

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

July 2, 2025 – Wednesday – 9:00 a.m.

- MEMBERS PRESENT:** Chair Jason Leimkuhl, Mechanical Contractor A
Vice Chair Andy Baturevich, Structural Engineer
Mike Finkbiner, Building Contractor D or E
Tom Lysne, Architect
Brian Braaten, Electrical Contractor
- MEMBERS ABSENT:** Andy Sanchez, Building Contractor A, B, or C
Mick Emmerson, Master Plumber
- RBD STAFF:** Roger N. Lovell, Regional Building Official
Virginia V. Koulchitzka, Regional Building Attorney
John Welton, Deputy Regional Building Official - Inspections
DeLisa Jackson, Executive Administrative Assistant
- RBD STAFF ABSENT:** Jay Eenhuis, Deputy Building Official – Plans

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 not present. Notwithstanding, CSFD communicated in writing that, based on provisions of the International Fire Code, CSFD did not take exceptions to the variance requests as listed on the agenda.

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 JUNE 4, 2025, TECHNICAL COMMITTEE MEETING MINUTES

Ms. Koulchitzka shared the June 4, 2025, meeting minutes with the committee members, advising the June 4, 2025, meeting minutes were excluded from the agenda materials

erroneously.

Upon review of the meeting minutes, Mike Finkbiner requested the following revisions: page 1, Mike Finkbiner, Contractor or E; page 3, deletion of the duplicate word “percent”; and page 5, deletion of the incomplete sentence at the end of the fourth paragraph. A motion was made by Mike Finkbiner to **APPROVE** June 4, 2025, Technical Committee meeting minutes as written with said the above-referenced three revisions; seconded by Tom Lysne; 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.

As continued from June 4, 2025 Technical Committee per the request of the applicant.

John Welton advised the committee members that the Department received communication from the applicant requesting another continuance to the August 6, 2025, Technical Committee meeting.

- b) 20350 Bright Wing Trail, Colorado Springs, Permit P21821 – Robyn Salles, Bob McGrath Construction LLC, 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, non-habitable space, by increasing insulation R-values provided elsewhere.

Applicant Robyn Salles, Bob McGrath Construction LLC, appeared virtually to request 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, non-habitable space, by increasing insulation R-values provided elsewhere.

Ms. Salles stated the project is a newly constructed detached garage, and their client would like to heat roughly half of the structure. The applicant is proposing to increase the insulation in the attic and walls to make up for the lack of slab insulation.

Mr. Welton provided the committee a summary of Permit P21821. The permit was issued in March 2024; in August 2024, the electric final was completed; in December 2024, a building final inspection was conducted. At that time, the inspector noted electric heat had been added to the storage area, which is half of the garage. Mr. Welton stated the original approved plan did not specify any conditioning of the garage space.

Ms. Salles advised the committee members they would have to do a splice to the plans in order to add a unit heater to the scope of the project. The committee questioned the applicant on the plan to insulate the exterior wall in the heated portion of the garage. Ms. Salles stated they have a proposal from Alpine Construction Services, and it appears they may need to document a change because the proposal is to upgrade the R-38 ceiling to R-49 and maintain R-19 at the walls.

Regional Building Official, Roger Lovell, advised the committee that the plans as submitted indicate 2x6 at 16 inches on the center framing for the walls. Mr. Welton advised that with a 2x6 wall there are more options available to achieve R-21 than R-20 as requested. Mr. Welton advised the committee members that the proposed design, based on the heat loss calculations, indicates the walls to be insulated with R-21 and R-49 in the ceiling.

Mr. Welton stated that a plan splice would be required to condition a portion of the garage, and that the splice would have to include an updated IECC form for the proposed R values. Mr. Welton further stated a new electrical attachment will be required on the permit to add the electric heater to the scope of work.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the applicant submit an updated IECC form reflecting a minimum of R-21 insulation in the walls and R-49 insulation at the ceiling; seconded by Brian Braaten; motion carried unanimously.

Ms. Koulchitza advised the applicant in order for the Board of Review to consider this variance request on Wednesday, July 16, 2025, the additional documentation must be submitted to the Department no later than Tuesday, July 8, 2025.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

A motion was made by Brian Braaten to **ADJOURN** the meeting; seconded by Tom Lysne. The motion carried unanimously. The Technical Committee meeting adjourned at 9:41 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/jdr

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email jina@pprbd.org or call (719) 799-2700.

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