

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

July 6, 2016

10:00 a.m.

MEMBERS PRESENT: Vice Chairman Dan Rial
Mr. Larry Bobo
Ms. Swagata Guha
Mr. Michael Finkbiner
Mr. David Doren

MEMBERS ABSENT: Chairman Chris Richardson
Mr. Steve Horner

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Dan Rial called the meeting to order at 10:00 a.m.

1. CONSIDERATION OF JUNE 1, 2016 TECHNICAL COMMITTEE MINUTES

A motion was made by Michael Finkbiner to **APPROVE** the June 1, 2016 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. CONSENT CALENDAR

- a) 28 West Navajo Street, Permit K15148 – Jonathan Babicky, Stabil Construction, LLC, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- b) 6867 Barela Court, Permit K14633 – Ben Woody, Custom Design Builders, 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.
- c) 6970 Quicksilver Drive, Permit K17101 – Scott Cook, Stoney Peak, 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.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests as written, seconded by Michael Finkbiner; the motion carried unanimously.

VARIANCE REQUESTS

The following Item 5 was heard out-of-order.

5. 3820 North 30th Street – Stephen Powell, HB&A Architects, requests a variance to Section 1015.2.1, 2009 International Building Code, to allow separation of exits when constructing a new stairway in an existing stairway location.

Stephen Powell appeared and stated this is an existing one-story building with a basement and it was built in the 1960's. He stated they are remodeling a portion of the building to rearrange the existing units in the building; they currently have 15 guest rooms, and they are remodeling and will have 13 guest rooms on the first floor and in the basement. He said there are two stairways to the basement; one interior stairway, and one exterior stairway. Mr. Powell stated they are proposing to build a new stairway with a straight run and 1' wider, in lieu of leaving the existing stairway in place, which is a "U" shape. He stated the occupant load in the basement is 53 due to a fitness room in the basement. Jay Eenhuis stated RBD takes no exception to this variance request because they are making an existing condition better. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

3. 464 10th Street, Permit K14442 – Tom Seslar, El Paso County, request a variance to Section 602.1, 2009 International Building Code, to allow a 9" separation between buildings where a minimum of 20' is required.

David Schnabel, El Paso County, appeared and stated this project is at the El Paso County Fairgrounds in Calhan. Tasha Brackin, El Paso County Parks Department, appeared and gave a presentation regarding this project. She stated these buildings will only be utilized for a couple of weeks in the summer during the El Paso County Fair. She stated the County is currently trying to update the buildings to provide for shade and better ventilation for the animals that will be housed in this building during the fair. Ms. Brackin stated this structure is 8,400 square feet and will be utilized for livestock pens. She said the building is an open sided all steel pavilion, and does not contain any utilities within the building. She said they have Fire Department approval for this structure. Jay Eenhuis 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 Swagata Guha; the motion carried unanimously.

4. 4410 Loomis Avenue, Permit K05136 – Keith Moore, RMG Architects, requests variances to Section 1009.4.2, 2009 International Building Code, to allow:
 - a) A stair riser height of 7¾”, where a maximum of 7” is required by Code;
 - b) A stair tread depth of 10” where a minimum of 11” is required by Code.

Brandon Baker appeared and stated this structure had some fire damage, and they are rebuilding and remodeling the structure. He stated they are planning to rebuild the new stairs with the same dimensions as the previous stairs due to space limitations. John Welton stated RBD staff takes exception to this variance request, because it is a means of egress and there are options available to bring it up to Code through the 2009 International Existing Building Code. Mike Finkbiner stated Mr. Moore can withdraw his variance request and resubmit the plans under the 2009 International Existing Building Code. Mr. Baker stated he would like to proceed with his variance request. A motion was made by David Doren to recommend to the Board of Review **DENIAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

5. 3820 North 30th Street – Stephen Powell, HB&A Architects, requests a variance to Section 1015.2.1, 2009 International Building Code, to allow separation of exits when constructing a new stairway in an existing stairway location.

This Item was moved to the beginning of the variance requests.

6. 4735 Saxton Hollow Road, Permit J75660 – Elaine Cawlfeld, Villagree Homes, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 48½” windowsill height in new construction where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum of 11½” tread, and the full width of the window opening.

Elaine Cawlfeld appeared and stated this home is a new home and is complete. She stated the issues with the windowsills were overlooked during construction; but she is willing to install a step under the window opening for life safety issues. She stated the homeowners are aware of the issue. John Welton 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 because the life safety issue has been corrected with the installation of the step under the window openings, seconded by Larry Bobo; the motion carried unanimously.

7. 4251 Charleston Drive – Xuejun Gao (Frank), homeowner, requests a variance to Section R311.7.1, 2009 International Residential Code, to allow a 33” stair width where a minimum of 36” is required.

Xuejun Gao appeared and stated he is finishing his basement himself and is unable to obtain a Code compliant stair width due to space limitations in this house that was built in 1985. John Welton stated RBD staff takes no exception to this variance request due to existing nonconforming conditions. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request based on pre-existing non-conforming conditions, and because there is a second means of egress out of this space, seconded by Swagata Guha; the motion carried unanimously.

8. 13807 Voyager Parkway, Permit J97100 – Clayton Dorny, homeowner, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’5” head height above the stairs where a minimum of 6’8” is required.

Clayton Dorny appeared and stated there is a steel beam above the stairs going down into his basement and he is unable to obtain a Code compliant head height over the stairs. He stated the beam is over the bottom step of this stairway, and he will not be putting drywall on the beam; he intends to paint the beam. He said it was recommended to him that he ask for the maximum variance height in the event a future owner should finish the beam and carpet the steps. John Welton stated due to the pre-existing non-conforming conditions in this part of the house, 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 due to pre-existing non-conforming conditions, with the stipulation that the head height above the stairs be a minimum of 6’5”, seconded by Swagata Guha; the motion carried unanimously.

- 8.b. 14 East Cache LaPoudre Street – Will Wise, Colorado College, requests a variance to Table 1018.1 and Section 716.1, 2009 International Building Code, to waive the 1-hour rating requirement for corridor walls as part of the renovation.

Will Wise appeared and stated they are dividing a 1,500 square foot classroom in half and adding a new doorway. He stated he has this same condition in another classroom down the hall. He stated the new doorways go into a hallway that is non-rated, and all of the walls in the building go to the ceiling. Zachary Taylor, Taylor Architecture, appeared and stated they do not feel the 1-hour rating is improving the life safety of the building. Jay Eenhuis stated RBD staff takes no exception to this variance request because of the minimal amount of wall space that is at issue. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request because it is a minor alteration affecting doors, and the Colorado Springs Fire Department approves the construction, seconded by Swagata Guha; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

There was no Unfinished Business to Discuss.

10. **NEW BUSINESS**

a) Mechanical Licenses for Pool Installers

Dan Rial stated due to the fact that there are a number of apartment complexes being constructed, and most of the complexes have pools, he would like to request that the pool companies be required to pull their own permits for their boilers to operate the pool. Mr. Rial stated the general contractors are insisting that the mechanical contractors add the pool boiler to their permit. Roger Lovell stated if that boiler is not part of the scope of work for his project, then he should not be responsible. He stated the pool companies will need to obtain a license for installation of boilers for operation of a pool. Mindy Stuemke stated pool companies pull permits as a building contractor, and any electrical, plumbing or mechanical work done on the pool, has to be permitted as an attachment to the pool companies' building permit.

The meeting adjourned at 11:18 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg