

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

March 7, 2018

10:00 a.m.

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

MEMBERS ABSENT: Mr. Dan Rial

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Ms. Virginia Koulchitzka, Regional Building Counsel
Mr. Jay Eenhuis, Deputy Building Official - Plans
Mr. John Welton, Deputy Building Official - Inspections
Mr. Bert Warchol, Chief Building Inspector
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Mr. Matt Seebach, Senior 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 FEBRUARY 7, 2018 TECHNICAL COMMITTEE MINUTES**

A motion was made by Michael Finkbiner to **APPROVE** the February 7, 2018 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **CONSENT CALENDAR**

- a) 8220 Cutter Terrace, Permit J96948 – David Bristow, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 46” windowsill height in existing conditions where a maximum of 44” is allowed.
- b) 2526 Hatch Circle, Permit L35716 – HVAC Solutions, Inc., requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance or an induced draft appliance common-vented with a draft hooded appliance, provided the installation meets the following requirements:

- The appliance is a replacement;
- The area of the chimney does not exceed 7 times the area of the draft hood outlet;
- Not more than 1 side of the chimney is exposed to the outside;
- A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by David Doren; the motion carried unanimously.

VARIANCE REQUESTS

3. 5627 Barnes Road, Permit L10295 – Chris Downs, Colorado Structures, Inc., requests a variance to Table 403.3, 2009 International Mechanical Code, to remove the exhaust fan from the scope of work, where required.

Chris Downs appeared and stated this structure is a retail building with four tenants. He stated he is requesting a variance to leave the building as an "M" Mercantile occupancy, but he was informed by RBD staff that it would have to be changed to a "B" occupancy. John Welton stated the actual variance is to remove the exhaust fan from the scope of work; Jay Eenhuis stated the fan has not yet been installed, so the request is to waive installation of an exhaust fan. Mr. Downs stated it is a children's hair salon, and they will not be using chemicals in this space. Jack Arrington stated this is a hair cutting salon, and it requires ventilation, regardless of whether it is for adults or children. He stated it does have an elaborate exhaust system, but it still requires an exhaust fan. Mr. Welton stated should this tenant move out of the space, and another barbershop move into the space, since a change of occupancy would not be required for the new barbershop, the lack of the exhaust fan may not be noticed by the new tenant. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

4. 212 South 21st Street – John Davis Design Group requests a variance to Table 1021.2, 2009 International Building Code, to allow only one (1) exit from existing basement, where two (2) exits are required by Code.

John Davis appeared and stated this is an existing building and is being remodeled for a marijuana grow dispensary for a new tenant. He stated the main level will be the dispensary and the basement will be the grow area. He stated there is a travel distance of 124' from the basement area to the exit, and because there are only 4 employees in the basement at any one time, they are requesting to be approved for only one staircase out of the basement, in lieu of the two staircases required by Code. Mr. Davis stated the space is not sprinklered. Dustin Rhodes, owner of the business, appeared and stated CO2 will be used in this space. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the

variance request due to life safety concerns, seconded by David Doren; the motion carried unanimously.

5. 17050 Bar X Road, Permit L22437 – Dennis Hathcock, 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 a motorized warming drawer.

Joanne Hathcock appeared and stated this home has a warming drawer motor that is tripping the arc fault breaker. Matt Seebach stated there are some appliances that just do not function with an arc fault breaker. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the variance is for this one circuit in this home, and the homeowner's letter is required to be submitted to RBD within 30 days, seconded by David Doren; the motion carried unanimously.

6. 1480 Becky Drive, Permit K84772 – Benjamin Campbell, homeowner, requests variances to:
 - a) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".

Benjamin Campbell appeared and stated the previous owner installed a forced air furnace in this home and the ductwork is under the sunken floor from the floor above, creating a lower soffit height than allowed by Code. John Welton stated the 2015 Code will allow a 6'4" soffit height, and this issue would only be 1" out of Code. He stated the inspector took the rough measurement at 6'4". A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Swagata Guha; the motion carried unanimously.

- b) Section R311.7.2, 2009 International Residential Code, to allow a 6'4" head height above the stairs where a minimum of 6'8" is required.

Mr. Campbell stated the floor system above the stairs prevents him from gaining additional height above the stairs; he stated the stairs are pre-existing. He stated there is an egress door and multiple egress windows out of this basement. John Welton stated the stairs are considered pre-existing, nonconforming, but the head height still has to meet Code requirements. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Mr. Campbell obtain a finished head height of 6'5" above the stairs, seconded by Swagata Guha; the motion carried unanimously.

7. 1318 East Dale Street – Tom Rosenhahn, Alpine Timber Custom Builders, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’8½” where a minimum of 7’0” is required.

Tom Rosenhahn appeared and stated this is an older home, and due to pre-existing conditions, he is only able to obtain a ceiling height of 6’8½”. He stated currently, there are ceiling tiles in this room and they will be removing the tiles and installing sheetrock. 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 Michael Finkbiner; the motion carried unanimously.

- 7.b. 9856 Federal Drive, Permit K99132 – Edward Ellsworth, Ellsworth, LLC, requests a variance to Section 1008.1.1, 2009 International Building Code, to reduce bathroom doors to a 30” clear width on floors 2 through 4, where 32” is required.

Edward Ellsworth appeared and stated this structure is an 87 room Holiday Express Hotel. He stated they are modifying the bathrooms on the 2nd, 3rd and 4th floors; these rooms will be non-accessible rooms. He stated there are five ADA accessible rooms in the hotel. Mr. Ellsworth stated due to space limitations created by plumbing/mechanical lines, they are unable to obtain a Code compliant clear door width. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because there are five ADA accessible rooms in the hotel, seconded by Larry Bobo; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

- a) 2017 Pikes Peak Regional Building Code Update

John Welton stated the 2015 Codes have been approved by the City of Colorado Springs and El Paso County; RBD has had its first reading at the Town of Monument, and will be going to Palmer Lake tomorrow. He stated some of our current Consent Calendar Variance Requests will not be required, because they are addressed in the new Codes. He stated RBD staff will be looking to this Committee regarding new Consent Calendar Variance Requests.

b) RBD's New Website

John Welton stated RBD will be launching its new website on March 8, 2018, and it is anticipated that the new website will be much more "user friendly". He gave a brief demonstration of where particular information can now be located. Swagata Guha stated RBD's current website is 100 percent easier to use than other jurisdictions in the State.

c) Farewell to David Doren

Roger Lovell presented RBD staff's appreciation plaque to David Doren and thanked him for his time and dedication to the Technical Committee over the past three years. He stated this is also Dan Rial's last meeting, but he is currently out-of-town, and could not attend today's meeting.

The meeting adjourned at 11:24 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg