

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

January 7, 2026 – 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: jay@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. **ELECTION OF OFFICERS**
3. **CONSIDERATION OF DECEMBER 3, 2025, TECHNICAL COMMITTEE MEETING MINUTES**
4. **CONSENT CALENDAR**

There are no items on the Consent Calendar.

5. **ITEMS CALLED OFF CONSENT CALENDAR**
6. **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), International Residential Code, 2021 Edition, 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), International Residential Code, 2021 Edition, 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 December 3, 2025, Technical Committee per applicant's request.

- 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 December 3, 2025, Technical Committee due to non-appearance.

- c) 1014 Fontmore Rd., Colorado Springs, Plan C207979 - Vickie Classen, property owner, 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.

As continued from December 3, 2025, Technical Committee due to non-appearance.

- d) 6155 Fountain Valley School Rd., Colorado Springs - Daniel Davy, Architect, requests a variance, prior to plan submittal, to Section 1004.5, International Building Code, 2021 Edition, based on Section RBC111.2.3, Item 3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required.

As continued from December 3, 2025, Technical Committee due to non-appearance.

- e) 17310 Jackson Creek Pkwy., Monument, Plan C204940 - William Bussard, Architect, requests a variance to Section 1110.2, International Building Code, 2021 Edition, based on Section RBC111.2.3, Item 2 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a reduction in the minimum number of required accessible toilet and bathing facilities, where prohibited.
- f) 3415 Ormes Way, Colorado Springs, Permit P59509 – Jeremy Ky Christensen, Fixins Home Services LLC, requests a variance to Table R905.1.1 (2), International Residential Code, 2021 Edition, based on Section RBC111.2.3, Item 2, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed over one layer of underlayment on a roof pitch of less than 4/12, where two layers of underlayment are required.
- g) 17865 Pioneer Xing, Colorado Springs, Permit Q20546 – James Velarde, Premier Custom Decks LLC, requests a variance to Section RBC303.4.102, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section RBC111.2.3, Item 2, of the Code, to allow heating elements within a patio enclosure, where prohibited.

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**

a) Colorado Sunshine Act Requirement

To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.

Pursuant to the Colorado Sunshine Act, I, _____ [state your name], move that the Technical Committee meeting be held on the first Wednesday of each month beginning at 9:00 a.m. in a hybrid forum: in person at the Pikes Peak Regional Development Review Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually via a program accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Technical Committee meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises.

Seconded by _____ [state the name of another member of the committee].

b) Energy Code update pursuant to HB22-1362, as amended, and the adoption and implementation of the 2021 International Energy Code unamended and the Colorado Model Electric Ready and Solar Ready Code (effective June 30, 2026)

9. **ADJOURNMENT**

POST-ADJOURNMENT BREAKFAST

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

Respectfully submitted,



Roger N. Lovell
Regional Building Official

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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.

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.