

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

November 2, 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

MEMBERS ABSENT: Mr. David Doren

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

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:01 a.m.

1. CONSIDERATION OF THE OCTOBER 5, 2016 TECHNICAL COMMITTEE MINUTES

A motion was made by Steve Horner to **APPROVE** the October 5, 2016 Technical Committee Minutes as written, seconded by Dan Rial; the motion carried unanimously.

2. CONSENT CALENDAR

- a) 705 Witchhazel Court, Permit K42089 – Christopher Harper, Everlasting Victorians, 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) 4884 Bittercreek Drive, Permit K42087 - Christopher Harper, Everlasting Victorians, 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) 823 East Saint Vrain Street, Permit K53443 – Barbara Rupp, 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.
- d) 735 Nolte Court, Permit K18191 – Tesse Abair 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.
- e) 1716 Armstrong Avenue, Permit K47983 – Direct Build, Inc. requests variances 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.

Section R310.1, 2009 International Residential Code, to allow a 45½" 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 Larry Bobo; the motion carried unanimously.

VARIANCE REQUESTS

- 3. 2960 Tutt Boulevard, Permit K10546 – Cynthia Schuster, LRS Architects, requests a variance to Sections 705.2 and 1406, 2009 International Building Code, to allow dry fire sprinkler coverage of the covered roof steel trellis structure as allowed per Section 1406.3, Exception 3, for combustible construction.

Cynthia Schuster appeared and stated this is a senior living apartment building, and they are extending a roof deck out of the west side of the building to take advantage of the views. She said it is considered a projection from the building since it is attached. She said they are requesting to install a steel structure for shade over the deck that is 12' x 15' and sits on a 600 square foot deck. Ms. Schuster said it is attached to the deck, and would have a polycarbonate roofing material. She said the building is an R-2, four-story building. Jay Eenhuis stated RBD staff believes this is not a projection, but is a roof structure, and has to meet the requirements of Table 601 of the 2009 International Building Code to meet Type 5A construction. Ms. Schuster stated 75% of the structure is open; and it is a 1-hour rating. She stated they would prefer the steel structure because it is low maintenance and is stronger. She said the option would be to go to heavy timber construction, which is flammable. Ms. Schuster stated the floor system is combustible, but it is a 1-hour system. Mr. Eenhuis stated

RBD staff feels this is a roof structure supported by columns and needs to meet the requirements of Table 601 of the 2009 International Building Code for Type 5A construction, which requires 1-hour protection on the roof ceiling assembly, and 1-hour protection of those columns that sit on the 1-hour protected floor, so the type of construction throughout the building is the same. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request because with the polycarbonate roof, they cannot meet the intent of the Code, seconded by Michael Finkbiner; the motion carried unanimously.

4. 1750 Telstar Drive, Suites 200 and 201 – Mark Mahler, Mahler General Contracting Company, requests variances to Table 1021.2 and Section 1015.2.1, 2009 International Building Code, to:
 - a) Suite 200 – Allow a maximum travel distance of 115’ where 75’ is required for a space with one exit.

Mark Mahler appeared and stated the core shell was built under the 1997 UBC, and a tenant finished a small portion of the building in 2004. He stated they had exits through the front entrance and the back door. He stated the tenant wanted to expand her space to encompass 50% of the second level, and would have an occupancy of 33, which requires one exit. Mr. Mahler stated this is a non-sprinklered building. He stated the issue is the travel distance to the exits. He stated by accommodating the current tenant, they will be making the other side of the building noncompliant. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request because it is a new configuration of the space and requires two exits, seconded by Steve Horner; the motion carried unanimously.

- b) Suite 201 – Allow separation of exits to be reduced from the required 55’ to 46’.

Mr. Mahler stated this is the suite that is being remodeled. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because there are two exits, and although the Code requirements are not met, there is substantial safety, seconded by Michael Finkbiner; the motion carried 4:1. Steve Horner opposed.

5. 1605 South Tejon Street – Alan Dill, on behalf of On The Ivy, LLC, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product.

Alan Dill appeared and stated he **WITHDRAWS** his variance request.

6. 1400 East Boulder Street – Tim Schuessler, Hensel Phelps Construction Co., requests a variance to Section 606.3, ICC/ANSI A117.1 – 2003, to allow a 36½” high countertop, where a maximum of 34” is required.

Tim Schuessler appeared and stated this variance request is for a surgery center; the countertop is in an employee only area, and there is a sink in the counter. He stated they require the additional height for the counter to store hospital equipment under the counter. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request based on the usage of the space and the commitment by the owner of the building to modify the space if deemed necessary, seconded by Larry Bobo; the motion carried unanimously.

7. 5755 Taxi Way, Permit K23164 – Thomas Hoag, Hoag Construction Company, requests a variance to Section 1109.2, 2009 International Building Code, to waive the requirement for a restroom and private kitchen to be accessible.

Thomas Hoag appeared and stated this project is a private hangar project. He stated there have been a number of variances granted in the past for this same issue in other hangars in this same complex. He stated he would like to omit the grab bars around the water closet and in the shower, knee space protection, fold-down shower seats, smaller frame for the shower access (which can be modified in the future if needed) and slide bar shower heads; although they will install the backing in the walls if they should wish to add these ADA fixtures in the future. Mr. Hoag stated in addition, they would like approval to have the breakroom counter at 36” in height. He stated there are ADA compliant facilities in the units on both sides of this unit; and there are also ADA compliant restrooms in the common area that is 65’ away from this unit.. He stated the purpose of the variance is for aesthetic purposes.

Tim Branaman appeared and stated he is the owner of the building; the building is completely private and he is not conducting any business in this building. He stated he would like to omit the ADA fixtures from the restroom and the breakroom, because he is the only one in the hangar. He stated they will be installing the backing in the walls, so the fixtures can be installed at a later date should they be needed. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the variance is to omit the grab bars around the water closet and in the shower, knee space protection, fold-down shower seats, smaller frame for the shower access, and adjustable hand spray in the shower; although they will install the backing in the walls if they should wish to add these ADA fixtures in the future, as well as approval for a 36” countertop in the breakroom, seconded by Dan Rial; the motion carried unanimously.

8. 5750 South Highway 85-87 – Brad Ernst, Ernst Enterprises, requests a variance to Section 101.4.5, 2009 International Energy Conservation Code, to allow tube heaters to be installed in an existing building/pole barn for freeze protection.

Brad Ernst stated this structure is for H & H Tire, and they would like to install tube heaters for freeze protection in a warehouse. He stated this building will be used for storing tires. He stated the same tube heaters were installed in another building on the property, without issue. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request based on the proposed use of the building, seconded by Dan Rial; the motion carried unanimously.

9. 23 Mountain View Road – Rocky Mountain Remodeling, Inc., requests variances to:

a) Section R311.7.4.1, 2009 International Residential Code, to allow a 1½” difference in stair riser height where a maximum difference of 3/8” is allowed.

Rob Hartman appeared and stated he **WITHDRAWS** Item 9a.

b) Section R311.7.1, 2009 International Residential Code, to allow a 34” stair width where a minimum of 36” is required for the main level to the basement level.

Rob Hartman appeared and stated they are replacing two existing staircases, and due to space limitations, they cannot meet the Code requirements. He stated with approval of these variance requests, the stairs will be much closer to being Code compliant than the current staircases. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of this variance request, with the stipulation that the variance is for the staircase from the main level to the basement level, based on pre-existing conditions, seconded by Michael Finkbiner; the motion carried unanimously.

c) Section R311.7.4.2, 2009 International Residential Code, to allow a 9” thread depth, where a minimum of 10” is required.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request for a 9” thread depth based on pre-existing conditions, seconded by Michael Finkbiner; the motion carried unanimously.

Chris Richardson left at 11:11 a.m. and a quorum was maintained.

10 14 Cherokee Road, Permit K45259 – Ted Fariss, homeowner, requests variances to (*This Item was **POSTPONED** from the October 5th Technical Committee meeting so the homeowner could include the stairs in the scope of work on his permit, and the stairs could be inspected to determine any Code issues*):

a) Section R311.7.1, 2009 International Residential Code, to allow a 29½” stair width where a minimum of 36” is required.

- b) Section R311.6, 2009 International Residential Code, to allow a hallway width of 32” where a minimum of 36” is required.
- c) Section R311.7.4.1, 2009 International Residential Code, to allow a stair riser of 8½” where a maximum of 7¾” is allowed.
- d) Section R311.7.4.2, 2009 International Residential Code, to allow a 9” thread depth, where a minimum of 10” is required.
- e) Section R311.7.5, 2009 International Residential Code, to allow a 32½” landing where a minimum of 36” is required.

Ted Fariss appeared and stated this house was built in 1913; an RBD inspector has inspected this staircase and due to the location of the front door, window and exterior gas meter, he is unable to obtain Code compliance for this stair case due to space limitations. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance requests 10(a) through (e), with the stipulation that the landing condition is corrected and does not affect Items (a) through (e), seconded by Swagata Guha; the motion carried unanimously.

- f) Section R311.7.4.1, 2009 International Residential Code, to allow a 3” difference in stair riser height where a maximum difference of 3/8” is allowed on the bottom step.

Mr. Fariss stated he would like to **WITHDRAW** Item 10f.

- 10.g. 8641 Saddleman Road, Permit K45115 – Andrew Heo, homeowner, requests a variance to Section R303.4.12, 2011 Pikes Peak Regional Building Code, to allow a 28” egress window well where a minimum of 30” is required.

Andrew Heo appeared and stated he bought this home in 2008 and he is selling the house now. He stated he did check with his local fire department, and they confirmed that they could egress through the window well at 28”. John Welton stated in homes built prior to the year 2000, Section R303.4.12, 2011 Pikes Peak Regional Building Code, allows a 30” window well in homes built prior 2000. He stated RBD staff feels this is a life safety issue. Mr. Heo stated the window wells are slightly recessed. He stated both windows are in bedrooms. He stated this is a garden level basement. Mr. Heo stated when the basement was finished, the initial inspections were done, but the final inspections were not completed. He stated this was never disclosed to him when he bought the house. He stated one of the window wells is surrounded by soil, and one is surrounded by concrete. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Steve Horner; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:57 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg