

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

November 7, 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
Larry Bobo, Electrical Contractor
Swagata Guha, Architect

MEMBERS ABSENT:

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 9:00 a.m.

1. **CONSIDERATION OF THE OCTOBER 3, 2018 TECHNICAL COMMITTEE MINUTES**

A motion was made by Swagata Guha to **APPROVE** the October 3, 2018 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **CONSENT CALENDAR**

Consent calendar items will be acted upon as a whole, unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.

- a) 1314 North Union Boulevard, Permit L68392 – Andrew Wigglesworth, Awesome Carpentry, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a 50” windowsill height in existing conditions where a maximum of 44” was allowed, with the stipulation that a step was permanently installed under the windowsill with a 6” rise and minimum of 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 Michael Finkbiner; the motion carried unanimously.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no Items called off of the Consent Calendar.

VARIANCE REQUESTS

4. 3615 Roberts Road, Plan C109562 – Zachary Taylor, Architect, requests a variance to Section 1008.1.9.7, 2009 International Building Code, to eliminate Requirement (#5) to provide a sign within 12” of the release device.

Zachary Taylor appeared and stated this structure was for Comcor, a community corrections facility, and it wishes to have the ability to lock down the facility in the evenings. He stated this was an “R” occupancy, and Comcor was requesting approval for a delayed egress locking system. He stated the doors would be open during the day, and Comcor would like to have the signage waived by the doors. He stated the purpose was to give the people living in the facility the impression that they did not have the ability to leave the facility. Jay Eenhuis stated RBD staff did not take exception to this variance. He stated although this was an “R” occupancy, it was very similar to an “I” occupancy, without the same level of security. He stated there was an exception in the 2015 International Building Code (IBC) for an “I” occupancy, that states “where approved in Group “I” occupancies, the installation of a sign was not required where care recipients, because of clinical needs, require restraint or containment as part of the function of the treatment area.” Mr. Taylor stated it takes pressure on the door for a full second before it would trigger it to open, but it would not open if someone just “tests” the door. He stated he believes a light would come on to alert personnel that the door was opening. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request due to the fact that the 2015 IBC had an exception pertaining to this request and it meets that Code requirement, seconded by Larry Bobo; the motion carried unanimously.

5. 6200 Transmitter Lane, Plan C111682 – James Nakai, Architect, requests a variance to Section 1109.2, 2015 International Building Code, via Section 404.1, 2015 International Plumbing Code, to allow a non-accessible toilet room used only by authorized personnel of the record owner, not for public use, located on top of Cheyenne Mountain.

James Nakai appeared and stated this was a transmitter building for KKTU on top of Cheyenne Mountain, and he was requesting approval to allow a non-accessible toilet room which would be used only by authorized personnel. He stated there was one in the building now, and it would be moved from one location to another to make room for some FCC required equipment. He stated this was a private office for emergencies and not open to the public. Mr. Nakai stated there were multiple buildings on top of Cheyenne Mountain, but they were all transmitter stations and it was a very dangerous road to access this location. He stated one of the major issues was space. Jay Eenhuis stated this was a “U” occupancy and restroom facilities were not required in a “U” occupancy; the issue for this structure was the relocation of an existing non-accessible toilet room. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to the fact that restroom facilities were not required in this structure, and access to this location was very difficult, seconded by Swagata Guha; the motion carried unanimously.

6. 19850 Mitchell Avenue, Permit K86536 – Nathan Beaucher, Nate’s Roofing, LLC, 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.

Nathan Beaucher appeared and stated he reroofed this home in 2017, and the pitch was a 1.8/12 pitch, and he put shingles on it with a double underlayment. He stated the inspector found it to be a 1/12 pitch, and the homeowner does not wish to put a Code compliant material on this structure. He stated ice and water shield was not required at this elevation. Mr. Beaucher stated he had extended his warranty on this structure for labor and materials for ten years. He stated he was aware that shingles were not permitted on this slope, but he was replacing the same materials that were previously on the roof, and the homeowner wanted shingles on the roof. He stated he used 30 pound felt double underlayment. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because the applicant had extended the warranty, and the homeowner had approved the current construction, seconded by Larry Bobo; the motion carried unanimously.

7. 3150 Rolling Wood Loop, Permit L43534 – Brian Thompson, homeowner, requests a variance to Section R310.1.3, 2009 International Residential Code, to allow an emergency escape and rescue opening width of 18¼” where a 20” minimum opening width was required thus only providing 4 square feet of open area.

Chairman Richardson stated this Item had been **POSTPONED** for 30 days.

8. 705 East Platte Avenue – Aaron Peterson, on behalf of Matthew Arreola, homeowner, requests variances to:
 - a) Section R305.1, 2015 International Residential Code, to allow a ceiling height of 6’4½”, where a minimum of 7’0” was required.

Aaron Peterson stated there were three bedrooms in the basement finish of this home built in 1905. He stated the ceiling height varies throughout the basement, but it was worse around the perimeter and in the corners of the home. He stated the measurements were to the bottom of the joists. He further stated this would be a rental property. Unless the variance, as requested, was granted, the owner would not make improvements to the basement. If no improvements were made, and the basement could only be used for storage, the owner could not regulate other unauthorized use by tenants. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request due to the low ceiling height being a life safety issue, seconded by Michael Finkbiner; the motion carried 4:2. Swagata Guha and Dan Rial opposed because denial of the variance leaves the pre-existing non-conforming condition “as-is”.

- b) Section R305.1, Exception 3, 2015 International Residential Code, to allow a soffit ceiling height of 6’0” under furred-down beams, pipes and ducts where it was required to be a minimum of 6’4”.

Mr. Peterson stated structurally the home was in good condition, and most of the work would be cosmetic work. He stated bedroom #3 had the worst-case scenario in the corner of the room. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Swagata Guha; the motion carried unanimously.

- c) Section R311.7.2, 2015 International Residential Code, to allow a 5'10" head height above the stairs where a minimum of 6'8" was required.

Mr. Peterson stated the staircase was at one time an addition to the outside of the house. He stated he plans to install egress windows out of the basement for safety issues. He stated the head height above the stairs was due to the first floor system. He stated there were kitchen cabinets above the staircase, which was creating the issue. He stated the floor joists were non-dimensional 2' x 10". Steve Horner stated he believes the issues with this basement finish were life safety issues. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by Michael Finkbiner; the motion carried unanimously.

9. 316 South Hancock Avenue, Permit L55713 – Mike Morley, Morley Enterprises, requests a variance to Section R305.1, 2015 International Residential Code, to allow a ceiling height of 6'6" where a minimum of 7'0" was required.

Mike Morley appeared and stated this structure was built in 1902. He stated he removed a wall and installed a beam, but was not able to obtain a Code compliant soffit height. John Welton stated if this issue was in the basement, it would be considered a soffit height issue, but because it was on the main level, it was considered a ceiling height issue. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mike Finkbiner; the motion carried unanimously.

10. 210 Security Boulevard, Permit L84722 – Kyriakos Melas, Black n White Roofing & Exteriors, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt strip shingles to be installed on a roof pitch less than 2:12.

Kyriakos Melas appeared and stated the slope issue on this roof was not noticed by the sales representative for his company. He stated the homeowner insisted that shingles be installed on this roof because that was the product that was previously on this roof. Bert Warchol stated there was a variance on this roof for this same issue in January 2018. Mr. Melas stated he used ice and water leak barrier over the entire roof. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request based on the fact that this same variance was approved in January 2018 for the same slope issue, and conditional upon the applicant furnishing RBD staff with a copy of the receipt for the ice and water shield used on this project, seconded by Larry Bobo; the motion carried unanimously.

- 10.b. 3125 Gladiola Drive, Permit L70187 – Bethanie Smith (Traver), homeowner, requests a variance to Section R305.1, 2015 International Residential Code, to allow a soffit ceiling height of 6'1½" under furred-down beams, pipes and ducts where it was required to be a minimum of 6'4".

Brian Smith, the husband of Bethanie Smith (Traver), appeared and stated he and his wife purchased this property in 2014 and it then had an unfinished basement. He stated they were finishing the basement now and had installed two egress windows. He stated they removed a load bearing wall and replaced it with a beam, but were not able to obtain a Code complaint soffit height. He stated they would like to cover the beam with sheetrock, which would bring the soffit height to 6'1½". He stated the house was built between 1952 and 1955. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon obtaining a 6'1½" finished soffit height, seconded by Steve Horner; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

a) Addressing in Multi-Story Buildings with Multi Suites

Chris Richardson stated RBD's Enumerations Department was requesting assistance with better addressing in multi-story buildings with multi suites. He stated landlords were leasing blocks in these structures and changing the suite configurations, making the addressing of these buildings very difficult. Jay Eenhuis stated whenever an interior remodel was done in a multi-tenant facility, RBD requires an interior site plan be provided to RBD staff, so RBD could stay up-to-date on modifications to the buildings.

The meeting adjourned at 10:15 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg