

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

April 3, 2024 – Wednesday - 9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid forum: 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. Sufficient and timely access to the public to observe the meeting will be made available 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 MARCH 6, 2024 TECHNICAL COMMITTEE MEETING 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) 10628 Abrams Drive, Colorado Springs – Steve Behrends, Bear Creek Design + Build, LLC, requests a variance prior to plan submittal, to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned, attached garage, where required.
- b) 1570 Gold Hill Mesa Drive, Colorado Springs, Permit P20975 – Kim Amadi, The Furnace Guy Heating and Cooling, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within a conditioned, attached garage, where required.
- c) 120 W. Ramona Avenue, #102, Colorado Springs, Permit P16430 – Troy Biggs, Cornerstone Contracting, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a 50" maximum height to bottom of clear opening from the floor, in existing conditions, where a minimum of 44" is required, with the stipulation that a step is permanently installed under the window sill with a maximum 6" rise, a minimum 11-1/2" tread, and the full width of the window opening.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **VARIANCE REQUESTS**

- a) 602 Cooper Avenue, Colorado Springs, Permit O51506 – Rocky Williams, Excaliber Electric, LLC, requests a variance to Article 110.26 (A) and table 110.26 (A) (1), 2020 National Electrical Code, based on Item 2 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a residential clothes washer and dryer to be located within the working clearance of an existing panel.

As administratively postponed at the request of the applicant from the March 6, 2024 Technical Committee meeting.

- b) 16840 Thompson Road, Colorado Springs, Permit O59533 – Landon Mehloff, property owner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to omit the prescriptive slab insulation for a structure that contains conditioned habitable space, where required.
- c) 10705 Milam Road, Colorado Springs, Permit P01129 – Glenn Brooke, Gold Rush Construction, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced slab insulation value of R-5 within a conditioned, detached garage, where R-10 slab insulation is required.
- d) 1913 W. Colorado Avenue, Colorado Springs, Permit P08834 – Craig Maser, contractor, requests variances to:
- 1) Section R311.7.2, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow 5'-11" headroom at the bottom landing of a stairway, where 6'-8" minimum is required; and
 - 2) Section R311.7.6, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a landing at the bottom of a stairway measuring 30" depth in the direction of travel, where 36" minimum is required.
- e) 4280 Hopeful Drive, Colorado Springs – Lisa Peterson, Hammers Construction Inc., requests a variance to Section RBC106.2.1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow plans, designed using a previously adopted code, to be reviewed and released for permit, where the Code requires the work to conform to the provisions of the current codes adopted by reference.

- f) 3250 N. Nevada Avenue, Colorado Springs, Permit P18333 – Clayton Rogers, Colorado Weather Coatings, requests a variance to Section RBC302.4.46, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 3 of Section RBC111.2.3 of the Code, to allow a Roof Recover, compliant with the unamended 2021 International Building Code, Section 1512.2.1, where prohibited by the Code.
- g) 120 W. Ramona Avenue, #101, Colorado Springs, Plan R186502 – Troy Biggs, Cornerstone Contracting, requests a variance to Section R310.2, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing, non-compliant windows to be used as emergency escape and rescue openings in two bedrooms.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request by providing notice within forty-eight (48) hours prior to the meeting. 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 Board of Appeals.

**Rule 1.1
Governing Authority**

The Chair of the Committee, or the 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 or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, 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 Board of Appeals**

All persons attending the Committee or 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 or 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 Board of Appeals**

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