

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

October 4, 2023 – Wednesday - 9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid form: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually, through Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committee's page at: <https://www.pprbd.org/Information/Boards>.

How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: ginal@pprbd.org. During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A within Microsoft Teams, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE SEPTEMBER 6, 2023 TECHNICAL COMMITTEE MINUTES**
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.

- a) 2831 Pennsylvania Avenue, Colorado Springs – Dwan Petti, property owner requests a variance, prior to plan submittal, to Table R402.1.3, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition (the "Code") to omit the prescriptive slab insulation within a conditioned garage/shop, where required by Code.
- b) 14550 Millhaven Place, Colorado Springs, Permit O53000 – Dave Klunder, Robbins Heating, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.
- c) 460 Garden Park Avenue, Calhan, Permit O77704 – Lisa Allen, Atlantic Heating, requests a variance, to Table R402.1.3, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition (the "Code") to omit the prescriptive slab insulation within a conditioned garage/shop, where required by Code.

- d) 1258 Deer Creek Circle, Monument – Todd McClintic, property owner, requests a variance, prior to plan submittal, to Table R402.1.3, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition (the "Code") to omit the prescriptive slab insulation within a conditioned garage/shop, where required by Code.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **VARIANCE REQUESTS**

- a) 9097 Bugaboo Drive, Colorado Springs, Permit N92646 – Yousef Babaie, property owner requests the following:

*As continued from the Technical Committee meeting held September 6, 2023 as follows: A motion was made by Jason Leimkuhl to recommend to the Board of Review **CONTINUANCE** of the variance requests until the next Technical Committee meeting when the property owner can return with the requested measurements, which should include comments by the inspector; seconded by Andrew Baturevich; the motion carried unanimously.*

- i) a variance to Section R311.7.6, 2015 International Residential Code (IRC) based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), to allow middle landing to remain as constructed as winder tread, where it does not meet IRC requirements.
 - ii) a variance to Section R311.7.2, 2015 IRC, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), to allow a stairway headroom of 6'-3" where a minimum of 6'-8" is required off lower winder tread or alternatively 5'-8" from original landing location.
- b) 227 E. Fontanero Street, Colorado Springs, Permit O76429 – Jack Walton, Jack's Electrical & Maintenance, requests a variance to Article 210.12, 2020 National Electrical Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), to install standard breakers in place of arc fault breakers with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breaker is being replaced due to incompatibility, where required by Code.

- c) 3044 W. Platte Avenue, Colorado Springs, Permit N81092 – Devon Carlock, property owner, requests a variance to Section R305.1.1, Exception, International Residential Code, 2015 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended (the “Code”), to allow a soffit height of 6'-3" under duct or other obstruction in a basement ceiling, where 6'-4" is required by Code.
- d) 1030 Hartell Drive, Colorado Springs, Permit O75049 – Frank Medina, property owner, requests a variance to Section RBC303.4.13, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), based on Section RBC111.2.3 Item 2 of the Code, to allow existing window well depths of 24 inches in the basement to be used for an emergency escape and rescue opening for a dwelling issued a building permit prior to January 1, 2000, where a minimum of 30 inches in depth is required by Code.
- e) 4200 N. Weber Street, Colorado Springs – Lisa Peterson, Hammers Construction, Inc., requests a variance, prior to plan submittal, to Section 501.2, International Existing Building Code, 2021 Edition, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2021 Edition (the “Code”), to allow existing exterior walls to remain unmodified, where fire-rated exterior walls are required based on fire separation distance by Code.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **ADJOURN**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please email ginal@pprbd.org or 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 under Boards & Committees. Audio copies of the record may be purchased by emailing ginal@pprbd.org or by calling (719) 327-2989.

**Rules of Policy and Procedure of Pikes Peak Regional
Building Department Committees and Boards**

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Advisory Board.

**Rule 1.1
Governing Authority**

The Chair of the Committee/Board shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee/Board. Once the Committee/Board is satisfied with all questions and comments, the Chair will entertain a motion by the Committee/Board, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

**Rule 1.2
Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or
Advisory Board**

All persons attending the Committee/Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee/Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

**Rule 1.3
Lack of Financial Authority of the Advisory Committees, Board of Review, and Advisory
Board**

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee/Board, has authority to impose administrative fines for Code-related violations. Further, the Committee/Board does not have authority to consider financial claims or consider / award resulting financial damages to any person.

**Implemented as of: August 31, 2023
Last Updated:**