MEMBERS PRESENT: Chair Chris Richardson, Building Contractor A or B  
Vice Chair Steve Horner, Structural Engineer  
Swagata Guha, Architect  
Micah Langness, Master Plumber  
Dan Rial, Mechanical Contractor  
Matt Scheffe, Building Contractor D

MEMBERS ABSENT: Dale Ryba, Electrical Contractor

OTHERS PRESENT: Roger Lovell, Regional Building Official  
Virjinia Koultchitzka, Regional Building Counsel  
John Welton, Deputy Building Official – Inspections  
Jack Arrington, Chief Plumbing/Mechanical Inspector  
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:00 a.m.

1. **ELECTION OF OFFICERS**

Discussion to be had with regard to “Chairman” and “Vice Chairman” titles and consideration of alternative(s).

Jina Koultchitzka asked the Committee members if they would like to consider changing the titles of the Chairman and Vice Chairman; Steve Horner stated he would like to change the titles to Chair and Vice Chair. A motion was made by Steve Horner to change the titles of the Chairman and Vice Chairman to Chair and Vice Chair, seconded by Matt Scheffe; the motion carried unanimously.

A motion was made by Micah Langness to re-elect Chris Richardson as the 2020 Chair of the Technical Committee, seconded by Dan Rial; the motion carried unanimously.

A motion was made by Micah Langness to re-elect Steve Horner as the 2020 Vice Chair of the Technical Committee, seconded by Matt Scheffe; the motion carried unanimously.
2. CONSIDERATION OF THE DECEMBER 4, 2019 TECHNICAL COMMITTEE MINUTES

A motion was made by Steve Horner to APPROVE the December 4, 2019 Technical Committee Minutes as written, seconded by Dan Rial; the motion carried unanimously.

3. 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.

There were no Consent Calendar Variance Requests.

4. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

Chairman Richardson stated CSFD has notified RBD staff that it takes no exception to the variance requests on the Technical Committee Agenda and Addendum today.

VARIANCE REQUESTS

5. 7470 Steward Lane, Permit L49908 – Chaz Woodson, homeowner, requests a variance to Section R305.1, 2015 International Residential Code, to allow a 6’8” finished ceiling height in a bedroom, where a minimum of 7’ is required per Code.

Chaz Woodson appeared and stated he is finishing his basement and there is a steel beam which prohibits a Code compliant ceiling height in the bedroom in the basement. He stated he is only able to obtain a 6’8” ceiling height in this bedroom. He stated the light fixtures are all wall mounted sconces. Mr. Woodson stated in addition to the beam, there is also ductwork that is further prohibiting a Code compliant ceiling height in this bedroom. He stated the ceiling height in the living room is Code compliant. A motion was made by Swagata Guha to recommend to the Board of Review APPROVAL of the variance request, seconded by Dan Rial; the motion carried unanimously.

6. 7560 Pine Cone Road, Permit M55860 – Aaron Brown, homeowner, requests a variance to Section P3201.6, 2015 International Residential Code, to allow a water seal trap at the shower location to be 54” from centerline of fixture to centerline of trap inlet, where not to exceed 30” per Code.

Aaron Brown appeared and stated he is having new plumbing installed to enlarge a bathroom. He stated the issue is the location of the P trap for the shower; he would like to have it installed 54” from the centerline of the shower drain. He stated if they were to install the P trap per Code, it would be located over the electrical panel, which he feels is
a safety hazard. Jack Arrington stated in order to be Code compliant, the centerline of the trap can be no further away than 30” from the centerline of the fixture drain. Mr. Brown stated the plumbing is located in the garage so freezing is a concern. Mr. Arrington stated Code does not prohibit installation of a water line above an electrical panel in residential construction. Further, he added that the current location of the trap creates an opportunity for bacterial growth. Mr. Brown stated he feels his proposed location of the P trap is an equally good or better form of construction. He stated both the trap and the pipe are 2” in diameter.

A motion was made by Micah Langness to recommend to the Board of Review DENIAL of the variance request because there are options available to bring this issue Code compliant, or at least closer to being Code compliant, seconded by Steve Horner; the motion carried unanimously.

6.b. 2829 Marilyn Road, Permit M42486 – David Walker, homeowner, requests a variance to Section RBC303.4.52, 2017 Pikes Peak Regional Building Department, to allow an interior nonbearing wall on a non-structural slab be allowed to be constructed with 0” of allowance for vertical movement (float), where a minimum of 1½” is required per Code.

David Walker appeared and stated this project is a bathroom remodel in a house built in 1959. He stated he replaced a section of the wall because it was not square, i.e., the replacement was not trigger by structural but cosmetic issues. He stated the remainder of the pre-existing walls are Code compliant. A motion was made by Dan Rial to recommend to the Board of Review APPROVAL of the variance request due to existing non-conforming conditions, seconded by Swagata Guha; the motion carried unanimously.

7. **SUNSHINE ACT REQUIREMENT**

To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.

Pursuant to the Colorado Sunshine Act, I, Micah Langness, move that the Technical Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Technical Committee Meeting Agendas and Minutes for each meeting be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of the Pikes Peak Regional Building Department, seconded by Steve Horner; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business.
9. **NEW BUSINESS**

There was no New Business

The meeting adjourned at 9:55 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official  
RNL/llg

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours’ notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD’s website at [https://www.pprbd.org/Information/Boards](https://www.pprbd.org/Information/Boards). Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.