

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

May 3, 2017

9:00 a.m.

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

MEMBERS ABSENT: Mr. David Doren

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
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:02 a.m.

1. **CONSIDERATION OF THE APRIL 5, 2017 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the April 5, 2017 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **CONSENT CALENDAR**

- a) 9921 Golf Crest Drive, Permit K78263 – Jacques Delange, Windsor Ridge Homes, 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) 11956 Bonifay Loop, Permit K88526 – Dan Ritthaler, 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.

- c) 7772 Black Walnut Drive, Permit K82267 – 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 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 6570 Silverwind Circle, Permit K86466 - 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 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- e) 2545 Black Diamond Terrace, Permit K81575 – Jeremy Porto, 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) 4220 Ridgeland Drive, Permit K80829 – Ben Smith, All About the House, 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) 8655 Brockhill Drive, Permit K79787 – Duane Craft, 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.

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

VARIANCE REQUESTS

- 3. 117 East Bijou Street, No. 207, Permit K20030 – Daniel Robertson, S & R Construction, Inc., requests a variance to Section 1003.5, ICC/ANSI A117.1-2003, to allow a 1½” threshold on the exterior balcony side of a patio door, where prohibited.

Steve Horner recused himself from Item 3.

Daniel Robertson appeared and stated this is a loft project; he built nine lofts over an existing structure. He stated his window supplier informed him that the patio doors were ADA compliant, but the inspector noted that the threshold on the doors were more than 3/4 inch in height on the outside of the patio door. John Welton stated the Code is explicit regarding this issue, and the threshold coming back into the unit is ¾ inch too high. He stated Code

will allow a ramp to be beveled up to a maximum of 3/4 inch, but it does not allow 1½ inches. He stated a ramp will be required, but it is the height of the threshold that is the issue; Code will only allow a maximum of 3/4 inch. Mr. Robertson stated there are ADA ramps available that he could install. Jay Eenhuis stated any modifications must comply with the ANSI Standards. John Welton stated RBD staff would like to remain neutral on this issue. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because she feels Mr. Robertson can make reasonable accommodations to make up the 1½ inch height with the threshold ramp, and the homeowner has approved the 1½ inch threshold, seconded by Larry Bobo; the motion carried unanimously.

4. 9415, 9427, 9451, 9463, and 9475 Palladium Heights – Jon Stuart, Complete Construction, requests a variance to Section 1008.1.6, 2009 International Building Code, to allow a reduced landing size at six utility room doors, where 36” is required by Code.

Jon Stuart appeared and stated there are six locations in this project where they have utility closets that do not meet the minimum landing requirement outside of the doors. He stated the sidewalks do not allow for a Code compliant landing. He stated the utility closets are only accessed by maintenance, and are locked most of the time. Mr. Stuart stated they cannot move the sidewalk because it would encroach into the fire lane. 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, with the stipulation that any landings that do not meet Code are required to be painted with a warning line at the edge of the step, seconded by Steve Horner; the motion carried unanimously.

5. 3026½ North Stone – Jeff Courtright, Planet Granite, requests a variance to Table 705.8, 2009 International Building Code, to allow exterior wall openings in a wall less than 5’ to the property line, where prohibited.

Jeff Courtright appeared and stated he would like to **WITHDRAW** this variance request.

6. 31 South 11th Street – Stewart Remodeling requests a variance to Section R403.1.4.1, 2009 International Residential Code, to allow less than the required 30” frost protected piers/foundation.

Marshal Partlo appeared and stated this project is an interior remodel of an existing carriage house in Old Colorado City. He stated the main house has been turned into an office; and the owner of the property would like to turn the carriage house into living space. He stated one side of the house is on the property line; and there is concrete around the rest of the house, so a variance is their only option. 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 Swagata Guha; the motion carried unanimously.

7. 169 Del Oro Circle, Permit K56889 – John Lopez, homeowner, requests a variance to:
- a) Section R311.7.4.1, 2009 International Residential Code, to allow a 4¼” difference in stair riser height where a maximum difference of 3/8” is allowed.

John Lopez appeared and stated he would like to **WITHDRAW** this variance request.

- b) Section R312.3, 2009 International Residential Code, to allow a 5” opening in a guardrail where a maximum of 4” is required by Code.

