

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BUILDING COMMITTEE AGENDA**

May 7, 2014

9:00 a.m.

1. **CONSIDERATION OF APRIL 2, 2014 MINUTES**
2. **COMPLAINTS**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

### **Building Contractor A-1 (General)**

ASPEN VIEW HOMES – NICOLAAS MOSTERT (EXAMINEE CHANGES CO.)  
OPUS DESIGN BUILD, LLC – MARK BAIRD (SECONDARY)  
OPUS DESIGN BUILD, LLC – WILLIAM GROVE (PRIMARY)  
IICON CONSTRUCTIN GROUP – DON JOHNSON

### **Building Contractor A-2 (General Limited)**

JTS CONSTRUCTION LLC – JEFFERY WIERENGA (LIMITED)

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

DRS INC DBA PROFESSIONAL RESTORATION – DONALD RICHTER  
INDEPENDENT HOME LIVING CONTRACTORS INC – MIRAN JACOBY  
INNOVATIVE EXTERIORS – LANCE GILBERT (EXAMINEE CHANGES CO.)

### **Building Contractor C (Homebuilder)**

AMERICAN HERITAGE RESTORATION – MARCUS MCDERMETT  
PROSPECT BUILDERS LTD – JOHN HOCKMAN (LIMITED)  
WICKHAM'S WORKBENCH – GREGORY WICKHAM (UPGRADE & LIMITED)

### **Building Contractor D-1 (Exteriors)**

SHAMROCK EXTERIORS INC. – ROBERT O'NEAL II (ADDITIONAL LICENSE)

### **Building Contractor D-1 (Roofing)**

BLUE EAGLE ROOFING & CONSTRUCTION – CRAIG KAATZ (CO. CHANGES  
PRIMARY EXAMINEE)

CERAMIC MOSAIC LLC – MATTHEW SAVARIE  
DIAMOND ROOFING & CONSTRUCTION – MICHELLE HICKOX  
HCS RESTORATION & ROOFING, LLC – CLARK DIEPHOLZ  
PINNACLE PARTNERS CONSULTING GROUP, LLC – LOU HARDIN

**Building Contractor D-3B (Wrecking Limited)**

INNOVAR ENVIRONMENTAL, INC. – WILLIAM POSEY, JR.  
UNDERGROUND SYSTEMS LLC – WALTER TABOR II

**Building Contractor D-5A (Signs)**

NEOGRAPHICS SIGNS & BANNERS – JOHN DAMIANO

**Building Contractor D-6B (Signs Limited)**

168 SIGN LLC – KWOK AUYEUNG

**Building Contractor E (Residential Maintenance & Remodeling)**

COLORADO TILE & STONE – ROBERT OCONNELL  
DSIMMONS CONSTRUCTION – DENNIS SIMMONS  
JAMESON CONSTRUCTION SOLUTIONS – JAMESON KADRMAS  
O’LEARY & SONS INC. – JOHN O’LEARY  
SHAMROCK EXTERIORS INC. – ROBERT O’NEAL II (EXAMINEE CHANGES  
CO.)  
WARE PROPERTIES, LLC – JAY WARE  
WILLOW WOOD HOME SOLUTIONS, LLC – JERRY LONG

**Building Contractor F-1 (Solar)**

SOLAR SIDE UP LLC – GEOFF VEZZETTI

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor C (Homebuilder)**

THE BUILDER GROUP INC – MACKENZIE KERR (EXAMINEE CHANGES CO.)\*

\* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 5051 Austerlitz Drive, Permit J15303 – Chris Anderson, 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.
- b) 6477 Sunny Meadow Street, Permit 12341 – Eric Sachaj, Advanced Remodeling Service, LLC, 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.
- c) 3625 Cranswood Way, Permit J13075 – Jim Pittman, Pittman Construction, LLC, , requests a variance to Section RBC303.4.8, Exception 3, 2011 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.
- d) 7045 Shoshone Way, Permit I94471 – Michelle Wyatt, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.

**VARIANCE REQUESTS**

- 5. 1245 Tenderfoot Hill Road, Permit I88234 – Brad Erin, Paragon Architects, requests variances to:
  - a) Sections 1008.1.10 and 1027.6, 2009 International Building Code, to waive panic hardware at two exterior gates and access to a public way, where required.
  - b) Sections 1008.1.9.2, 2009 International Building Code, and Section 404.2.6, ANSI A117.1-2003, to allow push to exit devices positioned higher than the maximum of 48”, where prohibited.
- 6. 621, 623 and 625 East Monument – Christine Riggs, Architect, requests a variance to Section 903.2.8, 2009 International Building Code, to substitute a 2-hour floor/ceiling assembly in lieu of sprinklers.
- 7. 5101 Cheyenne Mountain Highway, Cabins 202, 204, 208, 209, and 210 – Roger Sauerhagen, CSNA Architects, requests a variance to allow use of Section R305, 2009 International Residential Code, to apply to sloped ceilings at loft space of one and two bedroom loft cabins, where prohibited.

8. 1410 North Weber Street, Permit J10435 – Jeff Kiepke, homeowner, requests variances to:
  - a) Section R311.7.2, 2009 International Residential Code, to allow a 6'1½" head height above the stairs where a minimum of 6'8" is required.
  - b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'0" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

*This Item was postponed from the April 2, 2014 Building Committee meeting so Mr. Kiepke could provide more information.*

9. 11 Washington Avenue, Permit J10554 – Rooftop Restoration requests a variance to Sections R905.2, R905.5, and R905.11, 2009 International Residential Code, to allow installation of laminated asphalt shingles over modified Bitumen on low slope of roof section, where prohibited.
10. 13775 Woodlake Road, Permit I54364 – James Paschall, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit height width of approximately 60% of the room, where a maximum of 50% is allowed.
11. 7672 Crestone Peak Trail, Permit G80708 – Savio Construction, Inc. requests a variance to Section 303.4.1, 2009 International Residential Code, to allow a 6'7" crawlspace height, where a maximum of 5' is allow.
12. 820 Midland Avenue, Permit J02355 – Kenton Pass, The Sawhorse Company, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6'3" head height above the stairs where a minimum of 6'8" is required.
13. 12208 Chimney Smoke Drive, Permit H61229 – Tom Mathieson, Mathieson Roofing Services Corp., requests a variance to Section R905.2.7.1, 2009 International Residential Code, to waive the requirement for ice and water shield on roofs above elevations of 7,000 feet, where required.
14. **UNFINISHED BUSINESS**
15. **NEW BUSINESS**

Pikes Peak Regional Building Department  
Building Committee Meeting Agenda  
May 7, 2014  
Page 5

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

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