

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

October 17, 2018

10:30 a.m.

**MEMBERS PRESENT:** Chairman Vince Colarelli, Citizen-at-Large  
Jim Nakai, Architect  
Tom McDonald, Building A or B Contractor  
Darin Tiffany, Engineer  
Edward Pine, Building A, B or C Contractor

**MEMBERS ABSENT:**

**RBD STAFF PRESENT:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Counsel  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
Ryan Johanson, Director of Finance  
Matt Matzen, Permit Supervisor  
Linda Gardner, Executive Administrative Assistant

**PROCEEDINGS:**

Chairman Vince Colarelli called the meeting to order at 10:31 a.m.

**1. CONSIDERATION OF THE SEPTEMBER 19, 2018 BOARD OF REVIEW MINUTES**

A motion was made by Darin Tiffany to recommend to the Board of Review **APPROVAL** of the September 19, 2018 Board of Review Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

**2. CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEES MINUTES**

a) Technical Committee Minutes of October 3, 2018.

A motion was made by Darin Tiffany to recommend to the Board of Review **APPROVAL** of the October 3, 2018 Technical Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

- b) Licensing Committee Minutes of October 10, 2018.

A motion was made by Darin Tiffany to recommend to the Board of Review **APPROVAL** of the October 10, 2018 Licensing Committee Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

### 3 **DECISION APPEALS**

There were no decision appeals to discuss.

### 4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

### 5. **NEW BUSINESS**

*(The Board of Review shall review the Pikes Peak Regional Building Code, 2017 Edition, 2<sup>nd</sup> Printing, and conduct a public hearing before making a final recommendation of adoption of the Pikes Peak Regional Building Code, 2017 Edition, 2<sup>nd</sup> Printing, to the participating jurisdictions.)*

- a) Adoption of the Amendment to the Pikes Peak Regional Building Code in the form of the Pikes Peak Regional Building Code, 2017 Edition, 2nd Printing.

Jina Koulchitzka stated the proposed amendments to the Pikes Peak Regional Building Code (the "Code") start on page 30 of the materials. Since June 1, 2018 (the implementation date of the 2017 Edition of the Code, 1<sup>st</sup> Printing, with a grace period ending on December 1, 2018), two things have occurred which require amendments to the Code: (i) the State of Colorado adopted and implemented the 2017 Edition of the National Electrical Code (NEC) effective as of March 17, 2018, resulting in a 12-month time limitation for the Department to adopt and implement such. She stated the Code, as written, allows for automatic adoption by reference of revisions and amendments to codes already adopted by the jurisdictions by reference. The City of Colorado Springs is the only jurisdiction that requires RBD staff, for purposes of adoption of State codes, as amended, to specifically appear before its City Council, despite the language that RBD has in its Code; so that will be the only jurisdiction that RBD staff plans to appear for purposes of adoption of the 2017 Edition of the NEC. With the proposed amendments in the Code, however, such appearance(s) will be eliminated in the future. Roger Lovell stated the State of Colorado adopted the NEC, the Plumbing Code, as well as the Elevator and Escalator Codes, and as an agent of the State, RBD had 12 months from its adoption date to adopt and enforce those codes locally. He stated RBD could amend the State codes, but the amendments had to be more restrictive; they could not be less restrictive. Ms. Koulchitzka stated that while RBD had until March 17, 2019, to adopt and implement the 2017 Edition of the NEC, since other Code amendments were required at this time, it

only made sense to also adopt the 2017 Edition of the NEC with the proposed amendments. She stated that the second thing that happened was the Federal Emergency Management Association's (FEMA's) adoption and implementation of a new Flood Insurance Rate Maps (FIRM) effective as of December 7, 2018. RBD was required by FEMA to adopt that new FIRM and implement it in its Code as of December 7, 2018, which was a hard deadline, as imposed by FEMA. She stated RBD staff was recommending Code amendment to the Preface of the Code, which deals with the adoption processes, so when the Federal government or the State of Colorado, or an agency of either of them, makes any amendments or revisions to regulations, standards, codes, studies, FIRMs, or Flood Insurance Study (FIS) reports, RBD will not have to appear before each and every jurisdiction every time such amendments or revisions were made. She stated the amended Code language had been reviewed and approved by FEMA. Ms. Koulchitzka gave a brief summary of the remaining amendments in the Code, including the specific amendment in section RBC313.8, and the amendment specific to the NEC, 2017 Edition.

Ms. Koulchitzka stated the amendments were further shown on pages 34 (as a redline) 133 (as a redline), 153 (as a redline), respectively, and then pages 163, 262, and 282, respectively. She stated the Department is currently scheduled to appear before each of its jurisdictions, with the exception of El Paso County, the City of Manitou Springs, and the City of Woodland Park for purposes of the Code amendments currently being discussed. She stated RBD is appearing for a work session before the City of Colorado Springs City Council on October 22<sup>nd</sup>, and again on October 23<sup>rd</sup> for setting of a public hearing/no action to be taken by City Council; on November 17<sup>th</sup> for a public hearing and first reading of the Code amendments; and on November 27<sup>th</sup> on the consent agenda for a second reading. She stated RBD is scheduled to appear before the City of Fountain on October 23<sup>rd</sup>; the Town of Green Mountain Falls on November 6<sup>th</sup>; Town of Palmer Lake on November 8<sup>th</sup>; the Monument Board of Trustees on November 19<sup>th</sup>; and tentative dates are in the works for El Paso County and the City of Manitou Springs. Ms. Koulchitzka stated RBD does not have to appear before the City of Woodland Park because the 2017 Edition of the NEC would be automatically adopted in accordance with Section RBC307.2; and secondly, the City of Woodland Park did not adopt the Flood Plain Code.

Dean Wemmer, RBD's Chief Electrical Inspector, stated there are some NEC changes with regard to generators, and four or five residential code changes, which may add \$0 to less than \$100 per house. He stated there are a number of changes in the 2017 Edition of the NEC that will be less restrictive, i.e. expanding the use of certain cable types in applications, which will be a benefit for contractors.

Keith Curtis, RBD's Floodplain Administrator, appeared and stated flood plain maps have been revised over the years, but the last revision was in 1997 by FEMA. He stated over the years Letters of Map Revisions (LOMR) have occurred, wherein small portions of the flood plain were modified, and which generated a letter and provided small pieces of the map, and also some pages of the Flood Insurance Study (FIS) study to be inserted or updated. He stated FEMA had prepared a report entitled "The Flood Insurance Study El

Paso County, Colorado, and Incorporated Areas” effective as of December 7, 2018, with accompanying FIRM and any amendments or revisions. He stated the State change means that the old documents were updated with all of the information that had already been implemented over the years, so there were not a lot of changes that would have an effect on homeowners. Mr. Curtis stated the flood plain boundaries are more accurately mapped, which had benefited homeowners whose homes were once in the flood plain. He stated FEMA used a revised hydrology along Fountain Creek lowering regulatory flows from 17,000 cfs to 3,700 cfs. He stated the two major revisions for El Paso County were the use of LIDAR to more accurately map the A Zones in the County, and the hydrology study along Fountain Creek.

After the opportunity for public comments, a motion was made by Darin Tiffany to **APPROVE** the Adoption of the amendments to the Pikes Peak Regional Building Code in the form of the Pikes Peak Regional Building Code, 2017 Edition, 2<sup>nd</sup> Printing, seconded by Tom McDonald; the motion carried unanimously.

b) November 21, 2018 Board of Review Meeting

Jina Koulchitzka stated the Executive Assistant had recommended that RBD staff discuss with the Board of Review members how they would like to conduct the November 21<sup>st</sup> Board of Review meeting, as it falls on the day prior to the Thanksgiving holiday. She stated in the past, when there were no critical agenda items, the meeting was conducted electronically for a vote on the minutes with regard to variances and licensing issues. She stated there is an appeal, but the appellant had informed RBD staff that he would be out of town on November 21<sup>st</sup>, so that appeal could be postponed until the December 19<sup>th</sup> Board of Review meeting.

Chairman Colarelli stated the Board of Review members would like to conduct the November 21<sup>st</sup> Board of Review meeting by email. A motion was made by Darin Tiffany to **APPROVE** an electronic Board of Review meeting on November 21<sup>st</sup>, in lieu of a physical meeting, seconded by Edward Pine; the motion carried unanimously.

The meeting adjourned at 11:02 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/llg