

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BUILDING COMMITTEE MINUTES**

March 7, 2012

9:00 a.m.

MEMBERS PRESENT: Mr. Todd Anderson  
Mr. J. B. Johnson  
Mr. Thomas McDonald  
Mr. Chad Holladay  
Mr. Vince Colarelli  
Mr. Richard Gillit

MEMBERS ABSENT: Mr. John Clarke

OTHERS PRESENT: Mr. Jim Pepper, Chief Building Inspector  
Mr. Roger Lovell, Chief Plans Examiner  
Mr. Frank Atchison, Senior Building Inspector  
Mrs. Pattie Bengner, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Todd Anderson called the meeting to order at 9:02 a.m.

#### **1. CONSIDERATION OF FEBRUARY 1, 2012 MINUTES**

A motion was made by Chad Holladay to **APPROVE** the February 1, 2012, Building Committee Minutes as written, seconded by Johnny Johnson; the motion carried unanimously.

#### **2. COMPLAINTS**

There were 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

A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Chad Holladay; the motion carried unanimously.

## LICENSE REQUESTS CONSIDERED INDIVIDUALLY

### Building Contractor A-1 (General)

#### BRESSEM INC. – RICKY BRESSEM\*

Ricky Bressemer appeared and stated he started building high rise buildings in 1981 in Los Angeles, and was a union carpenter for ten years. He stated he has 30 years of commercial experience. He stated he has an “A” license in Erie, and a “B” license in Aurora. Mr. Bressemer said he worked on the Metropolitan Hotel in Hollywood, a jail in Los Angeles, and a few schools in California, all from the ground-up. Pattie Bengert stated the Better Business Bureau in California notified RBD yesterday that Mr. Bressemer’s California license was revoked. Mr. Bressemer said his license was revoked because two homeowners did not have the money to pay him for work he had completed, and they filed a claim on his insurance. He said he is currently appealing that decision. He said he would like to get his “A” license in order to do tenant improvement work and build strip centers. Jim Pepper stated RBD staff opposes this license request. A motion was made by Tom McDonald to **TABLE** this license request until RBD staff has all of the information required to make a decision on this license request, seconded by Johnny Johnson; the motion carried unanimously. Mr. Bressemer stated he would like to **WITHDRAW** his application for a license in El Paso County.

#### MAYNARD BUILDING COMPANY – DAVID MAYNARD (REINSTATEMENT)\*

David Maynard appeared and stated he has been licensed in El Paso County since 1985, and he got his “A” license in 1995. He stated his license expired due to an oversight on his part. He stated he also is licensed in Broomfield. Jim Pepper stated Mr. Maynard has an issue with a project on Pony Tracks Drive. Mr. Maynard stated this is a church, and all of the construction work has been completed, but they still need the Zoning final because they never completed the landscaping. He said he has not pursued this issue because he knows they do not have the money to do the landscaping. He said the church is operating with a TCO. Jim Pepper stated Zoning issued a TCO in 2009 and it was good for 30 days. He stated there are also several issues with Mr. Maynard’s previous license which were not completed. Mr. Maynard stated he would like to build a winery in Monument, which requires an “A” license. A motion was made by Johnny Johnson to **POSTPONE** this license request for 30 days to give Mr. Maynard an opportunity to work with RBD staff to complete the outstanding permits, seconded by Chad Holladay; the motion carried unanimously.

**Building Contractor B-1 (General Limited)**

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

Anton Shafer appeared and stated he finished the project, which necessitated the restriction, the permit has been completed, and he would like to have the restriction removed. Jim Pepper stated RBD staff did not have any issues regarding the work completed on this permit. Mr. Shafer stated he has completed ten ground-up projects in Colorado. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of a “B-1” (General Limited) license, with the limitation of one ground-up permit, unlimited below, and he must reappear before the Building Committee upon completion of the one ground-up permit to have the restriction removed, seconded by Chad Holladay; the motion carried unanimously.

**Building Contractor C (Homebuilder)**

PURPLE MOUNTAIN BUILDERS – DEREK WOOLDRIDGE\*

Derek Wooldridge appeared and stated he has been working in the construction industry since the age of 13. He stated he has worked for Challenger Homes and Richmond Homes in Colorado Springs. He stated he anticipates building three new homes in the coming year. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) license, with the limitation of one ground up permit, unlimited below, seconded by Tom McDonald; the motion carried unanimously.

DLC CONSTRUCTION LLC – BRYAN LINDER\*

Bryan Linder appeared and stated he has been working in the construction industry since the age of 16. He stated he was a project manager in Michigan, and he moved to Colorado several years ago and worked with his uncle in his construction business. He stated he now has his own company and would like this license so he can do primarily remodels and garages in the coming year. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, with the limitation of three permits at any one time for remodels and additions, no ground-up permits, and he can work with RBD staff to have the restriction removed upon completion of three permits, seconded by Chad Holladay; the motion carried unanimously.

\* 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.
- f) 211 Westcott Avenue, Permit H15643 – Derral Whitlock, homeowner, requests a variance to Section RBC303.4.10, 2005 Pikes Peak Regional Building Code, to allow a ceiling height of 7'3" where a minimum of 7'6" is required.

A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests, seconded by Johnny Johnson; the motion carried unanimously.

#### **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.

No one appeared. A motion was made by Chad Holladay to **TABLE** this variance request until the end of the meeting, seconded by Tom McDonald; the motion carried unanimously.

6. 4790, 4835, 4875, and 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.

Mike Fenton with Century Communities appeared and stated this project is 85% complete, and he would like to keep some consistency within the project so all of the homes are the same. He said the main issue would be to get the remainder of the project started without going through the plan review process so he can generate some sales. He said these buildings are 22 unit buildings, so the remainder of the complex would be 88 units. Roger Lovell stated the plan review process would take two weeks for the initial review. He said the time commitment would be for Mr. Fenton to have the plans revised to reflect the 2011 Pikes Peak Regional Building Code. Mr. Fenton stated the buildings are sprinklered. He stated the commercial tap fees were delaying the construction of the remaining units, and that issue has been resolved. He stated he has a bank commitment that wants to move through the project very quickly. Mr. Fenton stated he anticipates permitting all four buildings before the end of the year. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request for 4790 Wells Branch Heights only, and exclude 4835, 4875, and 4895 Wells Branch Heights, and require that those addresses be submitted under the 2011 Pikes Peak Regional Building Code, seconded by Chad Holladay; the motion carried unanimously.

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.

Chris Richardson appeared and stated this project is the Springs Rescue Mission, and they own both properties and are currently working on one side of the property. He said there is a party wall between the two properties and Code prohibits putting a penetration through a party wall. He said this is a fully sprinklered building. Roger Lovell stated the provision for the party wall is due to a property line with two separate owners and two separate usages. He said with this case, it is two separate properties, but with the same owner. He said RBD staff does not oppose this variance request. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because both properties have the same owner and the same usage, seconded by Richard Gillit; the motion carried unanimously.

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.

Eric Moberg appeared and stated this facility is a behavioral health center. He said the 2009 International Building Code (“IBC”) approves this variance request, but the permit was reviewed and permitted under the 2003 IBC. Jim Pepper stated he has reviewed this issue with the applicant and the Fire Department has approved it, so RBD staff does not oppose this variance request. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request because RBD staff and the Fire Department agree that this is an acceptable solution to the issue, seconded by Chad Holladay; the motion carried unanimously.

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”.

Steven Henderson appeared and stated he applied for a variance for this same issue previously, but his request at that time was for 6’4”, and he was unable to obtain the 6’4” soffit height; it is 6’3”. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Johnny Johnson; the motion carried unanimously.

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 85% of the room, where a maximum of 50% of the room is allowed.

Rob Brennan appeared and stated most of the ceiling in this bedroom has been dropped due to the 6’6” soffit height. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Chad Holladay; the motion carried unanimously.

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.

Michael Dolan appeared and stated this house was built in 1895 and he is moving and replacing the staircase, because the existing staircase is unsafe and has less of a head height above the stairs than the new staircase. He said the basement is unfinished but the laundry facilities are in the basement. A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because the basement is unfinished and Mr. Dolan is improving on the existing condition, seconded by Tom McDonald; the motion carried unanimously.

- b) Section R311.7.4.2, 2009 International Residential Code, to allow a 9” stair depth, where 10” is required.

A motion was made by Chad Holladay to recommend to the Board of Review **APPROVAL** of the variance request because the basement is unfinished and Mr. Dolan is improving on the existing condition, seconded by Tom McDonald; the motion carried unanimously.

- 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 8<sup>1</sup>/<sub>4</sub>”, where a maximum of 7<sup>3</sup>/<sub>4</sub>” is allowed.

Marvin Goebel appeared and stated this house was built in the 1890’s and he is replacing the staircase from the main floor to the second floor. He said due to space limitations, he was unable to build a Code compliant staircase. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Richard Gillit; the motion carried unanimously.

- 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.

Mr. Goebel stated this is the same staircase as above. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing conditions, seconded by Tom McDonald; the motion carried unanimously.

- 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.

Michael Daniels appeared and stated he is installing a bench under an egress window that is 18” wide and 18” high. He said the house was built in 1971. He said it is 42” from the top of the bench to the windowsill. Mr. Daniels stated he did the work himself, and pulled a homeowner permit. Jim Pepper stated this windowsill is in the unfinished portion of the basement, and suggested that Mr. Daniels build the same bench under a window in the finished portion of the basement. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a bench be permanently installed under the window opening that is 18”



high and the full width of the window opening, and the same bench is also built under a window in the recreation room for egress purposes, seconded by Chad Holladay; the motion carried unanimously.

- b) Section RBC303.4.31, 2011 Pikes Peak Regional Building Code, to allow non-floating walls in a basement finish.

Mr. Daniels stated he built a wall separating the laundry room from the unfinished portion of the basement, and he only put a ½” gap where a 1½” gap is required. A motion was made by Tom McDonald to recommend to the Board of Review **APPROVAL** of the variance request because it is the homeowner’s house and if he experiences any movement then he will have to deal with it, seconded by Chad Holladay; the motion carried unanimously

14. **UNFINISHED BUSINESS**

- a) License Requirements

Pattie Bengner stated RBD staff is still working on the modifications to the license requirements, and requested that the Committee members contact RBD with further suggestions.

15. **NEW BUSINESS**

- a) Tabled Item

A motion was made by Chad Holladay to **POSTPONE** the tabled items until the April 4, 2012, Building Committee meeting, seconded by Johnny Johnson; the motion carried unanimously.

The meeting adjourned at 11:33 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg