

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

October 2, 2019

9:00 a.m.

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

MEMBERS ABSENT: Swagata Guha, Architect  
Matt Scheffe, Building Contractor D  
Dale Ryba, Electrical Contractor

OTHERS PRESENT: Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Counsel  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

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

#### 1. **CONSIDERATION OF THE SEPTEMBER 4, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Micah Langness to **APPROVE** the September 4, 2019 Technical Committee Minutes as written, seconded by Dan Rial; 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) 3025 West Springlake Circle, Permit M36195 – William Neaves, S2 Contracting, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a 47½” window sill height in existing conditions, where a maximum of 44” is allowed.

A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance request, seconded by Dan Rial; the motion carried unanimously.

### 3. 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 any of the variance requests on the agenda today.

### VARIANCE REQUESTS

4. 7025 Woody Creek Drive, Permit L64533 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to omit drip edge metal, where required by Code. *This item was continued from the September 4, 2019 Technical Committee meeting due to non-appearance.*

Rick Pryor appeared; he stated the homeowner requested the drip edge be omitted from his roof. Mr. Pryor stated the drip edge is on the gable ends only. Mr. Welton stated the drip edge is a Code requirement, since the adoption of the 2015 International Residential Code; and it is a requirement that matches the manufacturer's installation requirements. Steve Horner stated the information in the application does not mention drip edge, and a Committee decision cannot be made on the information submitted in the application. Mr. Pryor stated he would like to continue this variance request until the November 6, 2019 Technical Committee meeting so he may submit additional documentation to support the variance request. A motion was made by Steve Horner to continue this variance request until the November 6, 2019 Technical Committee meeting to allow the applicant an opportunity to submit a letter from the homeowner acknowledging in detail the variance that is being requested, as well as a drawing and/or photographs for this variance request, seconded by Micah Langness; the motion carried unanimously.

5. 7035 Kipling Street, Permit L98483 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed above the drip edge along rake edges, where Code requires underlayment under the drip edge along rake edges. *This item was continued from the September 4, 2019 Technical Committee meeting due to non-appearance.*

Rick Pryor appeared; he stated there are two layers of felt: one layer below the drip edge and one layer above the drip edge, on the gable ends. Mr. Welton stated the Code compliance issue on this permit is on the rakes, where the felt was installed incorrectly; the felt should be underneath the drip edge, as opposed to on top of the drip edge. Mr. Pryor stated he was unaware of this Code requirement. Mr. Welton stated the Code changed in June 2018, and this permit was obtained on November 20, 2018. Steve Horner stated the information in this application does not mention drip edge; it is referring to the underlayment. Mr. Pryor stated he would like to continue this variance request until the November 6, 2019 Technical Committee meeting so he may submit additional documentation to support the variance request. A motion was made by Steve Horner to

continue this variance request until the November 6, 2019 Technical Committee meeting to allow the applicant an opportunity to submit a letter from the homeowner acknowledging in detail the variance that is being requested, as well as a drawing and/or photographs for this variance request, seconded by Micah Langness; the motion carried unanimously.

6. 7240 Waterwheel Street, Permit L71922 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed above the drip edge along rake edges, where Code requires underlayment under the drip edge along rake edges. *This item was continued from the September 4, 2019 Technical Committee meeting due to non-appearance.*

Mr. Pryor appeared; he stated he would like to continue this variance request until the November 6, 2019 Technical Committee meeting so he may submit additional documentation to support the variance request. A motion was made by Steve Horner to continue this variance request until the November 6, 2019 Technical Committee meeting to allow the applicant to submit a letter from the homeowner acknowledging in detail the variance that is being requested, as well as a drawing and/or photographs for this variance request, seconded by Micah Langness; the motion carried unanimously.

7. 1317 LaPaloma Way, Permit M15549 – Melissa Munro, Rampart Roofing, Inc., requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof slope less than 2:12. *This item was continued from the September 4, 2019 Technical Committee meeting due to non-appearance.*

Stephen Millard, Production Manager with Rampart Roofing, appeared and stated the slope on this roof is 1.5 to 2:12 (depending on where you measure it), and this roof had a previous variance for this same issue. He stated the homeowner demanded shingles on the roof, which were the previous materials on the roof. He stated this slope is on the front of the house over the porch, and the homeowner wanted shingles for aesthetic reasons. John Welton confirmed there was a previous variance granted on the property for this same issue. Mr. Millard stated his company installed full ice and water shield under that section of the slope. Chris Richardson stated the installation of the ice and water shield over this section of the roof makes the approval of the variance request more feasible. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

8. 10797 Maroon Peak Way, Plan No. R120318 – Jeffrey Brazzle, homeowner, requests a variance to Section R903.1, 2015 International Residential Code, to allow an unlisted product to be used for weather protection where an approved roof covering is required by Code.

Jeffrey Brazzle appeared and stated he requested a permit last year to build a deck. He stated all of the inspections were completed. He stated he would like to utilize the space under the deck as a patio enclosure, so he built walls on the north and east sides of the patio area, and installed weather protection on the deck above the patio enclosure as a roof

covering. Mr. Brazzle stated he did get information from an architectural engineer with regard to the manner in which to install the partial patio enclosure. Mr. Eenhuis stated the frost depth is not an issue with this structure. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to the fact that it is a partially enclosed, unheated patio enclosure, seconded by Dan Rial; the motion carried unanimously.

9. 11390 Valle Verde Drive, Permit L52382 – Jody Hakala, homeowner, requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a headroom height of 6’5”, where a minimum of 6’8” is required per Code.

Jody Hakala appeared and stated he built his deck himself, and he is requesting a 3” variance for the landing in the staircase going down to the ground floor. He stated this staircase is the only egress off of this deck. He stated he used the existing pillar supports because of the rock in this area. Mr. Hakala stated he was unaware of the Code requirement for the landing. He stated there is a path of egress on the other side of the house, as well as interior stairs going down to the basement where there is another egress door. John Welton stated the exterior door under the deck meets Code requirements for egress. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to a secondary means of egress, seconded by Micah Langness; the motion carried unanimously.

10. 4185 Danceglen Drive, Permit M04663 – Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

Llana Torbert appeared and stated this is a roof reskin over synthetic felt. She stated this project has been completed. She stated the roof was already completed before she became aware of the new Code requirement. Ms. Torbert stated she has submitted a letter from Decra approving this method of construction and warranting their product for 50 years. She stated this method of construction meets the manufacturer’s specifications. Micah Langness stated this Committee has not had this variance request from any other contractors; and Ms. Torbert stated Lianro Metal Roofs is the only company in El Paso County that installs stone coated steel roofs. This roof was last reroofed in 2012. Ms. Torbert stated she can get a letter from Decra that states that it is industry standard to reskin a damaged panel roof. Ms. Torbert stated she would like to continue this and the remaining variance request(s) until the December 4, 2019 Technical Committee meeting so she may obtain an additional letter from the manufacturer(s). She stated the valley materials are only installed to meet Code; they do not serve any purpose.

Ms. Torbert confirmed that all of the roofs, variance request Item No.’s 10 – 15 (inclusive), have been completed.

Because variance request Item No.'s 10 – 15 (inclusive) are factually identical, with the exception of the property addresses, the factual matters noted below, and Item No. 14 having a different manufacturer: Boral, the Committee, with consent from the applicant, made a joint motion, applicable to Agenda Item No.'s 10 – 15 (inclusive), as summarized below.

11. 4320 Danceglen Drive, Permit L98938 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

This roof was last reroofed in 2005.

12. 365 Wedgewood Court, Permit M10687 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

This roof was last reroofed in 2003.

13. 55 Abrook Court, Permit M08043 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

John Welton stated this roof was last reroofed in 2017; Ms. Torbert stated it has a synthetic felt.

14. 4680 Newstead Place, Permit M00452 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

John Welton stated this roof was last reroofed in 2017; Ms. Torbert stated it has a synthetic felt.

15. 788 Capeglen Road, Permit M00782 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

John Welton stated this roof was last reroofed in 2005; Ms. Torbert stated this roof has 30 pound felt.

A joint motion for the reasons summarized above: A motion was made by Dan Rial to continue Items 10 through 15 (inclusive) to the December 4, 2019 Technical Committee meeting, so the applicant may furnish a letter from the manufacturer(s) acknowledging that the reroof was not installed per local Code requirements, putting the metal shingles over existing battens and existing underlayment is an industry standard, doing so does not affect the warranty of the metal roof product, and addressing the age of the underlayment; and an updated letter from the homeowner(s) acknowledging that he/she understands and accepts the age of the underlayment. In addition, photographs of the underlayment in three valleys and three locations in the field of the roof in random locations are also required, seconded by Steve Horner; the motion carried unanimously.

16. 8160 Piute Road, Lot 154 – Mike Trichak, 3G Construction & Roofing, requests a variance to Table R905.1.1(2), 2015 International Residential Code, to allow a single layer of underlayment on a roof pitch of 3½:12 where two layers of underlayment are required by Code.

Mike Trichak appeared and stated he would like to continue this variance request so he may submit additional information. A motion was made by Micah Langness to continue this variance request until the November 6, 2019 Technical Committee meeting, seconded by Dan Rial; the motion carried unanimously.

17. 12744 Morning Breeze Way, Permit M47377 – David Schlarb, homeowner, requests a variance to Section R311.8.1, 2015 International Residential Code, to allow a ramp slope of 18.5%, where the maximum allowed per Code is 12.5% for ramps not serving the egress door.

David Schlarb appeared; he stated he is requesting a variance for a ramp that exceeds a 12.5 slope on a non-egress door. He stated he built the ramp for his elderly dog. He stated the ramp has graspable handrails. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

18. **UNFINISHED BUSINESS**

There was no unfinished business.

19. **NEW BUSINESS**

There was no new business.

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The meeting adjourned at 10:42 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/lfg

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