

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

July 1, 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
Brian Braaten, Electrical Contractor
Mick Emmerson, Master Plumber
Tom Lysne, Architect

MEMBERS ABSENT: None

RBD STAFF: Roger Lovell, Regional Building Official
Randy Koonce, Regional Building Associate Attorney
Jay Eenhuis, Deputy Building Official – Plans
Robert Vernon, Chief Conveyance Inspector

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), Peyton Fire Protection District (PFPD), and Calhan Fire Department (CFD) were not present. Notwithstanding, CSFD, PFPD, and CFD communicated in writing that, based on provisions of the International Fire Code, no exceptions were taken 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. CONSIDERATION OF JUNE 3, 2026, TECHNICAL COMMITTEE MEETING MINUTES

A motion was made by Mike Finkbiner to **APPROVE** June 3, 2026, Technical Committee meeting minutes, as written; seconded by Brian Braaten; the motion carried unanimously.

3. **CONSENT CALENDAR**

- a) 25 E. Cheyenne Mountain Blvd., Colorado Springs, Permit Q36838, Tyler Cocchi, Cutting Edge Renovations LLC, requests a variance to Section R310.2.3, International Residential Code, 2021 Edition, based on Section RBC111.2.3, Item 2 of the of the Pikes Peak Regional Building Code, 2023 Edition, to allow a 47 inch maximum height to bottom of clear opening from the floor in existing conditions, where a maximum of 44 inches is allowed.

A motion was made by Mike Finkbiner to **APPROVE** the Consent Calendar; seconded by Tom Lysne; the motion carried unanimously.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

5. **VARIANCE REQUESTS**

- a) 5417 Windy Pass Ct., Colorado Springs, Plan R210863, Jerrod Hunziker, property owner, requests a variance to Section R402.2.9, International Energy Conservation Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required.

As continued from June 3, 2026, Technical Committee due to technical issues.

Jerrod Hunziker, property owner, appeared in person to request a variance allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required. Mr. Hunziker described the project as an addition of a gas-fired unit heater to an existing three-car garage. Chair Leimkuhl noted the inclusion of two heat loss calculations within the submittal documents, one showing a heat loss of approximately 18,600 BTUh when insulated with the applicants proposed R-values, and the other showing a heat loss of approximately 21,000 BTUh when insulated using the prescriptive code minimum insulation values. Chair Leimkuhl inquired if any plumbing fixtures were planned for this space, to which Mr. Hunziker confirmed that none were planned.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required as an equally good or better form of construction; seconded by Mike Finkbiner; the motion carried unanimously.

- b) 2613 Cinnabar Rd., Colorado Springs, Permit Q34754, Shaun Harney, Peak Home

Services, LLC, requests a variance to Section R402.2.9, International Energy Conservation Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required.

*As continued from June 3, 2026, Technical Committee due to non-appearance.
This agenda Item was heard out of order due to lack of appearance.*

A motion was made by Andy Sanchez to recommend to the Board of Review **DENIAL** of the variance request to allow for reduced slab insulation within conditioned, non-habitable space, where R10 slab insulation is required, due to consecutive non-appearances before the Committee; seconded by Brian Braaten; the motion carried unanimously.

- c) 103 N. Foote Ave., Colorado Springs, Permit Q34461, Harrison Jones, Priority Roofing of Colorado Springs, LLC, requests a variance to Section R905.2.2, International Residential Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on a roof slope less than 2 units vertical in 12 units horizontal, where prohibited.

As continued from June 3, 2026, Technical Committee to allow for additional investigation and inspection.

