

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

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

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor A
Brian Braaten, Electrical Contractor
Mike Finkbiner, Building Contractor D or E
Tom Lysne, Architect
Mick Emmerson, Master Plumber

MEMBERS ABSENT: Vice Chair Andy Baturevich, Structural Engineer
Andy Sanchez, Building Contractor A, B, or C

RBD STAFF: Virginia V. Koultschitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Regional Building Official – Inspections
Robert Vernon, Chief Conveyance Inspector
DeLisa Jackson, Executive Administrative Assistant

RBD STAFF ABSENT: Roger N. Lovell, Regional Building Official

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. 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 NOVEMBER 5, 2025, TECHNICAL COMMITTEE MEETING MINUTES

A motion was made by Mike Finkbiner to **APPROVE** November 5, 2025, Technical

Committee meeting minutes, as written; 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) 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.

As continued from November 5, 2025 Technical Committee due to non-appearance.

Bradley Evans appeared in person, requesting a variance 1) to allow existing walls having a fire separation distance less than 5' to remain unmodified, where minimum fire-resistance rating is required per code and 2) to allow existing windows having a fire separation distance less than 3' to remain in place, where prohibited per code.

Mr. Evans stated the building was originally constructed in 1901 with an addition to the property in the 1980's. The variance request is due to the adjacent commercial building west of the property, which has a separation of 6' 4" between buildings. The owners would like to turn the original building into a duplex with a resulting change of occupancy.

John Welton, advised the Committee the fire separation requirement would be applicable when there is an exterior wall less than 5' to a property line; which requires a minimum 1-hour fire rating for that wall.

Mr. Welton explained the second part of the variance, which is the allowable amount of opening in the wall changes based on the distance to the property line and a fire separation distance less than 3' prohibiting any opening(s). Department staff inquired about the actual property line distance. The applicant had no answer. Staff was able to determine a 1.2' property line from available public records, specifically the replat of record.

John Welton advised the applicant of potential compliance path(s) using IBC calculated methods, which may achieve the required 1-hour rating for the brick portion of the wall if certain modifications are made; however, the upper wood-sided portion would still require additional calculation(s). Committee members advised the applicant if the wall is properly rated, a variance may not be needed for the wall, but for the window openings instead.

The applicant requested a continuation.

A motion was made by Tom Lysne to **CONTINUE** the variance request to the next meeting on January 7, 2026, allowing time for the applicant to pursue the calculated method for wall rating and property line adjustments to the window openings; seconded by Mike Finkbiner; the motion carried unanimously.

- b) 2330 Sawgrass Ct., Colorado Springs, Permit Q08081 - Bridget Whipple, property owner, requests a variance, to Section R311.7.6, International Residential Code, 2021 Edition 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.

As continued from November 5, 2025 Technical Committee due to non-appearance.

This agenda Item was heard out of order due to lack of appearance.

A motion was made by Mike Finkbiner to **CONTINUE** Agenda Item 5.b) due to lack of appearance by the applicant until next month January 7, 2026, Technical Committee meeting; seconded by Tom Lysne; motion carried unanimously.

- 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.

Committee member Mike Finkbiner recused himself from the Committee due to appearing on the agenda for Item Item 5.c) for required clearance from 36" to 22" between access panel to 30" vertical wall for electrical connection. Committee members considered conflict(s) and all represented ability to hear the matter and remain impartial.

Mr. Finkbiner appeared in person. He advised the Committee the installation of the hot tub recessed into a patio, where the electrical inspector flagged insufficient working clearance of 22" instead of 36" in front of the access panel where the electrical connection is required. However, manufacturer, Arctic Spas, documented in writing that 22" would suffice for required maintenance. Committee members discussed the installation and possibility of rotating the tub. Mr. Finkbiner stated the main electrical connection would be made at a code compliant disconnect outside the recessed area, which would minimize risk to electricians.

Committee members Brian Braaten and Chair Jason Leimkuhl advised Mr. Finkbiner in addition to the manufacturer's letter, a notarized letter from the homeowner documenting the installation and service procedure(s) will be required for submittal to Regional Building Department for permit records.

A motion was made by Brian Braaten to **RECOMMEND APPROVAL** of the variance to Board of Review, contingent on the submission of the homeowner's notarized letter by December 9, 2026; seconded by Chair Jason Leimkuhl; motion carried unanimously.

- 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.

This agenda Item was heard out of order due to lack of appearance.

A motion was made by Mike Finkbiner to **CONTINUE** Agenda Item 5.d) due to lack of appearance by the applicant until January 7, 2026, Technical Committee meeting; seconded by Tom Lysne; motion carried unanimously.

- 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.

Jason Berg appeared in person to request a variance to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required. Mr. Berg requested to eliminate slab insulation for a garage mini split installation and provided prescriptive and proposed heat loss calculations to the Committee.

Mr. Berg stated the garage failed inspection due to the lack of slab insulation. He is proposing the addition of R24 insulation in the attic and R5 insulation at solid door

locations. He presented heat loss calculations that resulted in equal or better BTU loss than the prescriptive code requirement.

Mr. Berg advised the Committee of the confirmed presence of R13 insulation in the walls and stated the garage is used as a workout room with no plumbing. The mini split unit is sized appropriately.

A motion was made by Mike Finkbiner to **RECOMMEND APPROVAL** of the variance request to Board of Review to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required and R24 attic insulation must be installed as proposed; seconded by Mick Emmerson; motion carried unanimously.

- 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.

This agenda Item was heard out of order due to lack of appearance.

A motion was made by Mike Finkbiner to **CONTINUE** Agenda Item 5.f) due to lack of appearance by the applicant until January 7, 2026, Technical Committee meeting; seconded by Tom Lysne; motion carried unanimously.

- 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.

Jason Mardis appeared virtually, requesting a variance to omit the requirement for text notification as a means of communication within the elevator car.

Robert Vernon, Chief Conveyance Inspector, advised the Committee on the 2019 publication of the ASME Elevator safety code requirements. The code requires an electronic fixture inside the elevator that can provide text messaging in order to communicate with a passenger, should there be an emergency.

Mr. Mardis advised the Committee the company has both security cameras and verbal communication in the elevator car that is monitored by their security operations center. Also, he stated the elevator is for CSU and authorized personnel only, and it is not open to

the public. Mr. Mardis discussed implementing a policy to have someone ride with an individual should that individual be hearing impaired. Further, he advised any contractors that are on-site are escorted by CSU personnel or they have received sufficient training.

Ms. Koulchitzka asked the applicant if there are reason(s) why compliance with the elevator code requirements cannot be met. Mr. Mardis stated safety concerns from their cybersecurity department and IT department prevent compliance. Robert Vernon commented that the systems being used by CSU require ethernet connection. Direct ethernet connection creates a risk of security breach.

A motion was made by Mike Finkbinder to **RECOMMEND APPROVAL** of the variance request by Colorado Springs Utilities to Board of Review to omit the requirement for text notification within the elevator car; seconded by Brian Braaten; the motion carried unanimously.

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.)

Staff withdrew the request to change the meeting dates for the Licensing Committee. Therefore, the schedule for 2026 for Committees, Boards, and Commission will remain similar to year 2025.

7. **NEW BUSINESS**

There was no Unfinished Business to discuss.

8. **ADJOURNMENT**

A motion was made by Brian Braaten to **ADJOURN**; seconded by Mick Emmerson; the motion carried unanimously.

The Technical Committee meeting adjourned at 10:36 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

Pikes Peak Regional Building Department
Technical Committee Meeting Minutes
December 3, 2025
Page 7

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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.

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