

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING AGENDA**

January 8, 2025 – 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, Boardroom on the main level, and virtually through Microsoft Town Hall. 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](mailto: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 Town Hall, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **ELECTION OF OFFICERS**
3. **CONSIDERATION OF THE DECEMBER 4, 2024 TECHNICAL COMMITTEE MEETING MINUTES**
4. **CONSENT CALENDAR**

There are no items on the Consent Calendar.

5. **ITEMS CALLED OFF CONSENT CALENDAR**
6. **VARIANCE REQUESTS**
  - a) 9495 Glider Loop, Colorado Springs, Permit O77851 – Leo Marchase, Mountain States Custom Homes, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.

*As continued from the December 4, 2024 Technical Committee meeting to give the applicant an opportunity to provide two sets of heat loss calculations; one based on prescriptive insulation requirements, and a second based on the insulation as installed.*

- b) 4810 Hidden Rock Road, Colorado Springs, Permit P10665 – Terry Witmer, Air Pros One Source, LLC, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.

*As continued from the November 6, 2024 Technical Committee meeting to allow the applicant time to provide the required heat loss calculations or a comparison.*

- c) 1023 N. Corona Street, Unit B, Colorado Springs, Permit P17695 – Eric Houck-Whitaker, property owner, requests a variance to Section RBC303.4.38, Exception 4, Pikes Peak Regional Building Code, 2023 Edition, the "Code", based on Item 2 of Section RBC111.2.3 of the Code, to allow the use of a thickened edge, monolithic slab as foundation for an existing 765 square foot detached accessory structure with habitable space, where frost protected foundation is required.
- d) 16885 Reata Road, Peyton, Permit P63941- Paul Hardcastle, Hardcastle Heating and Air, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.
- e) 3735 Glenmeadow Drive, Colorado Springs, Plan R197198 – Chad Braunschweig, property owner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.
- f) 205 N. Murray Blvd., Unit 146, Colorado Springs – Betty Olivas, A & I Skyline Roofing, requests a variance, prior to permit, 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 asphalt shingles to be installed on a roof pitch less than 2 units vertical in 12 units horizontal, where prohibited.
- g) 1334 Sunset Road, Colorado Springs, Permit P38969 – Charles Gardner, Gardner Contracting, 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 asphalt shingles to be installed on a roof pitch less than 2 units vertical in 12 units horizontal, where prohibited.
- h) 2975 New Center Point, Colorado Springs – Chris Richardson, CMG Corporation, 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 an actual occupant load of 299 occupants to be used for design purposes, where a calculated occupant load per Table 1004.5 results in 1885 occupants.

- i) 1546 Territory Trail, Colorado Springs, Plan R196827 – Carlos Lorio, property owner, requests a variance to Section RBC303.4.29, 2023 Pikes Peak Regional Building Code, 2023 Edition, the “Code”, based on Item 2 of Section RBC111.2.3 of the Code, to allow for a reduction of the 6 accessibility points required by CRS § 9-5-105 for a 14-Unit Townhome project.
- j) 1556 Territory Trail, Colorado Springs, Plan R196796 – Carlos Lorio, property owner, requests a variance to Section RBC303.4.29, Pikes Peak Regional Building Code, 2023 Edition, the "Code", based on Item 2 of Section RBC111.2.3 of the Code, to allow for a reduction of the 6 accessibility points required by CRS § 9-5-105 for a 14-Unit Townhome project.
- k) 1572 Territory Trail, Colorado Springs, Plan R196793 – Carlos Lorio, property owner, requests a variance to Section RBC303.4.29, Pikes Peak Regional Building Code, 2023 Edition, the "Code", based on Item 2 of Section RBC111.2.3 of the Code, to allow for a reduction of the 6 accessibility points required by CRS § 9-5-105 for a 14-Unit Townhome project.
- l) 515 S. Yoder Road, Yoder – James Matkovich, Leland’s Industries, requests a variance, prior to plan submittal, to Section 903.2.4.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit an automatic sprinkler system where required.

7. **UNFINISHED BUSINESS**

8. **NEW BUSINESS**

- a) Colorado 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, \_\_\_\_\_ **[state your name]**, move that the Technical Committee meeting be held on the first Wednesday of each month beginning at 9:00 a.m. in a hybrid forum: in person at the Pikes Peak Regional Development Review Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually via a program accessible via Pikes Peak Regional Building Department’s website Boards & Committee’s page, that the Technical Committee meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at [www.pprbd.org](http://www.pprbd.org), and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the

Department at which it may post a notice no less than twenty-four (24) hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online:

The Department's Public Notice Board located in the atrium of the Department premises.

Seconded by \_\_\_\_\_ [state the name of another member of the committee].

9. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email [ginal@pprbd.org](mailto: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](mailto: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.