

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE AGENDA**

January 4, 2023

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 via a program called 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: [linda@pprbd.org](mailto:linda@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, 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 7, 2022 TECHNICAL COMMITTEE MINUTES**
4. **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) 14969 Crooked Spur Lane, Permit O41326 – Jeffrey Goebel, homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.

5. **ITEMS CALLED OFF CONSENT CALENDAR**

### **VARIANCE REQUESTS**

6. 10860 New Allegiance Drive, Permit N64828 – John Worgan, BCER Engineering, Inc., requests a variance to Section 2.14.1.9, 2019 ASME A17.1 Safety Code for Elevators and Escalators, to allow elevator manufacturer supervised installation of a Wireless Access Point (WAP) above the elevator ceiling, where prohibited by Code.

7. 2244 Patrician Way, Permit O29945 – Jonathan Nishimoto, homeowner, requests a variance 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 by Code.
8. 3355 Skywatch Heights, Permit O29127 – Jim Bush, Toll Bros., Inc., requests a variance to Section RBC303.4.1, 2017 Pikes Peak Regional Building Code, Definition of Crawl Space, to allow a crawl space with an average height of 5'4", where no more than 5' average height is allowed per Code.
9. 3467 Skywatch Heights, Permit O19137 – Jim Bush, Toll Bros., Inc., requests a variance to Section RBC303.4.1, 2017 Pikes Peak Regional Building Code, Definition of Crawl Space, to allow a crawl space with an average height of 6'6", where no more than 5' average height is allowed per Code.
10. 3445 Antelope Hill View, Permit O09921 – George Parsons, Park Vista Builders, requests a variance to Section P3007.1, 2018 International Residential Code, to allow the sump to receive drainage from piping within the building, where prohibited by Code.
11. 4270 Arrowhead Drive, Plan R164381 – Jonathan Whittaker, YOW Architects, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation in proposed habitable space, where required by Code.
12. 9245 Hardin Road, Permit O36407 – Jeremiah Boudreau, Contractor, requests a variance to Table R402.1.2 to omit R10 slab insulation in proposed habitable space, where required by Code, but cannot be visually confirmed.
13. 3580 Congenial Place, Permit N64270 – Kristina Bailey, homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, to allow slab insulation to be omitted within habitable space, where required by Code.
14. 505 North Spruce Street – Tammie Seiferd, homeowner, requests a variance, prior to plan submittal, to Table R402.1.2, 2015 International Energy Conservation Code, to insulate ceiling and wood frame walls to a lesser R-value than the minimum R-value required and to omit slab insulation in a conditioned space intended for human occupancy, where required by Code.
15. 7730 North Academy Boulevard, Permit O19128 – Aubrey Hall, Urban Air Colorado Springs requests a variance to Section 424.2, 2015 International Building Code, to allow use of foam plastics that do not meet the following requirements of Section 424.4:
  3. The foam plastics would need to meet either UL 1975 or NFPA 289.
  8. The foam plastic shall be covered by a fabric, coating, or film that meets NFPA 701 test method 1 or 2 as appropriate.

16. **UNFINISHED BUSINESS**

17. **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 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 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 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]**; the motion carried unanimously..

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.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.