

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

May 6, 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. **RATIFICATION OF JUNE 6, 2025, TECHNICAL COMMITTEE MEETING MINUTES, AS CORRECTED**
3. **CONSIDERATION OF APRIL 1, 2026, 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) 2624 Willow Glen Dr., Colorado Springs, Plan R209617, Douglas Schmillen, Decks by Schmillen, LLC., 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 non-thermostatically controlled heating appliances with wall timers or occupancy sensors to be installed within a non-habitable and unconditioned Category II Sunroom.
- b) 17865 Pioneer Xing, Colorado Springs, Permit Q20546, James Velarde, Premier Custom Decks, LLC., 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 non-thermostatically controlled heating appliances with wall timers or occupancy sensors to be installed within a non-

habitable and unconditioned Category II Sunroom.

- c) 8325 Russett Ct., Colorado Springs, Permit Q29424, James Velarde, Premier Custom Decks, LLC., 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 non-thermostatically controlled heating appliances with wall timers or occupancy sensors to be installed within a non-habitable and unconditioned Category II Sunroom.
- d) 6885 Campus Dr., Suite 140, Colorado Springs, Plan C208760, Sean Donohue, Peregrine Fire, requests a variance to Section 507.5, International Building Code (IBC), 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a fenced, outdoor sport field, defined as a "court" per the 2021 IBC, Section 202, to be considered a "yard", thus allowing the continued use of Unlimited Building Area provisions.
- e) 620 E. St. Vrain St., Colorado Springs, Daniel Way, property owner, requests a variance, prior to plan submittal, to Section R503.1.1, International Energy Conservation Code (IECC), 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow the installation of three shed dormers with reduced insulation values where compliance with 2021 IECC Section R402.1.2 or R402.1.4, is required in alterations to existing buildings.
- f) 1325 Columbine Blvd., Colorado Springs, Plan R210498, Ben Smith, All About the House LLC., requests a variance to Section RBC303.4.19 Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section RBC111.2.3, Item 3, of the Code, to allow for landings with a finished headroom of 6'-1" at existing stairs, where a minimum of 6'-4" is required.

7. UNFINISHED BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT

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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 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.