

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

May 6, 2026 – Wednesday – 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor A
Vice Chair Andy Baturevich, Structural Engineer
Andy Sanchez, Building Contractor A, B, or C
Mike Finkbiner, Building Contractor D or E
Tom Lysne, Architect

MEMBERS ABSENT: Brian Braaten, Electrical Contractor
Mick Emmerson, Master Plumber

RBD STAFF: Virginia V. Koultschitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections

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. Notwithstanding, CSFD communicated in writing that, based on provisions of the International Fire Code, CSFD did not take exception 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. RATIFICATION OF JUNE 6, 2025, TECHNICAL COMMITTEE MEETING MINUTES, AS CORRECTED

A motion was made by Tom Lysne to **APPROVE** the June 6, 2025 Technical Committee Meeting Minutes, as amended; seconded by Mike Finkbiner; the motion carried unanimously.

3. **CONSIDERATION OF APRIL 1, 2026, TECHNICAL COMMITTEE MEETING MINUTES**

A motion was made by Mike Finkbiner to **APPROVE** the April 1, 2026, Technical Committee meeting minutes, as written; seconded by Andy Baturevich; the motion carried unanimously.

4. **CONSENT CALENDAR**

There were no items on the Consent Calendar.

5. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the 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 3 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

Doug Schmillen, Decks by Schmillen, LLC, appeared in person to request a variance 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. Mr. Schmillen described the project as an existing elevated deck to be enclosed with glass panels, covered by a new upper deck above and open space below. No permit has been issued at this time, and the request is based on a plan submittal currently in plan review. Andy Sanchez inquired about the Regional Building Code amendment to prohibit space conditioning of these spaces. John Welton, Deputy Building Official – Inspections, noted that Section RBC303.4.102 of the Pikes Peak Regional Building Code prohibits conditioning by any heating or cooling means in Patio Enclosures, whereas this proposed project meets the requirements of a Category II Sunroom and that section would not apply. Mike Finkbiner inquired about the reference to the commercial section of the energy code that was noted in the requested reason within the variance application. Jay Eenhuis, Deputy Building Official – Plans, stated the provisions for outdoor heating are only found in the commercial section of the International Energy Conservation Code and believes the applicant is using those commercial provisions as an equal or better alternative to the non-existent residential provisions. Mr. Schmillen stated the proposed electric radiant heaters are approved for outdoor use and would be installed with timer switches, occupancy

sensors, or a combination of the two, as required in the commercial section of the energy code. Mr. Schmillen also noted that the existing thermal envelope of the residence would not be modified, thus isolating this new space from the existing conditioned space of the home.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request to allow non-thermostatically controlled heating appliances with wall timers or occupancy sensors installed within a non-habitable and unconditioned Category II Sunroom as an equally good or better form of construction; seconded by Tom Lysne; the motion carried unanimously.

- 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 3 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.

James Velarde, Premier Custom Decks, LLC, appeared in person to request a variance 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. Mr. Velarde described the project as a new, expanded deck with new deck cover and open space below. The space below the new cover is to be enclosed with a combination of fixed and operable full-height glass panels and is proposed to have electric radiant heaters and a gas fireplace with direct vent to the outside of the enclosure. Mr. Leimkuhl requested confirmation that all existing exterior walls, doors, and windows are to remain intact, to which Mr. Velarde confirmed. Tom Lysne inquired if there were any size limitations for a project such as this. Mr. Welton stated that the International Residential Code limits structures to a maximum of three stories and has no limitation on building area.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to allow non-thermostatically controlled heating appliances with wall timers or occupancy sensors installed within a non-habitable and unconditioned Category II Sunroom as an equally good or better form of construction; seconded by Mike Finkbiner; the motion carried unanimously.

- 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 3 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.

James Velarde, Premier Custom Decks, LLC, appeared in person to request a variance 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. Mr. Velarde described the project as an extension to an existing deck with an existing cover above the deck. The space below the existing cover is to be enclosed with a combination of fixed and operable full-height glass panels, but gaps between the panels and deck boards will allow for significant air infiltration. Mr. Velarde stated the proposed enclosed space is to include electric radiant heaters with wall timers and will remain thermally isolated from the habitable space of the home.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to allow non-thermostatically controlled heating appliances with wall timers or occupancy sensors installed within a non-habitable and unconditioned Category II Sunroom as an equally good or better form of construction; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Sean Donohue, Peregrine Fire, appeared in person to request a variance 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. Mr. Donohue introduced Elizabeth Bradshaw, Senior Development Manager of Real Estate with Dick's Sporting Goods. Ms. Bradshaw provided the committee with a brief overview of the new Dick's House of Sport which is different from the standard Dick's Sporting Goods store people are accustomed to. The House of Sport will offer the chance to test equipment and products prior to purchase and includes golf simulators, putting greens, batting cages, climbing walls, and an outdoor sports field. The outdoor field is 18,000 square feet, not standard size for most sports, and will be used for training, summer camps, and other events. Mr. Donohue stated the field will operate during business hours of the store and has been calculated to accommodate 404 occupants. Mr. Donohue explained the difference between the code-defined terms of *court* and *yard* and noted that the 2021 International Building Code sections 507.5 and 507.6 require a minimum of 60 feet of public way or yard surround an unlimited area building. Because this outdoor A-3 Occupancy is enclosed by a fence, it meets the definition of "court" and does not contribute to the allowable area of the building. Mr. Donohue stated the main concern with the fence is fire department access, and after conversations with the fire department about this design,

it was determined that they did not have concerns with this design. Mr. Eenhuis stated fire department access was also the concern of plan review staff as the fenced court would prohibit access to that portion of the building. Mr. Eenhuis confirmed, based on his conversations with fire department personnel that they were not concerned with this design, as they would not place apparatus in that space and firefighters would still have access to that space through the multiple gates proposed in the design. Mr. Leimkuhl inquired about egress of the building and of the fenced area. Mr. Donohue stated egress from the court is independent from the egress of the building and the building includes three stair towers and the main entrance, sufficient for mercantile use of that space.

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance request 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, as an equally good or better form of construction; seconded by Andy Baturevich; the motion carried unanimously.

- 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 3 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.

Daniel Way, property owner, appeared in person to request a variance 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. Mr. Way described the project as a minor alteration to his 120-year-old home to add dormers to allow natural light in place of existing bubble-type skylights. Mr. Way stated he cannot meet the minimum required R-values in the wall and ceiling based on the 2x4 construction being proposed. Mr. Leimkuhl asked if any existing insulation values had been verified. Mr. Way stated he had opened some walls previously and existing insulation was partially in place but he could not verify the R-values of the existing insulation. Mr. Leimkuhl inquired if PPRBD staff would require updated heat loss calculations for this alteration. Mr. Welton stated that based on the minimal increase in volume compared to the overall conditioned space, new heat loss calculations would not be required. Mr. Welton informed the committee that if the scope of work was only to replace the skylights, those skylights would be required to meet a U-factor of 0.55, which is approximately equivalent to an R-value of 2. Current code minimum requirements were discussed between committee members and the applicant, with confirmation of those minimums provided by Mr. Welton. Mr. Welton cited a portion of the existing building section of the 2021 International Energy Conservation Code, where Section R503.1 states alterations

shall be such that the existing building or structure is not less conforming to the provisions of this code than the existing building or structure was prior to the alteration.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to allow the installation of three shed dormers with reduced insulation values of R13 minimum in the new walls and roof cavities, as an equally good or better form of construction; seconded by Mike Finkbiner; the motion carried unanimously.

- 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.

Ben Smith, All About the House LLC, appeared virtually to request a variance to allow for landings with a finished headroom of 6'-1" at existing stairs, where a minimum of 6'-4" is required. Mr. Smith stated this was an additional variance item in the same basement that was presented to the committee last month. Mr. Smith described the existing condition and referred to the sketch he submitted that showed a portion of the landing area that only has a head height of 6'-2 5/8". Mr. Smith noted that 10 1/2" of the required 30" landing of the existing stairs meets the 6'-4" requirement, however the last 19 1/2" is where the issue occurs. Mr. Smith confirmed that 16 inches of the landing falls underneath the existing duct work with a height of 6'-2 5/8". The committee discussed potential options on modification to the beam that protrude into the required headroom at the existing landing. Mr. Smith commented that modification of this beam would be very difficult and cost prohibitive and something the property owner would not want to pursue. Mr. Baturevich inquired about the headroom for the first 26 1/2" of the landing area. Mr. Smith stated the existing duct work could be modified to meet the minimum 6'-4" height for 26 1/2" of the landing. Mr. Finkbiner inquired if the applicant would like to revise the variance request. Mr. Smith revised his request to allow a 26 1/2" landing where a minimum of 30" is required by RBC303.4.20, provided that 6'-4" headroom is provided for the entire 26 1/2" landing.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request to allow for a landing depth of 26 1/2" with 6'-4" headroom at existing stairs, where a minimum depth of 30" is required, as an equally good or better form of construction in existing conditions; seconded by Andy Baturevich; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

There was no New Business to discuss.

9. **ADJOURNMENT**

A motion was made by Andy Sanchez to **ADJOURN** the meeting, seconded by Tom Lysne.

The Technical Committee meeting adjourned at 10:55 a.m.

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 jina@pprbd.org or by calling (719) 799-2700.