toilets for the building. All other accessory spaces will be calculated as fully occupied per IBC requirements.
- g) 701 E. Las Vegas St., Colorado Springs, Colorado, Permit Q00912 - Jason Mardis, requests a variance to Section 2.27.1.1.3 (c), (d), and (e), ASME A17.1, 2019 Edition and Section 3001.2, International Building Code, 2021 Edition, based on Section RBC111.2.3, Item 2 of the Pikes Peak Regional Building Code, 2023 Edition, to omit the requirement for text notification as a means of communication within the car.

6. UNFINISHED 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.)

7. NEW BUSINESS

8. ADJOURNMENT

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POST-ADJOURNMENT BREAKFAST

Upon adjournment of the meeting, members of the Committee may attend breakfast in the Hearing Room (lunch room) on the upper-level, 2880 International Circle, Colorado Springs, Colorado 80910.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/daj

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.