Harrison Jones, Priority Roofing of Colorado Springs, LLC, appeared in person to request a variance to allow asphalt shingles to be installed on a roof slope less than 2 units vertical in 12 units horizontal, where prohibited. Mr. Jones stated that additional investigation had occurred since the June Technical Committee meeting to confirm the existing roof pitch of 1-5/8" in 12, as noted by Department inspection staff. Mr. Finkbiner inquired if the property owner was aware that the shingles in that area would not be covered by the manufacturer's warranty. Mr. Jones stated he would provide that confirmation from the owner in writing. Mr. Jones further stated the roof slope in question has one continuous layer of ice and water shield below the shingles.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request to allow asphalt shingles to be installed on a roof slope less than 2 units vertical in 12 units horizontal as an equally good or better form of construction, provided written acknowledgement by the owner, that this area would not be covered by the manufacturer's warranty, is submitted to the Department by July 13, 2026; seconded by Andy Sanchez; the motion carried unanimously.

- d) 950 Rhea Grv., Colorado Springs, Permit P69256, Sam Peterson, The Garrett Construction Company, LLC, requests a variance to Section 306.5, International Mechanical Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow the use of a fold down ladder at the equipment access location,

permanently installed in the attic, where a permanent ladder below the attic access is required.

As continued from June 3, 2026, Technical Committee due to non-appearance.

Sam Peterson, The Garrett Construction Company, LLC, appeared in person to request a variance to allow the use of a fold down ladder at the equipment access location, permanently installed in the attic, where a permanent ladder below the attic access is required. Mr. Peterson described the project as a four-story, Type V-A construction, apartment building. Currently a permanent ladder is installed to provide attic access at the top level of the egress stairway, however the existing ladder has rungs that are spaced in excess of 14 inches and toe clearance that is less than 6 inches, both violations of the code that were noted by Department inspection staff. Mr. Peterson stated the attic access door leads to a catwalk that crosses nearly half the building, ending at an exterior access to the mechanical flat roof area. As an alternative to the existing non-compliant ladder, Mr. Peterson stated the proposal is to use a collapsable, accordion-style ladder that would be mounted in the attic, above the access doors. Chair Leimkuhl inquired if the ladder would extend straight down or if it would pitch away from the wall as it extends, to which Mr. Peterson stated that it would pitch away from the wall and rest at a point about 4.5 feet away from the wall. Chair Leimkuhl expressed some concerns about the required landing area for the ladder considering the landing at the top of the stairs is approximately 5'-10 ½" and code requires a 30" landing for the ladder. Discussions continued on alternative positioning of the ladder to allow for a 30" landing. Roger Lovell, Regional Building Official, stated concerns about an incident occurring while the ladder is in the extended position, and the potential of the primary means of egress being blocked by the extended ladder. Mr. Lovell stated the requirement for a fixed ladder installed on the wall is to eliminate an element that could block the path of egress. Mr. Peterson stated he would like some additional time to research alternative solutions to this issue.

A motion was made by Andy Sanchez to **CONTINUE** this variance request to the August Technical Committee meeting; seconded by Mike Finkbiner; the motion carried unanimously.

- e) 5416 Proxy Pt., Colorado Springs, Permit P81590, Christian Bitler, The Garrett Construction Company, LLC, requests a variance to Section 306.5, International Mechanical Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow the use of a fold down ladder at the equipment access location, permanently installed in the attic, where a permanent ladder below the attic access is required.

Christian Bitler, The Garrett Construction Company, LLC, appeared in person to request a variance to allow the use of a fold down ladder at the equipment access location, permanently installed in the attic, where a permanent ladder below the attic access is

required. Mr. Bitler stated this is the identical scenario as the previous variance, for the same builder and architect, and asked to continue this variance request to allow time for additional research.

A motion was made by Andy Sanchez to **CONTINUE** this variance request to the August Technical Committee meeting; seconded by Mike Finkbiner; the motion carried unanimously.

- f) 25 E. Cheyenne Mountain Blvd., Colorado Springs, Permit Q36838, Tyler Cocchi, Cutting Edge Renovations LLC, requests a variance to Section RBC303.4.16, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section RBC111.2.3, Item 2 of the Code, to allow an existing area well with 26" horizontal projection to remain, where a minimum of 30" is required for emergency escape and rescue openings for dwellings issued a building permit prior to January 1, 2000.

This agenda Item was heard out of order due to technical issues.

Tyler Cocchi, Cutting Edge Renovations LLC, appeared virtually to request a variance to allow an existing area well with 26" horizontal projection to remain, where a minimum of 30" is required for emergency escape and rescue openings for dwellings issued a building permit prior to January 1, 2000. Mr. Cocchi described the project as a basement finish including two new sleeping rooms with existing egress wells that are 48 inches deep and have a 26" horizontal projection. Mr. Cocchi stated there is no structure above the egress wells that would prohibit egress and the wells themselves are concrete, making removal difficult. Mr. Cocchi stated that a photo of the well was emailed to Mr. Eenhuis prior to the meeting. Mr. Eenhuis did receive that email and shared the photo with committee members. Chair Leimkuhl commented that the tape measure in the photo indicated only 21 inches of horizontal projection, however the variance request stated 26 inches of projection. Mr. Eenhuis stated the required horizontal projection must extend the full height of the well to allow for adequate egress in an emergency.

A motion was made by Andy Sanchez to recommend to the Board of Review **DENIAL** of the variance request to allow an existing area well with 26" horizontal projection to remain, where a minimum of 30" is required for emergency escape and rescue openings for dwellings issued a building permit prior to January 1, 2000, due to life safety concerns; seconded by Andy Baturevich; the motion carried unanimously.

- g) 19980 Warriors Path Dr., Peyton, Permit Q29561, Derrick McKean, Thatsmyroofer.com LLC, requests a variance to Section R905.2.2, International Residential Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on a roof slope less than 2 units vertical in 12 units horizontal, where prohibited.

The applicant has **WITHDRAWN** this variance from consideration.

- h) 25798 Judge Orr Rd., Calhan, Cory Hughes, Morning Star Elevator, LLC, requests a variance, prior to permit issuance, to Section 5.3.1.11.1, ASME A17.1-2022, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for a 17.5 s.f. platform area on a private residential elevator, where a maximum of 15 s.f. is allowed.

Johnny Wilson, Morning Star Elevator, LLC, appeared virtually to request a variance to allow for a 17.5 s.f. platform area on a private residential elevator, where a maximum of 15 s.f. is allowed. Mr. Wilson described the project as a new residential elevator proposed to be installed in a single-family dwelling. Mr. Wilson stated the proposed elevator would include a 17.5 s.f. platform that is in excess of the 15 s.f. maximum platform allowed by code. The reason for the larger platform is to accommodate the family's needs and allow two wheelchairs and one caretaker in the elevator at one time. He also confirmed that the elevator would be custom built to meet the dimensional requirements of the oversized cab but would meet the standard load capacity of 1000 pounds for a residential elevator. Chair Leimkuhl inquired about any fire system or sprinkler requirements that would be generated by the addition of this elevator, to which Mr. Lovell replied that the Pikes Peak Regional Building Code has omitted the requirement for fire sprinklers in single-family residences. Mr. Lovell also noted that this proposed installation is to occur within a modular home installed over a basement which could potentially add complications to the framing modification and would require appropriate engineered designs. Chair Leimkuhl stated he has concerns about increasing the platform area without increasing the load limit of the elevator. Robert Vernon, Chief Conveyance Inspector, stated that for platforms exceeding 12 s.f., the design load shall be 62.5 psf, which results in a total of 938 pounds for a 15 s.f. platform and 1094 pounds for the proposed 17.5 s.f. platform. Mr. Wilson stated the family would only utilize the elevator to transport one wheelchair, one rider, and one caretaker at a time, as two wheelchairs would not fit within this cab at the same time, thus resulting in a load not exceeding 1000 pounds. Discussions continued on safety mechanisms built into the elevator to prohibit movement if the load capacity is exceeded. Mr. Finkbiner stated that additional engineering and design should be provided for the committee to make an informed decision.

A motion was made by Mike Finkbiner to **CONTINUE** this variance request to the August Technical Committee meeting; seconded by Tom Lysne; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

A motion was made by Brian Braaten to **ADJOURN** the meeting, seconded by Andy Sanchez.

The Technical Committee meeting adjourned at 10:13 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.