

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING MINUTES**

June 4, 2025 – Wednesday – 9:00 a.m.

**MEMBERS PRESENT:** Chair Jason Leimkuhl, Mechanical Contractor A  
Vice Chair Andy Baturevich, Structural Engineer  
Mike Finkbiner, Building Contractor C or  
Brian Braaten, Electrical Contractor D (*joined at 9:05 a.m.*)  
Tom Lysne, Architect  
Andy Sanchez, Building Contractor A or B  
Mick Emmerson, Master Plumber

**MEMBERS ABSENT:** None.

**RBD STAFF:** Virginia V. Koultschitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Building Official – Plans  
Dane Swennes, Chief Building Inspector  
DeLisa Jackson, Executive Administrative Assistant

**RBD STAFF ABSENT:** Roger N. Lovell, Regional Building Official  
John Welton, Deputy Regional Building Official - Inspections

### **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>.

Colorado Springs Fire Department (CSFD) was present. Notwithstanding, CSFD communicated in writing that, based on provisions of the International Fire Code, CSFD took no exceptions to the variance requests as listed on the agenda, except Agenda Item No. 5.c).

Regarding Agenda Item No. 5.d), the Department received a written communication from Jonathan Bradley, Division Chief – Community Risk Reduction, Town of Monument, dated May 1, 2025, having no comments, objections, or requests.

Regarding Agenda Item No. 5.d), the Department received a letter from Devin Graham, Fire Chief, City of Fountain, dated May 6, 2025, which was read on public record during the hearing of Agenda Item No. 5.d).

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 MAY 7, 2025, TECHNICAL COMMITTEE MEETING MINUTES**

A motion was made by Mike Finkbiner to **APPROVE** May 7, 2025, Technical Committee meeting minutes, as written; seconded by Andy Sanchez; the motion carried unanimously.

3. **CONSENT CALENDAR**

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) 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.

RBD staff, Jay Eenhuis, Deputy Building Official-Plans, advised the committee members applicant John Davis communicated with RBD that he would like to have agenda item 5a) postponed till the July 2<sup>nd</sup>, Technical Committee meeting.

A motion was made by Tom Lysne to **POSTPONE** Item 5a) to the July 2<sup>nd</sup>, Technical Committee meeting; seconded by Andy Baturevich; the motion carried unanimously.

- b) 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.

*This item was heard out of order.*

Jay Eenhuis advised the committee members this is the second no-show appearance from the applicant for Item 5b).

A motion was made by Andy Sanchez to **DISMISS** Item 5b) 1 and 2 for consecutive non-appearance; seconded by Tom Lysne; the motion carried unanimously.

- c) 1207 S. 25<sup>th</sup> St., Colorado Springs, Permit O64666 - Christy Riggs, Architect, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, habitable space, by increasing insulation R-values provided elsewhere.

Jay Eenhuis advised the committee the plan and permit associated with item 5.c) was originally submitted under the 2017 Regional Building Code and not the 2023; and there are adjustments that need to be made in the variance language. This will become a variance to Section R402.2.10 of the 2015 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended.

Applicant appeared in-person requesting a variance to reduce insulation at the slab on an existing structure. The cottage on the back side of the building is used for an art studio; however, the property is habitable; it is not used for sleeping or cooking. There is an existing sidewalk, patio and neighbor's fence that we can't tear apart in order to put the slab insulation in; however, they are more than meeting the energy code requirements with the rest of the structure with the walls, reroof, windows and doors.

When they tried to put the insulation values in, they appear to come up about 4% percent better than code; but as soon as you try to save and/or print it comes up with an error message. However, they are requesting to remove the slab insulation requirement and use the higher insulation on the windows, doors as well as the walls and the roof to meet the insulation for the space.

Chair Leimkuhl inquired with Ms. Riggs about the heating and air conditioning for the space; Ms. Riggs explained they are not adding any additional square footage or modifying the space. Further explained under a previous permit there was structural

repairs to the roof and front porch. The current variance request is the interior remodel to convert it from storage to a habitable working space. Ms. Riggs explained to the committee she did a ResCheck and heat loss calculation(s) as part of the original plan submittal.

Ms. Riggs explained to the committee she is unsure of how long the original structure was built; and not sure if the property was ever documented on the assessor's site. She guessed it would be in the late 1950's and the property is zoned as residential, not commercial. Jay Eenhuis shared the heat loss calculation with the committee members; total heat loss calculated 20,537 btuh, and by utilizing electric heat; the equipment certificate states electric baseboard output as 40,956 btuh. Ms. Riggs explained to the committee members the walls haven't changed very much; however, they were replacing some equipment that wasn't working properly. Jay Eenhuis advised the committee members even though this isn't a new dwelling unit it is still habitable space and ventilation is required; however, he believes Ms. Riggs has addressed that requirement with the operable windows and natural ventilation.

Jay Eenhuis explained to the committee members a comparison of heat loss was not performed; due to the project being permitted under the 2015 Energy Code. Ms. Riggs stated the project is nearly completed and contained existing plumbing and existing bathroom going to that structure.

Committee member, Andy Sanchez inquired with Ms. Riggs about the comparison of equal or better energy loss and/or if they are able to offset the loss occurring without slab insulation.

A motion was made by Andy Sanchez to **APPROVE** Item 5c) providing the applicant is able to provide proof that the building as currently constructed out performs the prescriptive insulation requirements; seconded by Mike Finkbiner; the motion carried unanimously.

Ms. Koulchitzka advised the committee members the requested documentation would have to be submitted no later than, June 9, 2025; in order for it to be included for Board of Review meeting on June 18, 2025, at 11:00 a.m.

- e) 6900 Tutt Blvd., Colorado Springs, Plan C200404 - Toby Rogers, Architect, requests a variance to Section 1104.4, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 edition, to omit accessible route to mezzanine level, where required.

Ms. Koulchitzka advised Mr. Rogers to please turn on his camera for the committee member. Applicant, Toby Rogers appeared virtually requesting a variance to omit the accessible route to the mezzanine level, where required. He advised they have been the design firm for American Furniture Warehouse for the last 18-years; they've completed 22 projects located in Texas, Arizona, and Colorado. The project they are currently working on is a single-story building, with a 125,000 square foot retail furniture showroom; which is open to the public.

Connected to, but separate from the showroom, is a 210,000 feet warehouse which stores furniture and inventory; the furniture is stored on 40-foot-tall racks which are loaded and unloaded by fork lift operators. At the south end of the warehouse is a temporary bay where furniture is temporary stored on the floor; pending shipment. The storage area or warehouse area is not open to the public due to safety concerns.

Committee members request applicant provide additional documentation for the variance requested. Jay Eenhuis provided details to applicant relating to the required accessible route and noted that it may be obtained with designs other than an elevator.

Ms. Koulchitzka inquired with the applicant if he had any documentation from the Department of Justice supporting his narrative and interpretation. Ms. Koulchitzka advised the committee members to be mindful of their authority with regards to variances and federal ADA Standards. She advised Mr. Rogers to

A motion was made by Tom Lysne to **DENY** Item 5e) due to insufficient documentation to support the request; seconded by Andy Sanchez; the motion carried unanimously.

Ms. Koulchitzka advised the applicant of his written-notice of appeal rights in Section RBC101.7; with 30 calendar days to appeal the decision of the Technical Committee.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

The Technical Committee meeting adjourned at 10:20 a.m.

A motion was made by Mick Emmerson to **ADJOURN** the meeting; seconded by Andy Sanchez. The motion carried unanimously.

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](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.