

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

August 5, 2020

9:00 a.m.

MEMBERS PRESENT: Chair Chris Richardson, Building Contractor A or B
Vice Chair Steve Horner, Structural Engineer
Matt Scheffe, Building Contractor D
Micah Langness, Master Plumber
Swagata Guha, Architect
Dale Ryba, Electrical Contractor

MEMBERS ABSENT: Dan Rial, Mechanical Contractor

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

PROCEEDINGS:

Chair Chris Richardson called the meeting to order at 9:00 a.m.

The Technical Committee meeting was conducted virtually via a program called Microsoft Teams live events, which was accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Instructions for conducting the virtual meeting were provided.

1. **CONSIDERATION OF THE JULY 1, 2020 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the July 1, 2020 Technical Committee Minutes as written, seconded by Micah Langness; 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.

There were no Consent Calendar Variance Requests.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

Chair Richardson stated RBD staff received notification from the Colorado Springs Fire Department confirming that it did not have any objections to the variances on the Agenda for the meeting today.

VARIANCE REQUESTS

4. 7190 Cotton Drive – Ben Smith, All About the House LLC, requests a variance prior to plan submittal to Section RBC303.4.13, 2017 Pikes Peak Regional Building Code, to allow an existing window well depth of 24” for an emergency escape and rescue opening for a dwelling issued a building permit prior to January 1, 2000.

Ben Smith appeared and stated this basement finish was started by the homeowners 8 to 10 years ago; he was contacted by the homeowners to finish the basement that they initially started, and the issue with the window well was noted at that time. He stated the window well is located in the bedroom. John Welton stated a 24” window well is allowed at window openings that are not required as emergency escape and rescue openings. He stated the original basement finish permit was obtained in 2001; however, there were no inspections performed on that previous permit, and it was voided with no inspection history. Mr. Smith stated the window well is in the backyard area. He stated he estimates that the window well is approximately 30” to 36” in height. Mr. Welton stated RBD staff believes this window well to be tall enough to require a ladder, so it must be at least 44” tall. He noted that RBD staff would take exception to this variance request, as there are options available to re-construct the window well to be Code compliant. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance request, seconded by Micah Langness; the motion carried unanimously. Jina Koulchitzka advised Mr. Smith has 30 calendar days from the decision of this Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Code.

5. 6570 Bonifas Court, Permit M66449 – Luke Stephens, homeowner, requests variances to:
 - a) Section R311.7.5.1, 2015 International Residential Code, to allow a riser height of 8 3/8” where a 7 3/4” maximum is allowed per Code.
 - b) Section R311.7.5.1, 2015 International Residential Code, to allow a riser height variance greater than 3/8” where prohibited per Code.
 - c) Section R311.7.5.2.1, 2015 International Residential Code, to allow winder treads to have a tread depth of less than 6” where prohibited per Code.

Luke Stephens appeared and stated he is finishing his basement himself, with the exception of the electrical work. He stated he was not aware that a permit was required for the work until he applied for the electrical permit. It was at that time that he discovered that the stairs were not built to Code. He stated due to space limitations, he was unable to build a Code compliant winder staircase; the risers are inconsistent in height and the tread depth is less than 6". Mr. Stephens stated he chose to build a winder staircase to provide storage space under the staircase. The Committee members were concerned that the existing winder stairs are a tripping hazard; and therefore, a life safety hazard. A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of the variance requests in Items 5.a, b, and c due to life safety issues (including a tripping hazard), seconded by Swagata Guha; the motion carried unanimously. Ms. Koulchitzka advised Mr. Stephens has 30 calendar days from the decision of this Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Code.

6. 17680 Shahara Road, Permit M84873 – Kenneth Kelso, homeowner, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof pitch of 1¼:12 where prohibited per Code.

Kenneth Kelso appeared and stated he reroofed his home; he did not realize that the previous reroof was not Code compliant; he reroofed the home as it had been done previously, correcting a few minor issues that he found. He stated he installed ice and water shield up to the transition, and a synthetic underlayment up to the ridge. He stated the area is over the garage, and he has not had any issues with leaks in the past 10 years that he has lived in this home. There are no penetrations in this section of the roof. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

7. 3125 North Monument Lake Road – Kenneth Gestes, Gestes Roofing, Inc., requests a variance prior to permit to Section R905.2.2, 2015 International Residential Code, to allow asphalt shingles to be installed on a roof pitch less than 2:12 where prohibited per Code.

Kenneth Gestes appeared and stated this structure is a cabin in Monument, and the pitch varies from 1 3/8:12 to 2:12. He stated the homeowner does not want rolled roofing on the front of the cabin because it is facing the road. He stated the cabin has had 3-tab shingles on the roof for the past 20 years without any issues. Mr. Gestes stated he plans to put ice and water shield on the roof with dimensional shingles. He stated the homeowner is willing to forego the warranty on the materials, and he has extended the labor warranty to 10 years. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request conditional upon ice and water shield on the entire area, with a pipe in the valley with ice and water shield under and around that area, seconded by Dale Ryba; the motion carried unanimously.

8. 9767 Carnival Lane, Permit L64298 – Calvin Turner Roofing requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed over the drip metal on rakes where prohibited per Code.

Dan Comden appeared and stated this property had a change of ownership during the reroofing process. John Welton stated this permit was obtained on July 23, 2018, and the only pending issue is the location of underlayment in relation to drip metal. Mr. Comden stated he has extended a 5-year warranty to the homeowner. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

9. 6715 Brook Forest Drive, Permit L67503 – Calvin Turner Roofing requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed over the drip metal on rakes where prohibited per Code.

Mr. Comden stated this is the same factual issue as noted in Item 8 above. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

10. 20 Sunnyland Loop, Permit L81420 – Calvin Turner Roofing requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed over the drip metal on rakes where prohibited per Code.

Mr. Comden stated this is also the same factual issue as noted in Item 8 above. Carmen Cass, the homeowner of this property, appeared and requested approval of the variance request, noting that she is happy with the current construction of the reroof. Mr. Welton stated this permit was obtained on September 18, 2018, and it is the same Code related item as the previous two variances. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

Jina Koulchitzka advised the Department has authority, pursuant to Section RBC103.12 of the Pikes Peak Regional Building Code (the “Code”), to issue administrative fines; the Department retains such right, and a fine may be imposed for the Code violation(s) of record notwithstanding the variance(s), even as granted.

11. 121 South Marland Road – Larry Gilland, Architect, requests a variance prior to plan submittal to Section R305.1, Exception 1, 2015 International Residential Code, to allow a room with a sloped ceiling to have a ceiling height of 3’ where not less than 5’ is required per Code.

Larry Gilland appeared and stated this variance is for a space above the garage that the homeowners would like to convert from storage into a guest suite. He stated due to pre-existing conditions he is unable to obtain a Code compliant ceiling height because of the slope of the ceiling. He stated 68 percent of the space will have a Code compliant ceiling height. John Welton stated RBD staff takes no exception to this variance request given the amount of percentage over minimum that is required by this exception in the Code. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Swagata Guha; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

There was no unfinished business.

13. **NEW BUSINESS**

There was no new business.

The meeting adjourned at 10:30 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

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