John Lopez stated the gap in question is between the deck and the bottom rail of the guardrail; he stated it is 1” out of Code. John Welton stated RBD staff takes no exception to this variance request. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because RBD staff takes no exception to the variance request, seconded by Larry Bobo; the motion carried unanimously.

- 8 2350 Wood Avenue, Permit K88673 – Benjamin Cutter, Craftsman Custom Builders, LLC, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product.

Benjamin Cutter appeared and stated he purchased a bathtub that is not UL listed. He stated the homeowner chose the bathtub, and he purchased it because he was able to get it at a lesser cost because he is a contractor. He stated he did not realize it did not have a UL listing until after the bathtub arrived. Mr. Cutter stated it does not have a third party listing or an overflow. Jack Arrington stated this contractor installed a floor drain; and RBD staff takes no exception to this variance request. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because a floor drain has been installed and RBD staff takes no exception to the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

9. 11781 Smokey Hill Grove, Permit G19756 – Mark Schwab, Baywood Homes, requests a variance to Section R311.7.5, 2009 International Residential Code, to allow a 33½” landing where a minimum of 36” is required.

Mark Schwab stated this home was built in 2008 and the landing was installed at that time. He stated he has a letter from the homeowner approving the current construction. He stated he would like to have his contractor license renewed, and this is the only outstanding permit that needs to be resolved. Mr. Schwab stated the homeowner actually built the landing. He stated this permit was completed by another contractor in 2008 because he was in Afghanistan, and the permit was not transferred to the contractor that finished the home. John Welton stated a CO was never issued on this home, and he would suggest that the permit be renewed and a TCO be obtained so it can be inspected and finalized by RBD staff.

He stated RBD staff would classify this as a life safety issue because it is a means of egress from the home. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request because it can be corrected, seconded by Michael Finkbiner; the motion carried unanimously.

10. 188 Homeland Court, Permit K87901 – Eric Heckman, Silver Summit GC, requests a variance to Section RBC303.4.15, 2011 Pikes Peak Regional Building Code, to allow a horizontal projection with a clearance of 29” over a window well, where 36” is required per Code.

Eric Heckman appeared and stated he would like to **WITHDRAW** this variance request.

11. 2559 East Payne Circle, Permit K35201 – Lance Nilson, homeowner, 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. *This Item was postponed from the April 5, 2017 Technical Committee meeting.*

No one appeared. A motion was made by Michael Finkbiner to **POSTPONE** this Item until the end of the meeting, seconded by Dan Rial; the motion carried unanimously.

12. 5430 Wagon Master Drive, Permit K54596 – Ron Phillips, Interstate Roofing, requests a variance to Section R905.2.7, 2009 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.

Amanda Mikesell, Interstate Roofing, appeared and stated she would like to **WITHDRAW** this variance request.

13. 2129 Lander Circle, Permit K55100 – Randall Rabalais, Cricket Roofing, LLC, requests a variance to Section R905.2.7, 2009 International Residential Code, to allow one layer of roofing felt where two layers of ASTM D226 roofing felt is required for roof slopes between 2:12 and 4:12.

Randall Rabalais appeared and stated he had two new crew members working on this project and they overlooked the requirement of a double layer of felt, and only installed one layer of 30 pound felt. He stated he has submitted a letter from his company extending the warranty, and a letter from the homeowner approving the current construction. He stated the space in question is unhabitable space, i.e. a patio cover and a storage shed attached to the back of the garage. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request because this issue should have been caught by the project manager, seconded by Steve Horner; the motion carried unanimously.

- 13.b. 5862 Fossil Drive, Permit K89873 – Paul Patton, P. D.’s Enterprises, LLC, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’5” head height one inch out from edge of bottom step of stairs, where a minimum of 6’8” is required.

Paul Patton appeared and stated this is a basement finish and due to pre-existing conditions, he has a head height issue one inch out from the edge of the bottom step of the stairs due to a beam. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming framing conditions, seconded by Michael Finkbiner; the motion carried unanimously.

14. **UNFINISHED BUSINESS**

a) Table Items

A motion was made by Michael Finkbiner to **POSTPONE** the tabled item until the June 7, 2017 Technical Committee meeting, seconded by Swagata Guha; the motion carried unanimously.

15. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:11 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg