

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

May 2, 2018

10:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson, Building Contractor A or B  
Michael Finkbiner, Building Contractor D  
Larry Bobo, Electrical Contractor  
Steve Horner, Structural Engineer  
Micah Langness, Master Plumber  
Dan Rial, Mechanical Contractor

MEMBERS ABSENT: Swagata Guha, Architect

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  
Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 10:02 a.m.

#### 1. **CONSIDERATION OF THE APRIL 4, 2018 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the April 4, 2018 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

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

There were no Consent Calendar Variance Requests to discuss.

### **VARIANCE REQUESTS**

*Steve Horner recused himself from Item 3.*

3. 14115 Pikes Peak Highway – Sean Donohue, Jensen Hughes, requests a variance to Section 903.2.1.3, 2015 International Building Code, to allow a Group A-3 occupancy over 300 occupants to be partially sprinkler-protected.

Sean Donohue, Jensen Hughes, and Paul Reu, RTA Architects, appeared. Mr. Reu stated this is the Summit House on the top of Pikes Peak. He stated there was a 2-hour wall with rolling shutter doors, separating two buildings. He stated Building A was sprinklered, and during inclement weather Building B might have over 300 occupants, which was the reason for the request for a Group A-3 occupancy. He stated they arrived at 300 occupants based on 1 occupant per 7 square feet. Jay Eenhuis stated 1 occupant per 7 square feet was very "tight". Mr. Reu stated they had doubled the egress of what was normally required to accommodate evacuation.

Dee Withee, Colorado Springs Fire Department ("CSFD"), appeared and stated CSFD supported this variance request, and CSFD was working with the applicant on the water sources. She stated it was rare that there would be a need to have more than 300 occupants in this space. Jay Eenhuis stated RBD staff took no exception to this variance request.

Mr. Donohue stated they were planning to partially sprinkler Building B; their concern was freezing. He stated they would only sprinkler areas with a combustible load and would not be sprinkling circulation space. He stated there was a 2-hour fire wall separating these two buildings, and both buildings were capable of housing up to 1,000 people; there would be a voice communications systems between the two buildings; all storage areas had a 1-hour fire barrier; and double the number of exits and egress capacity.

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because both CSFD and RBD staff supported the variance request, and the applicant had utilized alternate methods to protect the life safety of the occupants of this facility, seconded by Michael Finkbiner; the motion carried unanimously.

4. 705 South Nevada Avenue, Permit L42124 – John Marquardt, Loewen Construction, Inc., requests a variance to Section 405.3.1, 2015 International Plumbing Code, to allow a partition to be 14 7/16", where 15" is required per Code.

John Marquardt appeared and stated they were upgrading the restroom at the Police Operation Center to make it ADA compliant, and there was a wall covering on the back wall of this ADA compartment in this public restroom, which intruded in the space of the compartment, and created a 9/16" space issue. He stated he did investigate the possibility of an offset flange, but determined that it would not be feasible for this issue. John Welton stated this was an update of a building, and they were attempting to bring it up to ADA compliance, as much as possible. A motion was made by Micah Langness to recommend to the Board of Review **DENIAL** of the variance request because there were options available to remedy the situation; the motion **FAILED** due to the lack of a second to the motion. Mr. Marquardt stated he would like to **POSTPONE** this variance request until the June 6, 2018 Board of Review meeting so he could tear the wall out and see what type of space he had to work with.

5. 6001 East Woodmen Road, Permit L12338 – Paul Reu, RTA Architects, requests a variance to Section 608.4, ICC/ANSI A117.1-2003, to waive the requirement to provide fixed shower seats in patient bathrooms, where required per Code.

Paul Reu appeared and stated this structure was a hospital, and they were requesting a variance to remove the wall mounted folding shower seats due to safety and infection control for their patients. He stated all of the clearance requirements were met, as well as Code compliant thresholds and grab bars. Meredith Wardwell, Director of Facilities and Construction at St. Francis Hospital, appeared and stated they were not able to meet the infection standards required with the wall mounted shower seats. Mr. Reu stated there were no other options available for this issue. Ms. Wardwell stated this was their current means of supplying shower seats for patient rooms at the hospital. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request based on existing conditions and current protocols being used in this facility in the form of portable shower seats, seconded by Michael Finkbiner; the motion carried unanimously.

6. 17 West Del Norte Street – David Coons, Coons LLC, requests variances to:

- a) Section R311.7.1, 2009 International Residential Code, to allow a 2'7" stair width where a minimum of 36" is required. *This variance request was **POSTPONED** from the April 4, 2018 Technical Committee meeting so the applicant could produce additional information to the Committee.*

David Coons appeared and stated this is a basement remodel in this historic home and the existing stair well is narrow and does not meet Code. He stated he has now determined that a variance for a 2'7" stair width would be needed, wherein last month he believed it to be a 30" width. He stated his new plan is for winder stairs in lieu of a landing in the stairs. Mike Finkbiner stated he is concerned about the interior wall that appears to be unsupported; Mr. Coons stated his engineer informed him that there are no options to correct this wall. A motion was made by Michael Finkbiner to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

- b) Section R311.7.2, 2009 International Residential Code, to allow a 6'5" head height above the stairs where a minimum of 6'8" is required.

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.

*Item 7a and 7b were heard out of order at the commencement of the variance requests.*

7. 516 Pluto Drive, Permit L41094 – Iris Folsom, homeowner, requests variances to:

- a) Section 405.3.1, 2015 International Plumbing Code, to allow a clearance at the side of a water closet that is less than the minimum of 15” required by Code.

Iris Folsom appeared and stated she measured the side clearance of the water closet and she did have 15” on the side of the water closet. She presented a photograph to document this fact. As a result, Jack Arrington stated he believed a variance was no longer required for this issue.

- b) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 5’8” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Ms. Folsom stated there was a hall in her basement that went under the stairs going down to the basement; and due to pre-existing conditions, she was unable to obtain a Code compliant soffit height. She stated this work was done prior to her buying the house, and she was now trying to complete a permit on the work done. John Welton stated soffit heights in the 2015 Pikes Peak Regional Building Code would be compliant at 6’4”. Ms. Folsom stated she recently sold the home, and this issue was discovered during the resale process. She stated she was the owner of the home when she pulled the permit and applied for the variance. Ms. Koulchitzka stated Ms. Folsom must transfer the permit to the new homeowners and have them apply for the variance.

Break for 10:15 a.m. to 10:19 a.m.

Ms. Koulchitzka stated RBD staff would propose an alternate resolution: approving the variance, contingent upon RBD receiving a Limited or Special Power of Attorney from the current property owners designating Iris Folsom as an authorized agent for purposes of obtaining the requested variance for this matter before the May 16, 2018 Board of Review meeting.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance, due to existing non-conforming conditions, with the condition that a Limited or Special Power of Attorney from the current property owners, giving Ms. Folsom authority to obtain this variance for them, is submitted to RBD before May 16, 2018, seconded by Larry Bobo; the motion carried unanimously.

8. 19625 Drennan Road, Permit L08613 – Mike Casimiro, Casco Construction Corp., requests a variance to Section RBC303.4.1, 2011 Pikes Peak Regional Building Code, to allow a 7' height in a crawl space, where prohibited.

Mike Casimiro appeared and stated there was a walkout basement in this home and in order to obtain proper drainage, they raised the house approximately 3'. He stated there also existed a large depression in the existing topography that bisected the house footprint through the crawlspace. He stated this caused him to excavate the crawlspace footers approximately 3' deeper than anticipated; and in an effort to offset the cost of the deeper concrete footers and higher foundation walls, he did not have the earthwork contractor haul in additional soil and compact the crawlspace sub-grade. Mr. Casimiro stated the cost would have been approximately \$10,000 to \$12,000. He stated the homeowners were willing to execute an affidavit stating the crawlspace would not be used for habitable space. He stated there was an access door from the exterior into the crawlspace. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously. *A letter from Casco Construction, dated April 25, 2018, to RBD was submitted to the Committee to supplement the variance request documentation.*

9. 6785 Fielding Circle, Permit K43085 – Robert Pond, ACE Construction & Exteriors, 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.

Edward Hamel, ACE Construction & Exteriors, appeared and stated the homeowner requested that shingles be installed on this out building, which was a non-habitable structure. He stated there were two layers of felt on this roof structure. Michael Finkbinder stated the homeowner had submitted a letter accepting the current construction of this roof structure, which was an unoccupied and unheated space. He stated the Committee would require a letter from ACE Construction to the homeowner informing him/her that the manufacturer's warranty was voided because the roof materials were not Code compliant on this low slope, and documentation that there were two layers of felt on the roof. Mr. Hamel stated he would like to **POSTPONE** this variance for 30 days so he could obtain the requested documentation for the Committee. *A letter from the homeowner approving the current construction of the roof was submitted to the Committee to supplement the variance request documentation.*

*Steve Horner recused himself from Item 9.b.*

- 9.b. 488 10<sup>th</sup> Street, Calhan – Thomas Kapels, Architect, requests a variance to Section 903.2.1.3(2), 2009 International Building Code, to waive the fire sprinkler requirement for a structure at the El Paso County Fairgrounds, where required.

Tom Kapels appeared and stated his client was the El Paso County (“EPC”) Parks Department and this structure was at the EPC Fairgrounds. He stated EPC was the recipient of a grant and they were installing a pre-engineered 8,000 square foot metal building that was open on all sides, and an A-3 occupancy. He stated because of the size of the structure, it pushed the structure over the occupant load and required a sprinkler system. Mr. Kapels stated this was an entirely non-combustible building; all four sides were open; there was a 25’ clearance on all sides; and due to the openness of the structure, freezing would be an issue, as well as water pressure. He stated there were no sprinklered buildings at the EPC Fair Grounds. He stated there would be two portable fire extinguishers in the building. Mr. Kapels stated this structure was 25’ from the grand stand building. He stated there would be lighting and electrical services in this structure. Brian Bobeck, EPC Parks Department, stated EPC was under a tight schedule to erect this structure for the fair in July. John Welton stated RBD staff took no exception to this variance request due to the amount of egress. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon RBD staff receiving a letter from the Calhan Fire Department approving this variance request prior to the May 16, 2018 Board of Review meeting, seconded by Larry Bobo; the motion carried unanimously.

9.c. 912 East Fountain Boulevard, Permit L45553 – Joe Conway, Ty-Rex Construction, requests variances to:

- (i) Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10”, where a minimum of 7’0” is required.

Joe Conway appeared and stated this was a remodel of a basement rehab home. He stated the rough height of the ceiling in the basement was approximately 83½”. 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 Larry Bobo; the motion carried unanimously.

- (ii) Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’0” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”.

Mr. Conway stated this soffit area was in the hallway and bathroom. He stated he was able to gain an inch, but would like to still be approved for a 6’0” soffit height. 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 Michael Finkbiner; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

11. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:52 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg