

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING AGENDA**

April 1, 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](mailto: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. **CONSIDERATION OF MARCH 4, 2026, TECHNICAL COMMITTEE MEETING MINUTES**
  3. **CONSENT CALENDAR**
4. **ITEMS CALLED OFF CONSENT CALENDAR**
  5. **VARIANCE REQUESTS**

There are no items on the Consent Calendar.

- a) 1325 Columbine Blvd., Colorado Springs, Plan R210498, Ben Smith, All About the House LLC., requests variances to:
  - 1) Section R305.1, International Residential Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a ceiling height of 6'-11", where 7'-0" minimum is required.
  - 2) Section R305.1.1, Exception, International Residential Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a ceiling height of 6'-1" under beams, girders, ducts or other obstructions in a basement ceiling, where 6'-4" minimum is required.
- b) 2855 Mesa Rd., Colorado Springs, Clint Barden, Colorado Springs Utilities, requests a variance, prior to permit issuance, to Section 2.27.1.1.3, ASME A17.1, 2019 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.

- c) 3076 S. Electra Dr., Colorado Springs, Permit Q01368, Jason Vanklaveren, Colorado Custom Decks, Inc., requests a variance to Section R301.2.1.1.1, International Residential Code, 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a non-thermostatically controlled heating appliance with a wall timer to be installed within a non-habitable and unconditioned Category II Sunroom.
- d) 1456 Hiawatha Dr., Colorado Springs, Permit Q30670, Kayla Campos, WN, LLC, requests a variance to Article 210.12 (B) and (E), National Electrical Code, 2023 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install two standard breakers in place of two arc fault breakers with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breakers are being replaced due to incompatibility.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **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

RNL/aje

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.

## **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.