

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE AGENDA

March 7, 2012

9:00 a.m.

1. **CONSIDERATION OF FEBRUARY 1, 2012 MINUTES**
2. **COMPLAINTS**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

HOLLADAY BROTHERS CONSTRUCTION – MARK MCANINCH (EXAMINEE CHANGES CO.)

HUDSPETH & ASSOCIATES, INC. – RODNEY MCLEAN
WADMAN CORPORATION – MATTHEW BROWER

Building Contractor A-2 (General Limited)

GLACIER CONSTRUCTION CO, INC – AARON KARRAKER (CO. CHANGES EXAMINEE)

Building Contractor C (Homebuilder)

GRAND VIEW DECK AND PATIO – DARRALD BARAJAS
RENN CONSTRUCTION, INC. – CHRISTIAN RENN (LIMITED)

Building Contractor D-1 (Roofing)

A & K ROOFING AND GUTTERS – ANN MARIE MCMENAMIN
CREEKSIDE CONSTRUCTION MANAGEMENT D.B.A. ROOFSTAR COLORADO – COREY FORSYTH
GEORGE'S ROOFING, INC. – ROBERT YOUNG
HB GREEN STAR ROOFING – KEITH IGOE
JB CONSULTING – JOEL BACA
PRIME COMPANIES INC DBA PCI CONSTRUCTION SERVICES – DAVID FRATES (ADDITIONAL LICENSE)

Building Contractor D-1 (Stucco)

AVALANCHE ROOFING & EXTERIORS – JESSE RUSSOW (ADDITIONAL LICENSE)

Building Contractor E (Remodeling/Maintenance)

CJT CONSTRUCTION INC. – TERRENCE MCGINTY

Building Contractor F-1 (Solar)

DYNAMIC INTEGRATION, LLC – JOSHUA FABIAN
PARADISE POWER COMPANY, INC DBA PPC SOLAR – DANIEL WEINMAN

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1 (General)

BRESSEM INC. – RICKY BRESSEM*
MAYNARD BUILDING COMPANY – DAVID MAYNARD (REINSTATEMENT)*

Building Contractor B-1 (General Limited)

TM GRACE BUILDERS, INC. – ANTON SHAFER (RESTRICTION REMOVAL REQUEST)*

Building Contractor C (Homebuilder)

PURPLE MOUNTAIN BUILDERS – DEREK WOODRIDGE*

* Appearance required at the Building Committee meeting.

4. CONSENT CALENDAR

- a) 7510 Old Spec Road, Permit I07131 – Chris Harper, Everlasting Victorians, Inc., requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'7½" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

- b) 490 Winebrook Way, Permit H64081 – Lea Flores, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6'6½" under furred down beams, pipes and ducts where a minimum of 6'8" is required.
- c) 369 Avocet Loop, Permit H91078 – Lyndsay Blackwood, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'6" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- d) 7634 Bentwater Drive, Permit I08382 – Rob Brennan, Affordable Views by RJB Construction, Inc., requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'6" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.
- e) 1873 Chapel Hills Drive, Permit I09446 – Jim Gilbreath, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'5" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

VARIANCE REQUESTS

- 5. 12105 Ambassador Drive – Ron Reid, Architect, requests a variance to allow plans to be reviewed and permitted to the 2005 Pikes Peak Regional Building Code, where use of the 2011 Pikes Peak Regional Building Code is required.
- 6. 4790, 4835, 4875, 4895 Wells Branch Heights – Mike Fenton requests a variance to allow plans to be reviewed and permitted to the 2005 Pikes Peak Regional Building Code, where use of the 2011 Pikes Peak Regional Building Code is required.
- 7. 19 E. Las Vegas Street, Permit H98785 – Chris Richardson, CMG Corporation, requests a variance to Section 503.2, 2003 International Building Code, to allow an opening in a party wall with a 90 minute rated door with magnetic holdbacks on an existing alarm system.
- 8. 7353 Sisters Grove, Permit H91838 – Eric Moberg, Thomas Construction, requests a variance to Section 407.2.3, 2009 International Building Code, to allow use of deadbolt for A-3 exit door within I-2 occupancy and use of locking devices for exit doors and corridor doors; delayed egress devices will not be used.
- 9. 3112 Squaw Valley Drive, Permit H92143 – Steven Henderson, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

10. 7634 Bentwater Drive, Permit I08382 – Rob Brennan, Affordable Views by RJB Construction, Inc., requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a basement soffit width over 75% of the room, where a maximum of 50% of the room is allowed.
11. 620 West Bijou Street, Permit I09266 – Michael Dolan, homeowner, requests a variances to:
 - a) Section R311.7.2, 2009 International Residential Code, to allow a 6'0" head height above the stairs where a minimum of 6'8" is required.
 - b) Section R311.7.4.2, 2009 International Residential Code, to allow a 9" stair depth, where 10" is required.
12. 1022 West Pikes Peak Avenue, Permit H95911 – Marvin Goebel, Goebel Construction, Inc., requests variances to:
 - a) Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8¹/₄", where a maximum of 7³/₄" is allowed.
 - b) Section R311.7.4.1, 2009 International Residential Code, to allow a 1/2" difference in a stair riser height where a maximum difference of 3/8" is allowed.
13. 4729 Ranch Drive, Permit H81940 – Michael Daniels, homeowner, requests variances to:
 - a) Section R310.1, 2003 International Residential Code, to allow a 60" windowsill height in existing conditions in a basement finish where a maximum of 44" is allowed, with the stipulation that a bench is permanently installed under the windowsill that is 18" high and the full width of the window opening.
 - b) Section RBC303.4.31, 2011 Pikes Peak Regional Building Code, to allow non-floating walls in a basement finish.
14. **UNFINISHED BUSINESS**
 - a) License Requirements
15. **NEW BUSINESS**

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Respectfully submitted,

Henry W. Yankowski
Regional Building Official

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