

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

January 3, 2018

9:00 a.m.

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

MEMBERS ABSENT: Chairman Chris Richardson

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Ms. Virginia Koulchitzka, Regional Building Counsel  
Mr. Jay Eenhuis, Deputy Building Official - Plan Review  
Mr. John Welton, Deputy Building Official - Inspections  
Mindy Stuemke, Front Counter Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Vice Chairman Dan Rial called the meeting to order at 9:01 a.m.

#### 1. **CONSIDERATION OF THE DECEMBER 6, 2017 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the December 6, 2017 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

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

There were no Consent Calendar Variance Requests.

### **VARIANCE REQUESTS**

3. 4090 Briargate Parkway, Permit K97667 – Alain Belanger, FKP/Cannon Design, requests a variance to Section RBC302.4.1, 2011 Pikes Peak Regional Building Code, to allow a crawlspace greater than 5', where prohibited.

Alain Belanger appeared and stated he is here representing Children's Hospital of Colorado Springs. He stated this variance is for a crawlspace on a sloping site. He stated Children's Hospital requested an access hatch (36" x 36") be installed to this crawlspace to access utilities in this area because it is under an emergency department. He stated this is an I-2 structure and hospital. John Welton stated the Code for a crawlspace is by definition not to exceed 5' in height. Jay Eenhuis stated the International Building Code does not have a height definition for a crawlspace. 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 Steve Horner; the motion carried unanimously.

4. 9515 Meridian Ranch Boulevard – Mark Volle, JDS Hydro Consultants, requests a variance to Table 1021.2, 2009 International Building Code, to allow a travel distance of 98' from a basement pump room to the top of the stairs, where prohibited.

*Steve Horner recused himself from Item 4.*

Mark Volle stated this project is a waste water treatment facility, and there is a below grade pump room containing process equipment. He stated there is a travel distance from this room of 98' to the top of the stairs. John Welton stated this structure is in the Falcon Fire District, and Chief Harwig stated Falcon Fire Department takes no exception to this variance request as long as no new information comes before the Committee today; Mr. Welton stated RBD staff also takes no exception to this variance request based on the information and documentation currently presented to this Committee. 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.

5. 1721 North Wahsatch Avenue – Bob Parsons, B. H. Parsons & Company, requests a variance to Section R302.1, 2009 International Residential Code, to allow no exterior wall restrictions based on minimum fire separation distance, where prohibited.

Bob Parsons appeared and stated this house was built in the 1920's and B. H. Parsons & Company is doing a complete remodel on the home, including the addition of a second story. He stated the plan was not approved because the structure is too close to the lot line on the north side. He stated his variance request is to waive the fire restrictive portion of the Code. Mr. Parsons stated the issue is the windows on the second level of the north side, although there are pre-existing windows on the main level that were not an issue. He stated there is a driveway on the north side of the structure. Jay Eenhuis stated the setback requirement is a Zoning Code issue and Mr. Parsons stated the setback requirement is 5' from the inside of the property line. Mr. Eenhuis stated the existing wall is pre-existing, non-conforming and not part of the current scope of work, so we cannot apply current Code to it. He stated from the top plate of the existing level up is considered new work; and from the top plate down is

a pre-existing structure. Mr. Parsons stated if the variance is denied, he will have to eliminate the windows on the north side of the structure, which also requires the elimination of a bedroom, and this home will be his primary residence. John Welton stated the Code is very clear on this issue, which limits openings, requires a 1-hour rating, and limits projections.

A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of this variance request due to life safety issues, seconded by Steve Horner; the motion carried unanimously.

Mr. Parsons stated he would like to revise his variance request as follows:

1721 North Wahsatch Avenue – Bob Parsons, B. H. Parsons & Company, requests a variance to consider a fire separation distance of 3'0", where the actual fire separation distance is 2'6".

Mr. Parsons stated he would like to revise his variance request to allow the openings in the walls to be less than the 25% maximum wall area where no openings are allowed currently. He stated he would like to change the 5' requirement to 3'. Mr. Eenhuis stated with a 3' separation, the Code requirements are: walls are constructed with a 1-hour rating, projections can be within 2' of the property line, but require 1-hour protection on the underside, and wall openings are allowed for only 25 percent of the maximum wall area. Dan Rial stated he believes this is a major life safety issue.

Break from 9:53 a.m. to 9:59 a.m.

Mr. Parsons stated the plan shows two bedroom windows and a bathroom window on the second story level. Steve Horner stated he believes there is an easy option to set back the windows by 5".

A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request because there are options available to meet the Code, seconded by David Doren; the motion carried unanimously.

6. 1118 East Cache LaPoudre Street, Permit L01302 – Pamela Schultz, Pamela Schultz Consulting, Inc., 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.

Pamela Schultz appeared and stated this house was built in the 1920's and Pamela Schultz Consulting, Inc. has gutted the entire structure. She stated the variance is for a 6'9" ceiling height in the basement, which is due to pre-existing conditions and floor leveling in the basement. She stated they installed canned lighting in the basement so there are no protruding light fixtures. A motion was made by Steve Horner to recommend to the Board of

Review **APPROVAL** of the variance request due to pre-existing, non-conforming conditions, seconded by Swagata Guha; the motion carried unanimously.

7. 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. *This variance request was postponed from the December 6, 2017 Technical Committee meeting so the applicant could produce additional information.*

Heriberto Lopez, HL Custom Homes, LLC, appeared and stated he is the contractor on this project. He stated this house was built in the 1900’s. He stated this Code issue is on the main level of the home. Mr. Lopez stated this home is a ranch home and there are no soffits. He stated there are two bedrooms in this home that have Code compliant ceiling heights, but the ceiling in the kitchen has a 6’10” ceiling height, with recessed lighting. A motion was made Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request for a 6’10” ceiling height, with the stipulation that it is only for the kitchen and living room area, seconded by Swagata Guha; the motion carried unanimously.

8. 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. *This variance request was postponed from the December 6, 2017 Technical Committee meeting so the applicant could produce additional documentation.*

Manuel Reyes appeared and stated he was not able to obtain a warranty from the manufacturer on the shingles for this project, but his company is extending their warranty for both labor and materials on this home to ten years. He stated he did submit a letter from the homeowner approving the current construction of the roof. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request because the contractor is extending the warranty for labor and materials for ten years, and the homeowner approves the current construction, seconded by Larry Bobo; the motion carried unanimously.

9. 1172 Meadow Oaks Drive, Permit L20358 – Brian Pelegrin Plumbing requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

Brian Pelegrin appeared and stated the homeowner chose a 30” vanity cabinet, instead of a pedestal sink as noted in the plan, and they offset it by 2” as well for drawer clearance, which created a 13” clearance on the side of a water closet. He stated there are three other Code compliant bathrooms in this home. John Welton stated RBD staff takes no exception to this variance request. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request because there are three other bathrooms in this

home that are Code compliant, seconded by Michael Finkbiner; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

a) Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Steve Horner, move that the Technical Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Technical Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at [www.pprbd.org](http://www.pprbd.org), and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Larry Bobo; the motion carried unanimously.

11. **NEW BUSINESS**

a) Documentation for Variance Requests

Steve Horner asked what type of documentation is requested when variance applications are submitted; and RBD staff informed the Committee members that applicants are requested to submit whatever documentation they may have to help the Committee make an informed decision on the variance request.

Jay Eenhuis stated rough drawings are acceptable on residential drawings as long as they contain all necessary information required by RBD.

The meeting adjourned at 11:17 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg