

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

September 5, 2018

9:00 a.m.

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

MEMBERS ABSENT: Larry Bobo, Electrical Contractor  
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  
Jack Arrington, Chief Plumbing/Mechanical Inspector  
Bert Warchol, Chief Building Inspector  
Dean Wemmer, Chief Electrical Inspector  
Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:02 a.m.

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

A motion was made by Steve Horner to **APPROVE** the August 1, 2018 Technical Committee Minutes as written, seconded by Micah Langness; the motion carried unanimously.

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

- a) 620 Black Hawk Drive, Permit L32358 – Jennifer Leach, 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” was allowed.
- b) 22 Bonfoy Avenue – Michelle Getz, homeowner, requests a variance to Section 405.3.1, 2015 International Plumbing Code or Section P2705 #5, 2015 International Residential Code, to allow a 14" clearance at the side of a water closet where a minimum clearance of 15" was required.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by Dan Rial; the motion carried unanimously.

## VARIANCE REQUESTS

- 7238, 7260, 7282, 7281, 7259, and 7237 Treebrook Lane; 7232, 7252, 7272, 7292, 7291, 7271, 7251, and 7231 Cedarbrook Lane; 7228, 7248, 7268, 7288, 7287, 7267, 7247, and 7227 Berrybrook Lane; 7280, 7266, 7252, 7238, and 7224 Colebrook Lane; 4151, 4145, 4139, 4133, 4127, 4121, 4193, 4187, 4181, 4175, 4163, and 4157 Tree Creek Trail; 4334, 4342, 4350, 4383, 4375, 4367, 4359, 4351, 4343, 4335, and 4237 Parkwood Trail - Greg Ralphe, Classic Homes, requests a variance to Section R302.1, 2009 International Residential Code, to allow special fire-protected 10" roof overhangs to be constructed for sidewalls located 1'0" from the property lines.

Greg Ralphe appeared and stated this project was their Mid Town Collection, which was a high density project and the homes were 6' apart; the gas meters were on the corner of the garages, which requires a 5' clearance from the gas meter. He stated these structures have 1' from the property line on one side and 6' on the other side, with the gas meter. He stated they use 1-hour rated exterior walls with no openings on the 1' side; and U309 assembly for the 1-hour rating. Mr. Ralphe stated the overhang takes the U309 assembly with the fire protection on both sides of the wall and extends those up to the underside of the roof sheathing. He stated, in addition, they have a requirement for the detail of a fire rated roof sheathing for the first 4' which was similar to attached townhome rules, and these were detached homes. He stated, essentially, it was a burn off overhang. He stated the 6' areas have no build setbacks. Jay Eenhuis stated the details for the overhang were typical for townhomes, and RBD staff takes no exception to this variance request. He stated Classic Homes had met the requirements for the 1' side with the 1-hour wall. He stated the variance was just for the overhang. The Committee's concern was that the 6' side of each home would not allow for any building in the 6' areas between the homes. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, contingent upon approval from the Colorado Springs Fire Department (which was received before the end of the Technical Committee meeting), seconded by Michael Finkbiner; the motion carried unanimously.

- 8114 Opportunity View, Permit L56379 – Tim Emick, WMAO LLC, owner, requests a variance to Section 604.3.2, ICC/ANSI A117.1-2003, to allow an obstruction within clear floor space, where prohibited.

Matthew Steed appeared and stated this was a 2,000 square foot wash bay building with an ANSI compliant restroom. He stated the variance was to allow an obstruction within the clear floor space, which was a 3 ½" x 5 ½" steel column, which had been wrapped. He stated WMAO LLC does maintain a 60" clearance from the grab bar to the sink, and it had 1'6" off

the wall to center of the toilet. He stated this column was the only issue in this accessible bathroom, and the column cannot be moved. Bert Warchol stated Code prohibits anything in this floor space of an accessible bathroom, with the exception of grab bars, coat hooks, paper towel dispensers, and toilet paper dispensers. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Steve Horner; the motion carried unanimously.

5. 711 South Tejon Street, Permit L37751 – Murphy Constructors of Colorado Springs, Inc., requests a variance to Section 604.3 and Table 604.3, 2015 International Plumbing Code, to allow a 3/4 inch water line from the meter, where a 1 inch water line was required.

No one appeared. A motion was made by Michael Finkbiner to **POSTPONE** this item to the end of the meeting, seconded by Steve Horner; the motion carried unanimously.

6. 322 Juanita Street – Lance Vollrath, business/property owner, requests a variance to Table 1004.1.2, 2009 International Building Code, to allow an occupant load of 15, in lieu of 31 required per Code to allow one restroom.

No one appeared. John Welton stated this was the second meeting that this applicant had missed, so RBD staff would like to have this variance request dismissed, and the applicant would have to reapply should he still require the variance. A motion was made by Michael Finkbiner to **DISMISS** this variance request, seconded by Micah Langness; the motion carried unanimously.

7. 4430 Berryknoll Drive, Permit K59165 – Jimmy Twiss, Snap Shot 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. He stated he used a 30 lb. felt with a drip edge and gutters, since it was so close to the neighbor's fence.

Jimmy Twiss appeared and stated he used a pitch gauge on this roof and it indicated that the roof was a 2:12, and the inspector determined that it was a 1 5/8:12 pitch. He stated the roof was over an open carport that was used for storage. He stated he used one layer of 30 pound felt with a drip edge and a gutter system. Mr. Twiss produced an extended warranty for the roof for the Committee's review for both labor and materials, and a letter from the homeowner approving the current construction had previously been submitted to RBD staff. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request because it was a non-occupied, non-heated storage shed, seconded by Steve Horner; the motion carried unanimously.

8. 1218 Milky Way, Permit L48007 – Neil Ollson, N Bar B Construction LLC, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’2” under furred-down beams, pipes and ducts where it was required to be a minimum of 6’8” in a bathroom.

No one appeared. A motion was made by Michael Finkbiner to **TABLE** this variance request until the end of the meeting, seconded by Micah Langness; the motion carried unanimously.

9. 1338 Greeley Circle, Permit L47449 – Thomas Kaye, Affordable Plumbing & Heat, Inc., requests a variance to Section 110.26(A)(1) & (2), 2014 National Electrical Code, to allow a new electrical panel to be installed in the existing panel location where the working clearance required per Code cannot be achieved due to the kitchen counter.

Jeff Schnoble with Affordable Plumbing & Heat, Inc. appeared and stated the homeowner had lived in this home for 49 years with the electric panel in this location. He stated the homeowner was an elderly woman with medical issues that would make it difficult for her to go outside to access the panel. He stated the change out of the panel was due to the addition of air conditioning in this home. Dean Wemmer stated the encroachment was from the side and not directly in front of the panel. Mr. Schnoble stated there was adequate room in front of the panel for repair purposes. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing, non-conforming conditions, seconded by Micah Langness; the motion carried unanimously.

10. 8070 Edgerton Court, Permit L69210 – Ronald Eisele, homeowner, requests a variance to Section R305.1.1, 2015 International Residential Code, to allow a soffit height of 6’1”, where a minimum of 6’4” was required.

Ronald Eisele appeared and stated his basement was remodeled in 1992 prior to his purchase of the property, and the permits were not pulled by the contractor at that time. He stated the entrance into this family room had a ceiling height of 6’1” due to plumbing and sewer lines, and there were two steps down into the family room, which does have a Code compliant ceiling height. He stated the top landing was the only area where there was an issue. John Welton stated this was a basement that was finished without a permit, and now due to the sale of the property, this height issue had to be resolved by the homeowner in order to sell the home. He stated if this area was interpreted as a soffit height, it would only be 3” out of Code, but because it was a landing and the ceiling area does not change, RBD staff had interpreted this area as a ceiling variance. Steve Horner stated he would interpret this landing area as a soffit area, and Dan Rial agreed that it should be interpreted as a soffit issue. Ronald Eisele stated he would like to change this variance request to a soffit height variance. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, as amended, to a soffit height of 6’1” where a minimum of 6’4” is required due to pre-existing conditions, seconded by Steve Horner; the motion carried unanimously.

Break from 9:45 a.m. to 10:03 a.m.

- 10.b. 600 South 21<sup>st</sup> Street, Suite 125 – Neil Katz, Architectural Solutions, Inc., requests a variance to Section 1208.2, 2009 International Building Code, to have a ceiling height of less than 7’6” required per Code.

Dustin Rose, Eden Salon, appeared and stated this was a tenant remodel for Eden Salon, and this building was built in 1883. He stated Eden Salon would like to maintain the historic look of this building. He stated there was a pre-existing beam that was creating the issue in the upper level of this space. Dan Rial stated he was involved in previous remodels of a number of units in this building, and they all have the same issue. Mr. Rose stated this particular beam was the “worse- case scenario.” John Welton stated based on the plans, RBD staff believed this issue was only on the upper floor. Jay Eenhuis stated he believed the ceiling height at this point was 7’2”. John Welton asked if the bracket was exposed, what was the intent to prohibit people from walking into the beam. Mr. Rose stated they were currently looking into that issue. Dustin Rose stated he would like to **POSTPONE** this variance request for 30 days so he could obtain additional information for the Committee to make an informed decision.

11. **UNFINISHED BUSINESS**

John Welton stated he was just informed by CSFD that it takes no exception to any of the variance requests today, including Item 3.

There was no additional Unfinished Business to discuss.

12. **NEW BUSINESS**

- a) A motion was made by Steve Horner to **POSTPONE** the tabled items until the October 3, 2018 Technical Committee meeting, seconded by Michael Finkbiner; the motion carried unanimously.

The meeting adjourned at 10:19 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official  
RNL/llg