

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

June 1, 2016

9:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson  
Mr. Dan Rial  
Mr. Steve Horner  
Mr. Larry Bobo  
Ms. Swagata Guha  
Mr. Michael Finkbiner  
Mr. David Doren

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. Jack Arrington, Chief Mechanical/Plumbing Inspector  
Mr. Dean Wemmer, Chief Electrical Inspector  
Mr. Bert Warchol, Senior Building Inspector  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chris Richardson called the meeting to order at 9:00 a.m.

#### 1. CONSIDERATION OF MAY 4, 2016 TECHNICAL COMMITTEE MINUTES

A motion was made by Steve Horner to **APPROVE** the May 4, 2016 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

#### 2. CONSENT CALENDAR

- a) 5168 Horse Carriage Road, Permit K06345 – Kristofer Rutledge, homeowner, 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) 5454 Geode Lane, Permit K07778 – Neil Ollson, N-Bar-B Construction, 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.

- c) 2635 Sunbird Drive, Permit K11351 – Dale Johnson, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 47” windowsill height in existing conditions where a maximum of 44” is allowed.
- d) 5931 Instone Circle, Permit J83883 – Mario Aragon, 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) 1760 Kimberly Place, Permit K10997 – Jeffrey Bunyea, 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) 620 Sun Valley Drive, Permit K09966 – James Thiele, 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.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Dan Rial; the motion carried unanimously.

## **VARIANCE REQUESTS**

- 3. 6596 Ray Nixon Road, Permit K02964 – Bill Sage, The Perry Group, Ltd., requests a variance to allow use of OSHA Standard 1910.23(e)(2), in lieu of Sections 1012 and 1013.2, to permit the stair guardrail for an equipment platform to be 34” to 37” in height from upper surface of top rail to surface of tread in line with face of riser at forward edge of tread.

Sam Jackson appeared and stated this project is at the Ray Nixon Power Plant, and this variance was previously approved for another building in this same power plant, i.e. 6592 Ray Nixon Road. He stated they did not realize at that time that they would need the same variance for 6596 Ray Nixon Road and 6597 Fuel Loop until recently. Jay Eenhuis stated RBD staff takes no exception to this variance request. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

- 4. 6597 Fuel Loop, Building 52, Permit K02967 - Bill Sage, The Perry Group, Ltd., requests a variance to allow use of OSHA Standard 1910.23(e)(2), in lieu of Sections 1012 and 1013.2, to permit the stair guardrail for an equipment platform to be 34” to 37” in height from upper surface of top rail to surface of tread in line with face of riser at forward edge of tread.

Sam Jackson stated this is the same issue as with Item 3 above. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

5. 4230 North Nevada Avenue – Josh Butrin, Jewett Enterprises, LLC, requests a variance to Section 1510.3, 2009 International Building Code, to allow recovering a roof in lieu of replacing the roof as required by Code.

Josh Butrin appeared and stated this is a manufacturing facility, and the existing roofing system is a 45 mil ballasted EPDM roof installed over 1” wood fiber insulation. He said this system was installed over the original GSBUR roof over 3” Polyisocynurate and fiberglass insulation; and the building has a concrete roof deck. He said this building does not have any active leaking and core samples have shown that the GSBUR system and the existing 3” Polyisocynurate and fiberglass insulation is dry and in very good shape.

Mr. Butrin stated they are proposing to reroof the building as follows: The existing ballast rock will be temporarily moved off the EPDM; the old EPDM and wood fiber insulation will be removed down to the existing GSBUR roof system; any wet or damaged GSBUR or wet insulation will be removed and replaced; 1½” EPS insulation board will then be loose laid over the GSBUR roof system; 60 mil Carlisle EPDM membrane will then be laid out and re-ballasted with the existing ballast rock.

Mr. Butrin stated the benefits to leaving the original roof and insulation in place are: A large cost savings in labor, material, and disposal fees; additional 3” insulation in good shape and good quality increases the R value and efficiency of the roof system; existing mopped down GSBUR and insulation will act as a vapor barrier which is important for this type of system over a manufacturing facility (vapor drive concerns); and approximately 20 cubic yards of additional waste that would be added to a landfill (environmental benefit).

Bert Warchol stated RBD staff takes no exception to this variance request. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

6. 53 Lazy W Road, Permit J70872 – Alan Patterson, A & A Professional Cooling & Heating, requests a variance to Section 403.2.1, 2009 International Energy Conservation Code, to allow use of R6 flex duct, where R8 flex duct is required.

Alan Patterson appeared and stated this project was adding air conditioning to a house that had hydronic heat. He said they put an air handler in the attic, added all of the supply and return ductwork, and it was an error on their part that they used an R6 flex duct, instead of an R8 flex duct. He stated to replace flex duct would mean “tramping” down the homeowner’s insulation, so the homeowner did not want to replace the R6 flex duct. Jack Arrington stated RBD staff takes no exception to the variance request. Mr. Patterson stated the R6 flex duct

will not affect the warranty on the new equipment. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

7. 5055 Farris Creek Court, Permit J73991 – Kyle Gerstner, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13½” clearance at the side of a water closet where a minimum of 15” is required.

Kyle Gerstner appeared and stated he finished his basement himself, and he installed a 30” vanity, with the thought that this would give him a Code compliant space between the water closet and the vanity, and once installed, he discovered that he lacked 1½” for a Code compliant space. Jack Arrington stated this issue was not caught during the rough-in inspection because the plans noted a 24” vanity. Mr. Gerstner stated he would like to **WITHDRAW** this variance request, and will correct the issue.

8. 9131 Kingston Heath Road, Permit J58656 – Paul Hubbard, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

Paul Hubbard appeared and stated he does not have a Code compliant space between the water closet and the shower. He stated he had a 27” to 28” alcove for the water closet. He stated he has three other bathrooms in the house that are Code compliant. Jack Arrington stated RBD staff takes no exception to this variance request. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

9. 17740 Grama Ridge, Permit J89930 – Abdulla Alyazidi, Zede Roofing, requests a variance to Section R905.2.2, 2009 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.

Chairman Richardson stated this Item has been **WITHDRAWN**.

10. 1318 East Yampa Street, Permit K11016 – Benard Kinyanjui, homeowner, requests variances to:
  - a) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10” where a minimum of 7’0” is required;
  - b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’1” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Benard Kinyanjui appeared and stated he would like to **WITHDRAW** his variance requests, Items 10. a. and b.

11. 3419 West Pikes Peak Avenue, Permit K10849 – Jayme Bailey, JMB Construction, LLC, requests variances to:

- a) Section R311.7.9.1, 2009 International Residential Code, to allow a 5½” tread depth on the inside corner of a winder stairs, where a minimum of 7½” is required by Code;

Jayme Bailey stated this is a basement finish/remodel. He stated the previous homeowner built a turret to enclose a spiral staircase, which will be the only means to access the basement level from the main level. He said this turret is a concrete surround/enclosure for the spiral stairs, which did not give him adequate room for a Code compliant spiral staircase. Mr. Bailey stated the previous homeowner did a lot of the work himself, but did not complete the permits. He stated there are four steps that do not have the required 7½” tread depth on the inside corner that is required by Code. Jay Eenhuis stated he believes Mr. Bailey has adequate room, but it is the design of the stairs that were built that created the problem and creates a life safety issue.

- b) Section R311.7.5, 2009 International Residential Code, to allow a landing that is less than the minimum of 36” required by Code;

Mr. Bailey stated due to space limitations, he is unable to obtain a Code compliant landing. He stated there are two bedrooms, two bathrooms and a laundry room in the basement, and it is a walk-out basement.

- c) Section R311.7.9.1, 2009 International Residential Code, to allow a 6’4” head height over the winder stairs, where a minimum of 6’6” is required by Code.

A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of Items 11, a, b and c due to life safety issues, seconded by Steve Horner; the motion carried unanimously.

12. 3610 Camels View, Permit J81402 – Tom Rosenhahn, Alpine Timber Custom Builders, requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a height of 6’0” in a crawl space, where a maximum height of 5’0” is allowed by Code.

Tom Rosenhahn appeared and stated this is a new home and the crawlspace is higher than allowed by Code. Jay Eenhuis stated the plans show that the crawlspace was to be 5’ in height. Bert Warchol stated this foundation and footing was inspected and signed off by a third party. Mr. Eenhuis gave the Committee the details of the engineered foundation design. He stated RBD staff’s concern is the possibility of a future owner trying to finish the

crawlspace. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that an engineer's letter be submitted to RBD confirming that the current backfill conditions are adequate; the crawlspace must remain uninhabitable in the future; and RBD staff can approve the variance after the engineer's letter is received, seconded by Michael Finkbiner; the motion carried unanimously.

- 12.b. 676 Bridger Drive, Permit K12205 – Sean O'Shea, O'Shea Construction, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6'2" under furred-down beams, pipes and ducts where a minimum of 6'8" is required.

Sean O'Shea appeared and stated he permitted a previously finished basement that was done without a permit, so the house can be sold by a member of our military. He stated there is one area where the ductwork comes out of the furnace where it is 6'2" in height for an area that is 30" x 44", and the remainder of the ductwork is at a Code compliant height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request based on existing, non-conforming conditions, seconded by Dan Rial; the motion carried unanimously.

- 12.c. 5130 Wiley's Road – Joe Schaffer, homeowner, requests a variance to Section R401.1.1, 2009 International Residential Code, and Section RBC303.4.30, Exception 2, 2011 Pikes Peak Regional Building Code, to allow a monolithic slab for a 940 square foot detached garage, where a maximum of 750 square feet is allowed.

Joe Schaffer stated this structure is a two-car garage with an engineered monolithic foundation. He stated the garage is larger than what is acceptable by Code. He stated the garage is not heated. Jay Eenhuis stated RBD staff takes no exception to the variance request, provided compliant Dwelling/Garage separation is installed where required per Table R302.6, as modified by the 2011 Pikes Peak Regional Building Code. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request based on the engineered drawings detailing the foundation system, seconded by Michael Finkbiner; the motion carried unanimously.

13. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

14. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg