Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

October 7, 2026 – Wednesday – 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor A
Vice Chair Andy Baturevich, Structural Engineer
Mike Finkbiner, Building Contractor D or E
Brian Braaten, Electrical Contractor
Mick Emmerson, Master Plumber
Tom Lysne, Architect

MEMBERS ABSENT: Andy Sanchez, Building Contractor A, B, or C

RBD STAFF: Roger Lovell, Regional Building Official
Virjinia Koultchitzka, 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, however CSFD communicated in writing that, based on provisions of the International Fire Code, no exceptions were taken to the applicable variance requests as listed on the agenda. Rickie Cooper, Security Fire Protection District (SFPD) joined the Technical Committee meeting virtually to comment on 5.c).

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 SEPTEMBER 2, 2026, TECHNICAL COMMITTEE MEETING MINUTES**

   A motion was made by Mike Finkbiner to **APPROVE** the September 2, 2026, Technical Committee meeting minutes, as written; seconded by Brian Braaten; the motion carried unanimously.

3. **CONSENT CALENDAR**

There were no items on the Consent Calendar

4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the 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.

The applicant has **WITHDRAWN** this variance from consideration.

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.

Robert Wilmot, property owner, appeared in person to request a variance to allow installation of a 218 s.f. carport without permit, where required. Mr. Wilmot described the structure as a post and beam carport with no electrical or plumbing, as constructed. The original intent was to construct the carport to a size of 200 square feet or less, thus making the project exempt from permit. During foundation installation, solid rock was encountered requiring the relocation of two proposed piers 18 inches farther than planned, which resulted in a 218 square foot carport requiring plan submittal, permitting, and inspections. Chair Leimkuhl referenced the photos provided by the applicant and noted that the construction pier footings appeared to be 14 inches in diameter. Andy Baturevich further discussed pier sizing requirements, reinforcing, post base connections, and other engineering investigation that may be required. Mr. Finkbiner inquired about the roof truss construction and if they were an engineered product to which the applicant confirmed they were field constructed trusses. No representations were made by the applicant to substantiate this variance request to Item 2 of Section RBC111.2.3 of the Code.

Mr. Welton confirmed the standalone reason for the variance was to allow the structure to remain without a permit. Ms. Koultchitzka advised that the committee lacks authority under section RBC111.2.3 (interpretation of code and minor variances) to waive the permit requirement for the completed construction.

A motion was made by Mike Finkbiner to recommend to the Board of Review **DENIAL** of the variance request to allow installation of a 218 s.f. carport without permit, where required; seconded by Andy Baturevich; the motion carried unanimously. The applicant was formally advised of his 30-day right to appeal under Section RBC101.7.

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.

Committee member Andy Baturevich recused himself from this agenda item due to previous and current client relationships with Compass TDG Architecture.

Elizabeth LaDuke, Compass TDG Architecture, appeared in person to request a variance 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. Ms. LaDuke described the project as a change of occupancy of an existing barn at Venetucci Farm to a wedding venue limited to a maximum of 150 wedding guests. She stated the barn was constructed in 2013 as an agricultural building, thus exempt from plan submittal, permitting, and inspections. Ms. LaDuke described the methods used when calculating the total occupant load of 355 occupants per the Code. She noted that some areas appeared excessive based on how the space was intended to be used, so the request is to reduce that occupant load to 297 occupants.

Rickie Cooper of the Security Fire Department questioned how the 150-guest limit in private lease agreements could be actively monitored and enforced over the life of the building. Samuel Clark, property owner, accompanied Ms. LaDuke, and responded that farm staff are present at all events, and the physical layout makes large crowds impractical. He explained that the operating agreement with Gather Mountain Blooms, the company running the events, limits the number of guests to 150 people. Additional discussion occurred on the occupant limitation, and Mr. Eenhuis confirmed that apart from total egress width, code requirements including egress travel distance, number of exits, and requirements for sprinkler protection would be the same for 150 occupants and 297 occupants in an A-2 Occupancy.

Mr. Lovell emphasized that because the building was previously unpermitted under an agricultural exemption, evaluating structural code compliance for a higher risk category is vital, and the request exceeds minor variance authority. An assembly occupancy with an occupant load in excess of 300 occupants requires design and/or evaluation to a Risk Category III, whereas most buildings are considered Risk Category II and this specific example may have been Risk Category I as an agricultural facility. Discussions continued regarding the undetermined Risk Category used for the initial design of this structure in 2013.

A motion was made by Mike Finkbiner to **CONTINUE** this variance request to a future Technical Committee meeting to allow for additional research and analysis to be completed; seconded by Tom Lysne; the motion carried unanimously.

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.

Committee member Andy Baturevich recused himself from this agenda item due to previous and current client relationships with Taylor Architecture and Design. The rest of the Committee members made representations of lack of any conflict(s) and ability to hear the variance request impartially.

Zachary Taylor, Taylor Architecture and Design, appeared in person to request a variance to allow an existing, unrated double barn-style door to remain in a newly created fire barrier, where 45-minute rated doors are required. Mr. Taylor described the project as a structure originally constructed in the early 1900's, and additional work was completed in this building 14 years ago to update it to the codes at that time. The additional work included rated wall construction separating the R-1 occupancies from the A-2 and A-3 occupancies. Mr. Taylor cited a portion of Section 503.1 of the 2021 International Existing Building Code which reads: "Alterations shall comply with the requirements of the International Building Code for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the International Building Code than the existing building or structure was prior to the alteration." Mr. Taylor explained the proposed work is an attempt to improve the existing wall construction, while not making the openings in the wall less compliant. The committee discussed alternatives with the applicant including the addition of closers on swinging doors, rated barn-style doors, and fire curtain installation.

Ms. Koultchitzka inquired about the current construction of the wall, prior to being demolished or rebuilt, to which Mr. Taylor could not confirm that the existing construction using archaic materials per the 2021 International Existing Building Code meets a 1-hour rating. Mr. Taylor stated the disapproval comments from Plan Review staff noted that the wall cannot be upgraded without also upgrading the opening since the construction of a new fire barrier must meet all the requirements of IBC Section 707, including the opening provisions in section 707.6. Additional discussion occurred regarding the committee's concern over granting a variance for unrated openings across a major area-separation wall without a compliant opening protective and whether an equal or better form of construction was being proposed. Mr. Taylor reiterated that under the existing building code alterations should not make a building less complying, and retaining the historic door acts as a net-zero change while improving the rest of the wall.

A motion was made by Mike Finkbiner to recommend to the Board of Review **DENIAL** of the variance request to allow an existing, unrated double barn-style door to remain in a newly created fire barrier, where 45-minute rated doors are required, seconded by Tom Lysne; the motion carried unanimously. The applicant was formally advised of his 30-day right to appeal under Section RBC101.7.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

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.)

The proposed 2027 Committee/Board/Commission Meeting Dates schedule was shared with the Committee for review.

8. **ADJOURNMENT**

A motion was made by Brian Braaten to **ADJOURN** the meeting, seconded by Mike Finkbiner.

The Technical Committee meeting adjourned at 11:08 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.