

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE MINUTES

March 2, 2016

10:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson
Mr. Michael Finkbiner
Mr. Richard Gillit
Mr. J. B. (Johnny) Johnson
Mr. Vince Colarelli
Mr. Scot Gring

MEMBERS ABSENT: Mr. Steve Horner

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Jessie Williams, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 10:00 a.m.

1. CONSIDERATION OF FEBRUARY 3, 2016 MINUTES

A motion was made by Vince Colarelli to **APPROVE** the February 3, 2016 Building Committee Minutes as written, seconded by Scot Gring; the motion carried unanimously.

2. COMPLAINT UPDATE

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Building Contractor A-1

KBS, INC. – SAMUEL STOCKS

STANEK CONSTRUCTION, INC. –ADAM DURAN (CO. CHANGES EXAMINEE)

Building Contractor A-2 (General Limited)

ROBERT CONSTRUCTION LLC- ROBERT ANDERSON (EXAMINEE CHANGES CO.)

Building Contractor B-1 (General Limited)

C4, LTD – WADE CUMMING

Building Contractor C (Homebuilder)

BELCHER CUSTOM DESIGN & RENOVATION – MILTON BELTCHER
COLORADO FRAMING SOLUTIONS – MICHAEL AMENO (EXAMINEE CHANGES CO.)
JHM MANAGEMENT, INC. – BRADLEY SCHMITT (EXAMINEE CHANGES CO.)
WILKINS CONSTRUCTION, INC – DEREK WILKINS (EXAMINEE CHANGES CO.)

Building Contractor D-1 (Roofing)

GUARANTEE EXTERIORS – JOEL STONE (PRIMARY EXAMINEE)
PROGRESSIVE SERVICES, INC. DBA PROGRESIVE ROOFING – MICHAEL NEARY

Building Contractor D-5A (Signs)

SYNERGY SIGN LIGHTING & DESIGN – DENISE DE LA CRUZ

Building Contractor E (Residential Maintenance/Remodeling)

ACCENT LANDSCAPES OF COLORADO SPRINGS, INC. DBA INSIDE OUT – ROGER HAYWOOD (ADDITIONAL LICENSE)
CAN INVESTMENTS CONSTRUCTION & DESIGN, LLC – CHARLES NAVARRO
RLDL CONSTRUCTION LLC – ROBERT POWELL (EXAMINEE CHANGES CO.)

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1

HALO CONSTRUCTION LLC – JAMES DALE (EXAMINEE CHANGES CO., UPGRADE) *

James Dale appeared and stated he has experience as an on-site supervisor building fast food restaurants, two gas stations and two Whole Food Restaurants. He stated he has been involved in ground-up construction on several of these projects. He stated his long-term plans are to build car washes, and retail stores in Colorado Springs. Mr. Dale said he has a “D” License in El Paso County, and a “B” and “D” License in Pueblo. He stated he has done approximately seven projects in El Paso County and has not done any work in Pueblo County to date. A motion was made by Vince Colarelli to recommend to the Board of Review **APPROVAL** of a “B-1” License, with the limitation of one open “B-1” permit at a time, until two projects are completed, unlimited below, at which time Mr. Dale can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

Building Contractor C (Homebuilder)

BCA INVESTMENTS LLC – JAMES ALDRIDE *

James Aldridge appeared and stated he previously worked for Peakside Properties as a superintendent, but he and his brother opened BCA Investments, and he is managing the construction portion of the business, and his brother manages the financial portion of the business. He stated he has been working in the construction industry since 2012. He stated he worked for a developer in Texas and they were building 25 houses at a time. Mr. Aldridge stated he also built eight houses for Peakside Properties. He stated currently they are working with Fortune Homes, i.e. BCA Investments is funding the projects, and Fortune Homes is pulling the permits and supervising the construction. He stated his plans are to build two or three houses this year. A motion was made by Michael Finkbinner to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, limited to two open ground-up permits, unlimited below, until completed, at which time Mr. Aldridge can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

Building Contractor D-1 (Roofing)

MAN & WIFE EAVES TROUGHING AND EXTERIORS, LLC – BRADLEY REVELE (EXAMINEE CHANGES CO., REINSTATEMENT)*

John Welton stated this license request has been **POSTPONED** for 30 days.

SNG ROOFING & GUTTERS, INC. – BRIAN BURRIS (UPDATE ON LICENSE REINSTATEMENT PURSUANT TO FEBRUARY 3, 2016 BUILDING COMMITTEE MEETING)*

Brian Burris appeared and stated he was able complete two of the three permits, but he was unable to contact the owner of the third home, until recently and he is prepared to complete this project within the next week. He stated it is a one-square porch. He stated he is currently working on the base at Fort Carson. Mr. Burris stated he is focusing on his work on the base. A motion was made by Johnny Johnson to recommend to the Board of Review that this license request be **POSTPONED** for 30 days to give Mr. Burris an opportunity to complete this third permit, seconded by Richard Gillit; the motion carried unanimously.

Building Contractor D-1 (Siding)

CENTENNIAL BUILDERS AND SIDING SUPPLY – WESLEY PIWARCZYK *

Wesley Piwarczyk appeared and stated he has entered into a contract with the Federal Government to build low income housing. He stated he was able to meet all of the contractor requirements for the Federal Government. He stated he has 35 years' experience and has licenses in every county in the Front Range. Mr. Piwarczyk stated he is residing the Fir Tree Apartments currently for the Federal Government. He stated the purpose in getting his license today is because he is having difficulty in getting qualified subcontractors. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of a "D-1" (Siding) License, seconded by Richard Gillit; the motion carried unanimously.

Building Contractor E (Residential Maintenance/Remodeling)

WILD WOOD CARPENTRY- JAMES ELLIS *

James Ellis appeared and stated he has had a Building Contractor "B" License in San Diego since 2004. He stated his long-term plans are to build decks, and do contract labor work for other contractors, and he does not plan to have employees. A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of an "E" (Residential Maintenance/Remodeling) License, with the limitation of two permits, until completed, at which time Mr. Ellis can work with RBD staff to have the restriction removed, seconded by Johnny Johnson; the motion carried unanimously.

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 4814 Chariot Drive, Permit J94952 – Nick Transue, D & D Custom Home Remodeling, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- b) 5365 Whip Trail, Permit J90637 – Edward Day, 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.
- c) 7245 Amber Ridge Drive, Permit J26238 – Heather Ward, 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) 4515 Laramie Sky Drive, Permit J58774 – Sarah Eller, 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.
- e) 7909 Horizon Drive, Permit G12127 – Raleigh Holt, 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.
- f) 3319 Sand Flower Drive, Permit J98196 – Lain Chappell, Solid Rock Construction, 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.
- g) 8520 Boxelder Drive, Permit J86487 – Jennifer Green, 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.
- h) 8235 Flax Court, Permit J88214 – Mike Morley, Morley Enterprises, 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.

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

VARIANCE REQUESTS

5. 1515 South Tejon Street – John Nelson, Architect, requests a variance to Section 705.2, 2009 International Building Code, to allow a 10' projection, where a maximum projection of 6'8" is allowed by Code.

John Nelson appeared and stated this building has a balcony structure that is 10' deep, and Code limits the depth to 6'8". He stated the building is 20' from the lot line and then Tejon Street is adjacent to the lot line and extends another 80'. Jay Eenhuis stated RBD staff takes no exception to this variance request. He stated the variance is justifiable because there is an 80' street width at the lot line. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request because the balcony structure is adjacent to a public right of way, and there are no life safety issues, seconded by Scot Gring; the motion carried unanimously.

6. 1231 West Cucharras Street, Permit J80518 – Carl Hedberg, Perfection Deck & Patio, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6'0½" head height above the stairs where a minimum of 6'8" is required.

Carl Hedberg stated he brought this variance request before the Building Committee last month and it was denied, so he has modified the plans for the stair case to gain additional height over the stairs. He stated this home was built in 1895, and he now has a 6'0½" height over the stairs. John Welton stated RBD staff takes no exception to this variance request with the proposed modifications to the plans. A motion was made by Johnny Johnson to recommend to the Board of Review **APPROVAL** of the variance request based on the revised plans that have been submitted, seconded by Michael Finkbiner; the motion carried unanimously.

7. 19550 Capella Drive – Mark and Kellie O'Regan, homeowners, request a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3½", under furred-down beams, pipes and ducts, in the bedroom and hallway, where it is required to be a minimum of 6'8".

No one appeared. A motion was made by Vince Colarelli to **TABLE** the variance request until the end of the meeting, seconded by Johnny Johnson; the motion carried unanimously.

- 7.b. 23 West Brookside Street, Permit J78633 – Mike Morley, Morley Enterprises, requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a crawlspace height of 6'6", where a maximum height of 5'0" is allowed by Code.

Mike Morley appeared and stated the crawl space is higher than anticipated; he stated they should have backfilled, but they did not do so, and it is impractical to backfill at this point. He stated you cannot access the crawl space from the outside of the house. John Welton stated RBD staff takes no exception to this variance request, with the stipulation that an engineer's report is submitted to RBD, stating that the lateral supports of the foundation walls and footing are sufficient to support the house. A motion was made by Richard Gillit to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that an engineer's report is submitted to RBD staff stating that the lateral supports of the foundation walls and footing are sufficient to support the house, seconded by Scot Gring; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

a) Table Items.

A motion was made by Richard Gillit to **POSTPONE** the tabled items until the April 6, 2016 Building Committee meeting, seconded by Johnny Johnson; the motion carried unanimously.

The meeting adjourned at 11:08 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg