

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

July 5, 2017

10:00 a.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Mr. Dean Wemmer, Chief Electrical 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 JUNE 7, 2017 TECHNICAL COMMITTEE MINUTES

A motion was made by Swagata Guha to **APPROVE** the June 7, 2017 Technical Committee Minutes as written, seconded by David Doren; the motion carried unanimously.

2. CONSENT CALENDAR

- a) 1253 Mount Estes Drive, Permit K89798 – Christopher Harper, Everlasting Homes., 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) 6170 Castlewood Lane, Permit L03189 – Jessica Peatross, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 47” windowsill height in existing conditions where a maximum of 44” is allowed.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests, seconded by Larry Bobo; the motion carried unanimously.

VARIANCE REQUESTS

Chris Richardson and Danny Rial recused themselves from Item 3.

3. 3970 Palmer Park Boulevard – Danny Rial, Rial Heating and Air Conditioning, requests a variance to Section 503.4.1, 2009 International Energy Conservation Code, to waive installation of new economizers, where required by Code.

Dan Rial appeared and stated this structure is the Springs Event Center and it is a 48,000 square foot open space building. He stated there is one 25-ton roof top unit, 22 5-ton units, and two 3-ton units, which were all purchased in 2011 and stored in a warehouse for the past six years. He said they are new units, but they were purchased with manual outside air dampers because at that time, the Code required that all 7½-ton and above units have economizers. Mr. Rial stated the owner is adding on to the event center at the Rustic Hills Shopping Center and they would like to use these units. He said the ventilation Code would be met by using the 25-ton unit and one 5-ton unit with economizers. Jack Arrington stated the 25-ton unit has an economizer on it, there are 21 5-ton units without economizers, and the two 3-ton units would not require economizers. He stated when these units were purchased, economizers were not required on units less than 7½-ton, but the Code now requires economizers on units higher than 4½-ton. He stated the 25-ton unit with the economizer will bring in enough ventilation for the occupants in the building. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because adequate ventilation is being provided for the building's occupants, seconded by Larry Bobo; the motion carried unanimously.

4. 10065 Otero Avenue, Permit K18970 – D & J Quality Electric requests a variance to Section 210.12, 2014 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breakers are being replaced due to incompatibility with the lighting control system.

Joan Hathcock appeared and stated this home has a lighting control system, which generally does not work with arc fault breakers; and this home will be in the Parade of Homes later this month. She said she is requesting the variance so they do not have to install 90 breakers and then go back and replace them, because of the time constraints that the Parade of Homes is creating. Dean Wemmer said he would like to test the arc fault breakers with this lighting control system so it can be determined that this brand of lighting control system will not work with the arc fault breakers. A motion was made by Larry Bobo to approve this variance

to eliminate the arc fault breakers for the lighting control system, if they are not compatible with the system in this home, with the stipulation that the contractor test the arc fault breakers with the lighting control system prior to October 1, 2017, and the applicant must report the status of the compatibility of the arc fault breakers with this brand of lighting control system to RBD staff, seconded by Steve Horner; the motion carried unanimously.

5. 15 Alta Vista Road, Permit K10901 – D & J Quality Electric requests a variance to Section 210.12, 2014 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breakers are being replaced due to incompatibility with the lighting control system..

Joan Hathcock appeared and stated the lighting control system is creating an issue with the arc fault breakers in this home. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

6. 6043 Corinth Drive, Permit K87304 – Sean LeRoux, homeowner, requests a variance to Section R310.2, 2009 International Residential Code, to allow two 30” window wells in the bedrooms, where a minimum of 36” is required for a house built in 1997.

Sean LeRoux appeared and stated the pre-existing window wells are at 28” and are 4’ from the fence line. He stated to install Code compliant window wells would only leave a 12” walkway between the window well and the fence, and he would be concerned about his children falling into the window well with this narrow pathway. John Welton stated prior to the year 2000, 30” window wells were Code compliant. Steve Horner stated he believes the current window well is a life safety issue. Mr. LeRoux stated he would like to revise his variance request to allow a 30” window well where 36” is required. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of a variance request to allow 30” window wells, where 36” is required by Code, seconded by Steve Horner; the motion carried unanimously.

7. 6837 Sandy Ford Lane, Permit K90785 – Custom Construction Services requests variances to:
 - a) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’7” in a hallway, where a minimum of 7’0” is required.

Christina Wells appeared and stated the ductwork in this home is prohibiting them from obtaining a Code compliant ceiling height in a hallway. John Welton stated a 6’7” soffit height variance in the bedroom would also be required for this project.

A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of a 6'7" ceiling height in the hallway, seconded by Larry Bobo; the motion carried 5:1. Steve Horner opposed.

- b) 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 David Doren to recommend to the Board of Review **APPROVAL** of a 6'7" soffit height in the bedroom, seconded Swagata Guha; the motion carried unanimously.

- 8. 1721 North Wahsatch Avenue – Bob Parsons, homeowner, requests variances to:

- a) Section R305.1, 2009 International Residential Code, to allow a minimum ceiling height of 6'9", where a minimum of 7'0" is required.

Bob Parsons appeared and stated this property has been a rental property for the past 9 years, and the house was built in 1925. He stated he would like to finish the basement to add two bedrooms, a bathroom, and laundry room. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that there are no other items or fixtures hanging below the 6'9" ceiling height, seconded by Steve Horner; the motion carried unanimously

- b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3½" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

John Welton stated RBD staff takes exception to this variance request because without a plan, the location of the soffits is unknown. Bob Parsons stated he would like to **POSTPONE** this variance request for 30 days so he can prepare the plans, which will enable him to show the Committee the location of the soffits.

- 8.c. 8812 Cliff Allen Point, Permit K79431 – Brian Schneider, Premier Mechanical, requests a variance to Section 403.3, 2009 International Mechanical Code, to allow less ventilation than required by Code.

Brian Schneider appeared and stated this is a new structure for an auto garage for repair of diesel trash trucks, and the owner requested that the exhaust system be removed from the structure due to costs overrun. He stated the mechanical engineer misinterpreted the Code regarding ventilation, and now they are requesting as variance to reduce the ventilation to 10 percent or 600 cfm. Jack Arrington stated the structure was designed with the ventilation

system, and without the exhaust system, it is below the Code compliant rate per Section 403.3. A motion was made by Dan Rial to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by David Doren; the motion carried unanimously.

- 8.d. 8312 Airpark Heights, Permit K66875 – Erik Payne, homeowner, requests a variance to Section 412.5.5, 2009 International Building Code, to allow up to 3200 square with a 2-hour barrier, in lieu of a 1-hour separation.

Erik Payne appeared and stated this structure is his residence and there is an airplane hangar attached to the garage, and it is 16' in height. Jay Eenhuis stated this residential air craft hangar is larger than allowed by Code with a 1-hour separation; Code states the hangar shall not exceed 2000 square feet in area and 20' in height. He stated this hangar is 3200 square feet, attached to a 1500 square foot garage, which is attached to a 3500 square foot home. He said the Colorado Springs Fire Department and Falcon Fire Department take 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, with the stipulation that it meets all of the requirements for a 2-hour fire barrier in the 2009 International Building Code, seconded by Larry Bobo; the motion carried unanimously.

- 8.e. 44 Broadmoor Avenue, Permit J60962 – Philip and Evelyn Rochette, homeowners, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third party certified plumbing product.

Evelyn Rochette stated she is requesting a variance to approve an unlisted copper bathtub, with an overflow. Jack Arrington stated it is a nonporous bathtub. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

- 8.f. 209 Elk Path, Permit K81061 – Candice Jackson, Meadow Lane Investments, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 16" clearance at the front of a water closet where a minimum of 21" is required.

Pam Higgins, property manager, appeared and stated the homeowners are remodeling this home for resale purposes, and due to space limitations they are not able to obtain a Code compliant clearance in front of the water closet. She stated the existing floor joists are the issue which is prohibiting them from obtaining a Code compliant clearance. She stated she would like to **POSTPONE** this variance request for 30 days, so the plans can be revised and she can obtain additional information.

9. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

10. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 12:20 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg