

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

October 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. **CONSIDERATION OF SEPTEMBER 2, 2026, TECHNICAL COMMITTEE MEETING MINUTES**
3. **CONSENT CALENDAR**
4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**

- a) 485 Elkton Dr., Suite C, Colorado Springs, Donat Leger, Air Conditioning Plus, Inc., requests a variance, prior to permit issuance, to Section C503.3.1, International Energy Conservation Code, 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit economizers in replacement HVAC equipment, where required.

As continued from September 2, 2026, Technical Committee to allow for additional engineering design and review.

- b) 90 Ellsworth St., Colorado Springs, Robert Wilmot, property owner, requests a variance, prior to plan submittal, to Section RBC105.2.1, Item 1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow installation of a 218 s.f. carport without permit, where required.

As continued from September 2, 2026, Technical Committee due to non-appearance.

- c) 5208 S. Hwy. 85-87, Colorado Springs, Plan C214895, Elizabeth Laduke, Compass TDG Architecture, requests a variance to Section 1004.5, International Building Code, 2021 Edition, based on Item 2 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an actual occupant load of 297 occupants to be used for design purposes, where the calculated occupant load per Table 1004.5 results in 355 occupants.

As continued from September 2, 2026, Technical Committee to allow for additional discussion with Security Fire Protection District.

- d) 935 Osage Ave., Manitou Springs, Plan C216067, Zachary Taylor, Taylor Architecture and Design, requests a variance to Section 707.6, International Building Code, 2021 Edition, as required by Section 801.4, International Existing Building Code, 2021 Edition, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an existing, unrated double barn-style door to remain in a newly created fire barrier, where 45 minute rated doors are required.

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- a) 2027 Committee/Board/Commission Meeting Dates (Non-action item until January of 2027, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

8. ADJOURNMENT

POST-ADJOURNMENT LUNCHEON

Upon adjournment of the meeting, members of the Committee may attend brunch 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

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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 jay@pprbd.org or call (719) 327-2910.

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 legaldepartment@pprbd.org.

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.