

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

June 7, 2017

10:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson  
Mr. Larry Bobo  
Mr. David Doren  
Ms. Swagata Guha

MEMBERS ABSENT: Mr. Dan Rial  
Mr. Steve Horner  
Mr. Michael Finkbiner

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 10:00 a.m.

#### 1. **CONSIDERATION OF THE MAY 3, 2017 TECHNICAL COMMITTEE MINUTES**

A motion was made by Swagata Guha to **APPROVE** the May 3, 2017 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

#### 2. **CONSENT CALENDAR**

- a) 4245 Dolphin Circle, Permit K76418 – Christopher Barnhart, Crossroad Builders, 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.
- b) 4955 Townsend Drive, Permit K41691 – Brian Wood, 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.

- c) 6605 Stonehedge Drive, Permit K84984 – James Stahler, 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.
- d) 5935 Census Drive, Permit K62101 – Katie Allen, 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.

A motion was made by Swagata Guha 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. 327 Manitou Avenue – John Davis Design Group requests a variance to Section 903.2.8, 2009 International Building Code, to waive a sprinkler system, where required by Code.

John Davis appeared and stated this is a remodel of an existing building into Happy Cats Haven, and they are requesting that the sprinkler system be waived. He stated there are two one-bedroom apartments on the upper level, and the shelter encompasses the main level and part of the second level. He stated the owner of the building has met with the Manitou Springs Fire Department, and they have approved the variance with the installation of a 2-hour fire separation between the commercial and residential areas, i.e. horizontally with a floor/ceiling separation; and vertically with a wall separation, as well as separating the two apartment units. Mr. Davis stated the Manitou Springs Fire Department has also approved the plans for the remodel, and they have submitted a letter to RBD to that effect. Ray Ferguson, owner of Happy Cats Haven and the building, appeared and stated this remodel has been in the planning stage for the past two years. He stated he has met with the Manitou Springs Fire Department and was informed that if the 2-hour fire barrier is installed, the sprinkler system could be waived. He stated the building is on the main street going through town and they are two minutes away from the Fire Station, with fire hydrants in close proximity. Jay Eenhuis stated Code requires that all buildings with an “R” occupancy are sprinklered. John Davis stated all egress Codes have been met in this remodel. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because the Manitou Springs Fire Department has approved the variance request and all egress Codes have been met, with the stipulation that there is a two-hour separation between the commercial and residential occupancies, seconded by Larry Bobo; the motion carried unanimously.

4. 6965 Tutt Boulevard, Suites 200 and 210 – Sharon Allen, Tremmel Design Group, requests a variance to Section 1015.2.1, 2009 International Building Code, to allow exits to be located less than one-half the maximum diagonal dimension, where prohibited.

Sharon Allen stated this project is for a single tenant on a single floor under a single lease; it is a medical office building with a pediatric side and an adult side. She said due to the accreditation, they require separate addresses for the pediatric side and the adult side of the facility. She stated RBD's Enumerations Department will only issue one address per Certificate of Occupancy (CO), and this entire space is currently under one CO. Ms. Allen said there are three exits on one side. She stated the Colorado Springs Fire Department (CSFD) has no issues with this variance request. She stated she is 2' short of the required diagonal dimension required by Code. John Welton stated RBD staff takes no exception to this variance request because CSFD has approved it. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because it is only 2' out of Code and CSFD takes no exception to the variance request, seconded by Larry Bobo; the motion carried unanimously.

5. 2003 North El Paso Street, Permit K94369 – Jeff Dokmo, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6'8", where a minimum of 7'0" is required in a bathroom.

Jeff Dokmo appeared and stated this house is 100 years old and existing conditions do not allow for a Code compliant ceiling height in the bathroom. He stated the floor joists in the ceiling in this bathroom are at 6'10". A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance due to pre-existing conditions, seconded by Larry Bobo; the motion carried unanimously.

6. 19490 Draco Drive, Permit K88807 – Michael Steiner, The Roughneck Craftsman Limited, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6'6" head height above the stairs where a minimum of 6'8" is required.

Michael Steiner appeared and stated this project is a garage conversion in a 1946 house, and there is a 48" difference between the house floor and the garage floor. He stated he has had a structural engineer look at the project and it was recommended that the engineered truss be kept in tack and not modified. He stated there is only one step with a head height issue. John Welton 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 Larry Bobo; the motion carried unanimously.

7. 31 South 11<sup>th</sup> Street – Marshall Partlow, Stewart Remodeling, requests a variance to Section R302.1, 2009 International Residential Code, to allow the east side of the roof to overhang the property line.

Marshall Partlow appeared and stated the east side of the roof overhangs the property line/fence line. He stated the neighbor's home is 10' from the property line. He stated this is an existing house with an existing overhang. He stated this carriage house will be used as a residential structure, and the main house has been converted to an office space. He stated the wall of the house is on the property line, and the fence is approximately 6" out from the house. He stated there are no windows on this wall, and they will install a 1-hour wall on this side of the house. Jay Eenhuis stated DRE has signed off on the back of the permit; although they have not noted their approval in RBD's BDA system. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that all Plan Review requirements are met, the exterior wall have a 1-hour rating to the roof sheathing, the fascia and soffit materials are comprised of noncombustible materials, and DRE be directed to sign off on the plans in RBD's BDA system as they have already done on the back of the permit, seconded by Larry Bobo; the motion carried unanimously.

- 7.b. 1710 Briargate Boulevard – Josh Butrin, Jewett Roofing Company, requests a variance to Section 1510.3, 2009 International Building Code, to allow a membrane swap in lieu of a complete tear off, where prohibited.

Josh Butrin appeared and stated this project is the Chapel Hills Mall, and there are two different roof systems. He stated this variance is for Sections 9 and 10, that have a gravel surface built up roof covered by a PBC roof. He stated they would like to remove the PBC roof on both sections, remove any underlayment that lies above the gravel surface built up roof, and come back with a better hardwood and PBC installation to prevent future hail problems. He stated this would be more cost effective, the gravel surface built up roof is acting as a vapor barrier, and environmentally it is better to leave this part of the roof in place because it is functioning as a vapor barrier. John Welton 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 because RBD staff does not oppose the variance, seconded by Larry Bobo; the motion carried unanimously.

## 8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:07 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official  
RNL/lfg