

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

December 6, 2017

9:00 a.m.

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

MEMBERS ABSENT: Mr. David Doren

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Ms. Virginia Koulchitzka, Regional Building Counsel
Mr. Jay Eenhuis, Chief of Plan Review
Mr. John Welton, Chief Building Inspector
Mr. Jack Arrington, Chief Mechanical Inspector
Mr. Dean Wemmer, Chief Electrical Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:00 a.m.

1. **CONSIDERATION OF THE NOVEMBER 1, 2017 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the November 1, 2017 Technical Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. **CONSENT CALENDAR**

- a) 6815 Woodcreek Place, Permit L23400 – Christian Halcomb, 3-2-1 Renovations, LLC, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46½” windowsill height in existing conditions where a maximum of 44” is allowed.

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

VARIANCE REQUESTS

3. 1960 and 1970 Victor Place, Permits L11626 and L11627 – Lisa Peterson, Hammers Construction, Inc., requests a variance to Sections 505.1 and 1003, 2009 International Building Code, to allow a soffit height of 6’5” to enter into a mezzanine, where prohibited.

Lisa Peterson appeared and stated this is a pre-existing soffit height issue in a commercial project. She stated there is a metal rafter at the entrance to the mezzanine, which protrudes down approximately 30”. She stated pre-existing conditions are at 5’5” at this point, but they are making modifications that will bring it up to a finished height of 6’5”. Ms. Peterson stated the occupant load is for storage, so this space will not be used a great deal. She stated the owner of this building is dividing the building into two tenant spaces. Jay Eenhuis stated RBD is not going to offer an opinion on this variance, because it is a means of egress from the mezzanine. He stated because this mezzanine is going to be used for light storage, there will not be many people utilizing this space. Ms. Peterson stated there is an option to gain another inch or so, but it would be at a cost of approximately \$50,000. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Michael Finkbiner; the motion carried unanimously. Jay Eenhuis stated use of a ships ladder to access this space is not Code compliant for this space.

4. 16030 Old Forest Point – Kyle Matthews, Architect, requests a variance to Section 403.1, 2012 International Plumbing Code, to waive the requirement to install a drinking fountain.

Kyle Matthews appeared and stated Code requires drinking fountains for all merchantile spaces. He stated this space will be a tire store, and they would like approval to use a chilled water dispenser in lieu of a drinking fountain. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because water is being supplied to the public, seconded by Larry Bobo; the motion carried unanimously.

5. 14170 Bucknell Circle, Permit I38168 – Kelly Hatfield, homeowner, requests a variance to Section 406.12(A), 2014 National Electrical Code, to allow use of non-tamper proof receptacles, where prohibited.

Kelly Hatfield appeared and stated they are building a house for their daughter, who is disabled. She stated they are installing a number of items in this home to make it handicapped accessible for their daughter. She stated they would like to be approved to use non-tamper proof receptacles. Dean Wemmer stated accessibility requirements in the National Electrical Code are primarily concerning height issues. He stated if this variance is approved, he would like to have it specified that it is for this owner only due to her disability, and if the residence is sold, tamper proof receptacles must be reinstalled. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance due to the fact that the new occupant has disabilities that do not allow her utilize a normal

receptacle, with the stipulation that at the point of sale of this home, the tamper proof receptacles must be re-installed in this home, seconded by Dan Rial; the motion carried unanimously.

6. 2645 Black Diamond Terrace, Permit K78982 – Dale Birch, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’6½” where a minimum of 7’0” is required.

Dale Birch appeared and stated he is doing a basement finish in his home that was built in 1978. He stated he is not able to obtain a Code compliant ceiling height in the bathroom due to a pre-existing beam and ductwork. He stated he is installing a pocket door to access the bathroom. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

7. 653 North Franklin Street, Permit L24767 – Chuck Farrington, Springs Home Improvement Co., requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’9” where a minimum of 7’0” is required.

Chuck Farrington appeared and stated this variance is for a basement bathroom. He stated it is a multi-family unit with an unfinished basement, and he is now finishing the basement. He stated he is not able to obtain a Code compliant ceiling height due to pre-existing conditions. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Swagata Guha; the motion carried unanimously.

8. 746 East Costilla Street, Permit K42762 – Brian Moody, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10” where a minimum of 7’0” is required.

Brian Moody appeared and stated this is a one-story ranch home built in 1900. He stated he is updating the interior, and due to pre-existing conditions, he is unable to obtain a Code compliant ceiling height on the main level of the home. He stated he is renovating this home for resell purposes. Mr. Moody stated the pre-existing roof on this structure was built very low, which has created this issue. Steve Horner stated he does not think the Committee has adequate information to make a decision on this variance, and suggested that the variance be postponed 30 days so the contractor can obtain additional information to enable the Committee to make an informed decision. Mr. Moody stated he would like to **POSTPONE** this variance for 30 days so he can produce additional information. A motion was made by Swagata Guha to **POSTPONE** this variance request for 30 days to give the applicant additional time to produce requested information, seconded by Michael Finkbiner; the motion carried unanimously.

9. 1244 Chiricahua Drive, Permit K59447 – Aspen Roofing, Inc. 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.

Steve Cedar appeared and stated his company replaced this roof last year, and his salesman missed the fact that it was a 3:12 pitch. He said they installed one layer of 30 pound felt on this roof, where Code requires two layers of 15 pound felt. He stated he has produced a letter from the homeowner approving the current construction, his company has extended the workmanship warranty to 10 years, and he has produced a letter from Owens Corning which states that they will honor the warranty for the shingles. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request based on the documentation submitted to the Committee, seconded by Larry Bobo; the motion carried unanimously.

10. 3280 South Academy Boulevard, No 181 – Reliable Roofing Systems 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.

No one appeared. A motion was made by Michael Finkbiner to **POSTPONE** this variance request for 30 days, seconded by Larry Bobo; the motion carried unanimously.

11. 210 Security Boulevard, Permit K95110 – Manuel Reyes, Front Range Roofing, 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.

Manuel Reyes appeared and stated he has a letter from the homeowner approving the current construction of the roof, and he has extended the warranty for this roof. He stated it does have two layers of ice and water shield over the entire roof. He stated he is willing to request that Owen Corning provide documentation to warranty the shingles with the current construction. Michael Finkbiner stated Mr. Reyes just submitted photographs of the project, a letter from the homeowner approving the current construction of the roof, and a letter from Mr. Reyes extending the workmanship warranty for the roof. He stated his concern is the fact that the homeowner is not aware that the manufacturer's warranty is voided if the shingles are not installed per Code. Mr. Reyes stated he is willing to talk to his employer to obtain approval to extend the warranty on both workmanship and materials for ten years. Mr. Finkbiner stated he would like to postpone this variance for 30 days so Mr. Reyes can obtain a letter from Owens Corning honoring the warranty on the shingles with this current construction, and/or a 10-year warranty for workmanship and materials from Front Range Roofing. A motion was made by Michael Finkbiner to **POSTPONE** this variance request for 30 days to give Mr. Reyes an opportunity to produce the requested documentation, seconded by Dan Rial; the motion carried unanimously.

12. 1200 Hartford Street, Permit K55187 – Joel Speckman, All in One Contractors, 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.

Joel Speckman appeared and stated this is an open air carport, and the homeowner wanted it reroofed with shingles to match the home. He stated this is non-habitable space. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request because it is an open air carport, it has double felt, and the homeowner approves the current construction, seconded by Steve Horner; the motion carried unanimously.

- 12.b. 528 South Tejon Street, Permit L25166 – Ryan Lloyd, Echo Architecture, requests a variance to Section 1009.5, 2009 International Building Code, to allow a reduction of the landing width to 6½” where the maximum reduction allowed is one-half the required landing width (22”) where a door opens onto a landing.

Steve Horner recused himself from this variance request.

Ryan Lloyd appeared and stated this structure is being converted to a bar and restaurant. He stated there is a roof deck on the second story, and this staircase is an exterior stairway. He stated the owner has requested that the gate be moved to the landing. Mr. Lloyd stated he does not believe that this landing creates any life safety issues. He stated they plan to put panic hardware on the gate for egress purposes. He stated the purpose of this variance is for function and aesthetics. Mr. Lloyd stated he has proposed that the door be left open when the deck is being utilized by patrons. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request because the issue is due to function and aesthetics, and there is the potential of a life safety issue, seconded by Michael Finkbiner; the motion carried unanimously.

13. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

14. **NEW BUSINESS**

There was no New Business to discuss.

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The meeting adjourned at 10:36 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg