

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

December 5, 2018

10:00 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 10:00 a.m.

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

A motion was made by Michael Finkbiner to **APPROVE** the November 7, 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) 4685 Scenic Circle, Permit L45928 – Jeremy Pierce, J & J Construction, Inc., requests a variance to Section R310.1, 2009 International Residential Code, to allow a 45½” windowsill height in existing conditions, where a maximum of 44” is allowed.

- b) 7495 Cabin Ridge Drive, Permit L83666 – Gerald Tompkins, homeowner, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt strip shingles to be installed on a roof slope less than 2 units vertical in 12 units horizontal (2:12), where prohibited.

A motion was made by Swagata Guha to **APPROVE** the Consent Variance Requests, seconded by Larry Bobo; the motion carried unanimously.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no Items Called Off the Consent Calendar.

VARIANCE REQUESTS

4. 18 South Nevada, Suite 33, Plan 110980 – Joel McVay, tenant, requests a variance to Section 1023.5, 2009 International Building Code, to allow existing public restrooms and storage rooms to open into an exit passageway, where prohibited by Code.

Jay Eenhuis stated this variance had been modified from the original agenda that was previously transmitted to the Committee members and RBD staff for a variance to Section 703.2.1, 2009 International Existing Building Code, to allow an exit corridor to not be 1-hour in the existing portion; the new portion to 1-hour rated. Joel McVay appeared and stated this structure was a complicated older building, and he was leasing a space in the basement in which he would operate a bar. He stated there was a long corridor, which was a clear path of egress, and it would be fire rated. Mr. McVay stated the building was sprinklered, and there were two different tenants in the building. Jay Eenhuis stated Code does not allow a door opening into a passageway which was meant as a means of egress. Mr. McVay stated the doors were 90-minute doors. Mr. Eenhuis stated CSFD had not had an opportunity to review this variance request. He stated RBD staff takes no exception to this variance request. He stated the issue was in the second means of egress. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Micah Langness; the motion carried unanimously. Further, Mr. Eenhuis stated he just received confirmation from CSFD that it does not take exception to this variance request.

5. 1133 Crown Haven Circle, Permit L99050 – Luis Gonzalez, homeowner, requests a variance to Section R305.1, 2015 International Residential Code, to allow a ceiling height of 6'5", where a minimum of 7'0" was required.

Luis Gonzalez appeared and stated due to pre-existing conditions, he was unable to obtain a Code compliant ceiling height in this basement. He stated the house was built in 2013. John Welton stated the only area that was at issue was a portion of the recreation room; the remainder of the basement had a Code compliant ceiling height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request,

seconded by Michael Finkbiner; the motion carried unanimously.

6. 1630 Gardiner Rock Lane – Justin Chaston, homeowner, requests a variance to Section P3007.1, 2015 International Residential Code, to allow installation of a sewage ejector system in lieu of a gravity system.

Justin Chaston appeared and stated he was installing a bathroom in this finished basement, and he was requesting approval to install a sewage ejector system in lieu of a gravity system. He stated the pump system would allow him to refrain from tearing up the hardwood floors, and there was a load bearing wall that may also be an issue. Jack Arrington stated the sewage ejector system would require a macerating toilet system. He stated the Code states with new plumbing that if it was able to drain into the building sewer system, it was required to do so. He stated the RBD inspector had informed him that there was plumbing fairly close to this bathroom. Mr. Chaston stated he would also like to put a shower in this bathroom, and it would drain into this same system. He stated the system was a Saniflo Model Access 3 System. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon the use of an approved Sani Access Product, seconded by Swagata Guha; the motion carried unanimously.

- 6.b. 192 Front Street, Permit L60641 – Keith Moore, RMG Architects, requests a variance to Section 1109.3, 2015 International Building Code, to allow one catering bar sink to be mounted at 36” above finished floor, where 34” is allowed per Code.

Keith Moore appeared and stated the old post office in Monument was being converted into an event center, and a sink and counter were being installed for catering purposes. He stated there was a window opening over the sink and countertop, so it could be used as a bar as well to serve drinks. He stated the counter/sink had already been manufactured, and it would be costly to modify it at this point in time. Mr. Moore stated there were adjustable feet on the counter, but they would only modify the height by ½ inch. Jack Arrington stated ANSI regulation required a 34” countertop height. John Welton stated there was an exception in the International Building Code for service sinks, but the question was whether this would meet the definition of a service sink. Mr. Moore stated the structure currently has a mop sink, so he did not feel he could call this a mop sink. Mr. Welton stated any variances granted for accessible issues only alleviate the building owner from the Building Code and ANSI requirements; it still leaves that building owner or tenant subject to ADA Regulations enforced by the Department of Justice. Mr. Moore stated he could reclassify this sink as a service sink, and Mr. Welton stated RBD staff would not agree with reclassifying this sink as a service sink considering the testimony given thus far. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

6.c. 1050 North Newport Road – Lawrence Whittaker, YOW Architects, requests variances to:

- (i) Section 404.2.3.2, ICC/ANSI A117.1, 2009, to allow a front approach clearance push side of 8”, where a minimum of 12” was required per Code.

Larry Whittaker appeared and stated this structure was a 3 story multi-tenant building. He stated one quadrant was occupied by a tenant, and the common corridor had been eliminated. He stated the distance from the door to the tread was only 8”, where 12” was required by Code. Jay Eenhuis stated this was part of the accessible means of egress. Mr. Whittaker stated the door could be reframed out to the corridor partitioning wall, which would provide the required clearance. Mr. Welton stated the applicant could inset up to 8” from the face of the wall. Mr. Whittaker stated he would be open to installing panic hardware on the door. He stated his goal was to get as much distance from the latch to the thread as possible. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon obtaining as much clearance as possible, but at least 8”, seconded by Michael Finkbiner; the motion carried unanimously.

- (ii) Section 240.24(B)(1) & (2), 2014 National Electrical Code, to allow access to an electric room from a tenant space, in lieu of a common corridor.

Dean Wemmer stated all tenants were supposed to have access to the breakers servicing their space. Mr. Whittaker stated even when it was common access, the maintenance department would have to give access to the electrical panel. He stated in an emergency situation, CSFD would contact CSU. Mr. Whittaker stated there were three elevators in the building. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to the 24/7 building supervision, seconded by Michael Finkbiner; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

Jina Koulchitzka stated the Board of Review had implemented a new policy with regard to appeals.

Pikes Peak Regional Building Department
Technical Committee Meeting Minutes
December 5, 2018
Page 5

The meeting adjourned at 11:16 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roger N. Lovell". The signature is written in a cursive style with a large initial "R".

Roger N. Lovell
Regional Building Official

RNL/llg