

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

August 3, 2016

10:00 a.m.

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

MEMBERS ABSENT: Mr. Dan Rial

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. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. **CONSIDERATION OF JULY 6, 2016 TECHNICAL COMMITTEE MINUTES**

A motion was made by Michael Finkbiner to **APPROVE** the July 6, 2016 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **CONSENT CALENDAR**

- a) 2340 Lisa Drive, Permit K19721 – Gurmail Singh, 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) 5272 Stetson Meadows Drive, Permit K22075 – Ron Davis, Davis 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.

- c) 5241 Sternward Way, Permit J74773 – Performance 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.
- d) 824 South Prospect Street, Permit K17253 – Neal Hinkle, Neal’s Mechanical, Inc., requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance or an induced draft appliance common-vented with a draft hooded appliance, provided the installation meets the following requirements:
- The appliance is a replacement;
 - The area of the chimney does not exceed 7 times the area of the draft hood outlet;
 - Not more than one side of the chimney is exposed to the outside;
 - A licensed contractor provides a letter verifying the chimney’s integrity, and approved material is defined as sheet metal, tile or clay lined.
- e) 5260 Stetson Meadows Drive, Permit J49742 – Ronald McWhirter, 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.

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

VARIANCE REQUESTS

3. 1195 Magnolia Street – Jonathan Whittaker, YOW Architects, requests a variance to Section 1107.7.4, 2009 International Building Code, to allow for a reduction in the number of required Type “B” Units to 30%, where 40% is required per calculation.

Jonathan Whittaker appeared and stated this is a 54-unit student housing complex near UCCS, and he is requesting that the ground units be approved to allow 30% of the ground floor units to be Type B accessible. He stated the complex is planned to be three buildings. He stated they feel they have a site that meets the intent of the Code, i.e. 54 percent of slopes greater than 10 percent. Mr. Whittaker stated they are requesting relief on the north building (Building A) to not have an accessible route from the parking lot to the building itself, and they would put all of their accessible units in Buildings B and C; giving them two Type A units and six Type B units for the whole site. Jay Eenhuis stated RBD staff takes no exception to this variance request. Mr. Whittaker stated all three buildings are planned to be built simultaneously, so they can be occupied in August at the beginning of the school year.

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.

4. 1410 Crippen Court, Permit K18860 – Steven Hoit, Going Home, LLC, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow an 11” clearance at the side of a water closet where a minimum of 15” is required.

Steven Hoit appeared and stated this house is a foreclosure house, and he bought the house with the intent of remodeling it to resell it. He stated the basement had been finished by the previous owner without a permit, and he has had a number of issues to resolve. He stated due to pre-existing space limitations, it would be very difficult to obtain a Code compliant space at the left side of the water closet. Mr. Hoit stated the house was built in 1986, and there is another bathroom in the house that is Code compliant. Jack Arrington stated it is possible to gain an additional 1½ inches with an offset flange. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that an offset flange is installed to obtain a 13” inch clearance on the wall side of the water closet and 15” on the shower side of the water closet, seconded by Swagata Guha; the motion carried 4:1; Michael Finkbiner opposed.

5. 5272 Stetson Meadows Drive, Permit K22075 – Ron Davis, Davis Construction, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’8” in a bathroom, where a minimum of 7’0” is required.

Ron Davis appeared and stated he would like to **WITHDRAW** this variance request.

6. 16325 Eastonville Road, Permit G60851 – Michael McFeron, homeowner, 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.

Michael McFeron appeared and stated he reroofed his own house in 2008 due to hail damage, and he was unaware of the requirement for ice and water shield. He stated the house is above 7,000 feet. He stated he has been a licensed contractor in El Paso County in the past, and he is trying to reactivate his license, and this “A” Status permit is keeping him from reactivating his license. Mr. McFeron stated his roof has not had any leaking issues since installation in 2008, and he assumed he would have another hail storm and a new roof would be required at which time this issue would be corrected. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request for the current roof configuration only, i.e. Permit G60851, seconded by Swagata Guha; the motion carried unanimously.

7. 3016 West Platte Avenue, Permit K17728 – Ken Jones, Cheyenne Mountain Roofing, requests a variance to Sections R905.2.4.1 and R905.2.6, 2009 International Residential Code, to allow less than the minimum number of fasteners per shingle that is required by Code.

Ken Jones appeared and stated this project started as a partial reroof on an existing detached garage, and the homeowner wanted to match the shingles on the house. He stated the roof failed inspection because the shingles did not meet the 100 mile an hour wind rating, and he was able show that it did meet the required wind rating. He stated six nails were recommended, although only four nails are required to fasten the shingles in place. Michael Finkbiner stated upon additional research, he discovered that this shingle is designed for a 60 mile an hour wind rating. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

8. 29 East Clover Circle, Permit K14271 – Heriberto Lopez, H. L. Custom Homes, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’4” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Heriberto Lopez appeared and stated this house was built in the 1960’s, and there is a pre-existing I-beam that is 6’4” in the basement. He stated he is remodeling a portion of the basement, and is unable to obtain a Code compliant soffit height due to this pre-existing condition. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Michael Finkbiner; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

10. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 10:54 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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