

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

April 4, 2018

10:00 a.m.

MEMBERS PRESENT: Vice Chairman Steve Horner  
Larry Bobo  
Swagata Guha  
Johnny Garcia, Alternate Board Member

MEMBERS ABSENT: Chairman Chris Richardson  
Michael Finkbiner

OTHERS PRESENT: Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Counsel  
Jay Eenhuis, Deputy Building Official - Plans  
John Welton, Deputy Building Official - Inspections  
Bert Warchol, Chief Building Inspector  
Jack Arrington, Chief Plumbing/Mechanical Inspector  
Dean Wemmer, Chief Electrical Inspector  
Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Vice Chairman Steve Horner called the meeting to order at 10:00 a.m.

#### 1. **CONSIDERATION OF THE MARCH 7, 2018 TECHNICAL COMMITTEE MINUTES**

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

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

- a) 409 Maplewood Drive, Permit L37995 – William Neaves, S2 Contracting, LLC, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 49½” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and minimum 11½” tread, and the full width of the window opening.

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

## VARIANCE REQUESTS

3. 17 West Del Norte Street – David Coons, Coons LLC, requests a variance to Section R311.7.1, 2009 International Residential Code, to allow a 30” stair width where a minimum of 36” is required.

David Coons appeared and stated this is a historical structure, and due to pre-existing conditions they are unable to obtain a Code compliant stair width, without changing the historic nature of the building. Swagata Guha pointed out that the landing, at 24”, also did not meet Code. She stated the Committee would need more information to make a decision on this variance. Mr. Coons requested to **POSTPONE** his variance request until the May 2, 2018 Technical Committee meeting so he can produce additional information to the Committee.

4. 10730 Double D Road, Permit L20461 – Greg Zindorf, Colorado Springs Homes, LLC, requests a variance to Section R311.7.5, 2009 International Residential Code, to allow a 34” landing where a minimum of 36” is required.

Greg Zindorf appeared and stated he is requesting a 34” landing, where 36” is required per Code. He stated this home is approximately 50 years old, and due to pre-existing conditions, he is unable to obtain a Code compliant landing at the bottom of the stairs. 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 due to pre-existing conditions, seconded by Larry Bobo; the motion carried unanimously.

5. 1605 West Cheyenne Road, Permit L24066 – Adam Frank, Bob McGrath Custom Construction, requests a variance to Section 303.4, 2012 International Plumbing Code, to allow the use of a non-third-party certified plumbing product.

Adam Frank appeared and stated Bob McGrath Custom Construction is requesting a variance to install an unlisted bathtub that does not have an overflow device. Jack Arrington stated this tub has a smooth, non-porous interior. Mr. Frank stated this bathroom does not have a floor drain, and the bathtub is being installed in a second floor bathroom. He stated the homeowners bought this bathtub themselves from Amazon after offer(s) of Code compliant bathtubs was/were presented to them by Bob McGrath Custom Construction. Mr. Arrington stated variances for bathtubs without an overflow device have been approved in the past, and it is at the homeowner’s risk. Swagata Guha stated without a floor drain, she feels this bathtub is a Code compliance related issue, which does not substantiate the granting of a variance. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request because the bathtub does not have an overflow device, seconded by Johnny Garcia; the motion carried unanimously.

6. 19625 Drennan Road, Permit L08613 – Daniel Mardis, Trusted Electric, LLC, requests a variance to Section 210.52 I, 2014 National Electrical Code, to waive two (2) floor receptacle outlets in front of a banister railing in the foyer, where required. Dean Wemmer stated only one floor receptacle is required by Code.

Daniel Mardis stated this is a large custom home with a curved railing along the stairs in the foyer. He stated the homeowner has requested that the floor receptacles be waived due to aesthetics. He stated there are outlets that are approximately 12' from the location where the receptacles are required. Dean Wemmer stated Code requires only one outlet in this location. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request to waive the two floor receptacle outlets by the railing, seconded by Swagata Guha; the motion carried unanimously.

7. 4660 Foxchase Way, Permit K84456 – Daniel Mardis, Trusted Electric, LLC, requests a variance to Section 210.52C(1), 2014 National Electrical Code, to waive countertop electrical receptacle outlets, where required.

Mr. Mardis stated this is a large custom home and there is a large window over the countertop that does not allow for installation of electrical outlets over the countertop to meet Code requirement(s). Dean Wemmer stated Code requires a receptacle outlet 24" from the end walls, and not more than 4' between receptacle outlets. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request because the required number of receptacle outlets are in existence elsewhere; they are just not under the window, with the stipulation that the contractor send a photograph of the outlets once installed to RBD staff, seconded by Swagata Guha; the motion carried unanimously.

- 7.b. 46 Landoe Lane, Permit L21611 – David Gaunt, homeowner, 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.

David Gaunt appeared and stated he reroofed his home, and the front porch is below a 2:12 pitch. He stated he put ice and water shield over the entire roof of the porch. He stated the porch is not enclosed, and the remainder of the roof did pass inspection. John Welton stated RBD staff takes no exception to the variance request because there is ice and water shield over the entire porch roof and it is uninhabitable space. A motion was made by Swagata to recommend to the Board of Review **APPROVAL** of the variance request because there is ice and water shield over the entire porch roof and it is nonhabitable space, seconded by Larry Bobo; the motion carried unanimously.

- 7.c. 4610 Picturesque Court, Permit K53431 – Douglas Rains, homeowner, 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.

Douglas Rains appeared and stated this structure is a four-plex and incurred hail damage in 2016. He stated there may only be one layer of 30 pound roofing felt, where two layers of 15 pound roofing felt are required. He stated the roof was replaced in 2012 using one layer of 30 pound felt, and it passed inspection at that time. He stated the most current roof was installed by All About Roofing, but he was not able to get in touch with this contractor to confirm whether one or two layers of felt were installed, and to correct the issue, if needed. John Welton stated the manufacturer's warranty would be voided if the roof was not applied per Code, which is the manufacturer's specifications. He stated this contractor will not be allowed to renew his license in June, unless and until this issue is resolved. Mr. Rains stated he would like to **POSTPONE** this variance request until the May 2, 2018 Technical Committee meeting to give him an opportunity to attempt again to contact the roofing contractor.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:26 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg