

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

February 7, 2024 – Wednesday - 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor
Vice Chair Andy Baturevich, Structural Engineer
Tom Lysne, Architect
Mike Finkbiner, Building Contractor C or D1
Brian Braaten, Electrical Contractor
Micah Langness, Master Plumber
Phil LaSarre, Building Contractor A or B

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Regional Building Official – Plans
John Welton, Deputy Regional Building Official – Inspections
Gina LaCascia, Executive Administrative Assistant and
Committee Secretary

PROCEEDINGS:

The meeting was conducted in a hybrid forum, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the Upper Level, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

The Colorado Springs Fire Department (CSFD) was not present. However, CSFD did advise that CSFD did not take any exceptions to the variance requests as listed on the Agenda based on provisions of the International Fire Code.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Jason Leimkuhl called the Technical Committee meeting to order at 9:00 a.m.

2. **CONSIDERATION OF THE JANUARY 3, 2024 TECHNICAL COMMITTEE MINUTES**

A motion was made by Vice Chair Andy Baturevich to **APPROVE** the January 3, 2024 Technical Committee Minutes, as written; seconded by Mike Finkbiner; 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.

- a) 1430 Regal Glen Court, Monument, Permit N85074 – Kim Amadi, The Furnace Guy Heating & Cooling, 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 within an attached conditioned garage/shop, where required.
- b) 14175 Candlewood Court, Colorado Springs, Permit P07881 – Jarrod Serafine, Wood Rd Construction LLC, requests a variance to Section R402.2.4, 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 garage/shop, where required.
- c) 10502 Odin Drive, Colorado Springs, Permit O21530 – Steven Miller, Miller Heating & Air Conditioning, Inc., 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 within an attached conditioned garage/shop, where required.
- d) 5155 Stone Fence Drive, Colorado Springs, Permit P07368 – Christina Martinez, property owner, requests a variance to Section R402.2.4, 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 garage/shop, where required.
- e) 6550 Mission Bend Way, Colorado Springs, Permit P05288 – Patrick Raley, property owner, requests a variance to Section R402.2.4, 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 garage/shop, where required.
- f) 444 N. Spruce Street, Colorado Springs, Permit O58285 – Robert J. Austin, architect of record, R. Austin Architect, 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, to omit the prescriptive slab insulation within an attached conditioned garage/shop, where required.

- g) 10725 Thomas Road, Colorado Springs – Tony Jones, contractor with Light Breeze LLC, requests a variance to Section R402.2.4, 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 garage/shop, where required.
- h) 2669 Lake of the Rockies Drive, Monument, Permit N86853 – Sean Soulvie, 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 within an attached conditioned garage/shop, where required.
- i) 4336 Hopeful Way, Colorado Springs, Permit O31214 – Jeremiah Boudreau, ThatsMyRoofer.com LLC, 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 within an attached conditioned garage/shop, where required.

A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests; seconded by Brian Braaten; the motion carried unanimously.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

5. **VARIANCE REQUESTS**

- a) 4675 Woodsorrel Court, Colorado Springs, Permit O85314 – Derrick McKean, ThatsMyRoofer.com LLC, requests a variance to Section R905.2.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a single layer of underlayment to be installed on a roof pitch between 2:12 and 4:12 pitch, where double underlayment application is required.

Lisa Young appeared telephonically on behalf of ThatsMyRoofer.com LLC. She stated that the company first reroofed this house seven years ago and used Atlas Pinnacle Impact synthetic underlayment with a roof pitch of 3:5. Being that this is the second reroof, the company is using the same single layer underlayment again.

Mike Finkbiner asked Ms. Young if their client understands that the manufacturer would not warrant the roof with the single layer underlayment. Ms. Young stated the client was aware of this fact, plus the company is adding a ten-year warranty for labor and materials.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance to allow a single layer of synthetic underlayment to be installed on a roof pitch between 3:5 and 4:12 conditional upon the roofing company providing a copy of the ten-year warranty for labor and materials, as acknowledged by the homeowner, by Friday, February 16, 2024; seconded by Tom Lysne; the motion carried unanimously.

- b) 8202 Grey Bark Way, Colorado Springs, Permit O75003 – Tim Snelling, Aspen View Homes, LLC, requests a variance to Section RBC303.4.1, 2017 Pikes Peak Regional Building Code, as amended ("the Code"), Definition of Crawl Space, based on Item 3 of RBC111.2.3 of the Code, to allow a crawl space with an average height of 5'-11" where no more than 5' average height is allowed.

Scott McGaffin appeared in person on behalf of Aspen View Homes, LLC, and indicated that this variance is for a four-unit townhome lot that he personally has purchased and will close in escrow in March 2024. The crawl space is 5'11", and the Code requires a 5-foot crawl space. A letter has been provided from York Engineering regarding this project indicating that all interior and exterior walls, except for the clouded wall (exterior wall) within the plans, are structurally adequate and do not require any structural changes.

John Welton requested a BSP for verification of the blocking, as installed per an engineer's letter with a resulting second inspection of the project.

A motion was made by Phil LaSarre to recommend to the Board of Review **APPROVAL** of the variance to allow a crawl space with an average height of 5'11" under the condition that evidence is shown that the blocks passed inspection; seconded by Mike Finkbiner; the motion carried unanimously.

- c) 6255 Sawcut Point, Fountain, Plan C184084 – Jen Anderson, Senior Project Manager, Naos Design Group, LLC, requests a variance to Section 507.2, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow the use of IBC Section 507 for Unlimited Area Buildings, where prohibited due to an interior lot line that exists and measures 0'0" from the building perimeter.

Marc Breetz, Brandon McCrary, and Jen Anderson appeared in person. Mr. Breetz stated they are working on a King Soopers project that has a retail component next to it and due to ownership of the lots and buildings, the variance is requesting a zero-lot line between two buildings specific to Lot 7 and Lot 9, with Lot 7 being the King Soopers' lot and Lot 9 being a small retail building(s) lot; the buildings on both lots are proposed to be constructed at the same time by different contractors.

In addition, they are asking that the two buildings be classified as one unlimited area building. Mr. Breetz indicated that there is a 3-hour rated wall on King Soopers' side between the two buildings, both independently constructed, meeting the requirements of a 3-hour separation wall. This means if there was an issue on either side, the other side would not be affected. All of the requirements of an unlimited area building with a 60-foot yard around the building have been met.

Chair Leimkuhl asked if the City of Fountain Fire Department had any issues or concerns with the plans and/or variance. Roger Lovell advised that the City of Fountain Fire approved the plan after RBD's initial construction review.

Virginia Koulchitzka asked if any set-back variances will be needed or required from City of Fountain with regard to this variance. Mr. Breetz answered in the negative.

A motion was made by Tom Lysne to recommend to the Board of Review **APPROVAL** of the variance to allow the use of IBC Section 507 for Unlimited Area Buildings, where prohibited due to an interior lot line that exists and measures 0'0" from the building perimeter; seconded by Phil LaSarre; the motion carried unanimously.

- d) 7010 Old Meridian Road, Peyton – Lisa Peterson, Hammers Construction, Inc., requests a variance, prior to plan submittal, to Section 1004.5, 2021 International Building Code, based on Item 2 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required.

Lisa Peterson appeared in person and indicated that the variance is for a reduced occupant load for plumbing as the building being constructed will be a maintenance shop for the Falcon Fire Department vehicles and ambulances, which is adjacent to the Fire Department and within approximately 150 feet. The shop will not have more than two staff members in the building at any given time. The subject restroom is ADA compliant.

John Welton advised the Committee that the variance is specific to the reduction of occupant load for the fixture count only on the plumbing side. All required means of egress will still be provided accordingly. Further, the threshold in the Code for an exception of a single-user restroom is 15.

Fire Chief Trenton L. Harwig appeared telephonically and stated that this project involves a single lot with three separate buildings, and the maintenance shop is the third building under construction, all owned and operated by the Falcon Fire Department. There is one fulltime fleet maintenance employee who is the fleet manager. The building space is large because the fire trucks are quite big. The fleet manager is the only one that will be working on vehicles. The building will not be open to the public.

Chief Harwig does not have plans to hire more maintenance staff, however, there will be a time in the next ten to twenty years when the Falcon area grows that will warrant the need to hire one or two more mechanics. The Falcon Fire Department plans on storing spare vehicles in this building as well as providing maintenance of vehicles.

A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required; seconded by Brian Braaten. Mr. Welton requested that the motion be amended to include a maximum occupant load of no greater than 15. The motion was amended by Micah Langness to no greater than 15 on the calculated occupant load; seconded by Brian Braaten; the amended motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURN**

The Technical Committee meeting adjourned at 10:00 a.m.

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.