

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

May 3, 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: 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, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE APRIL 5, 2023 TECHNICAL COMMITTEE 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) 3258 Bark Tree Trail – Permit O59179 - James Barker, Homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, to allow slab insulation to be omitted within a conditioned garage/shop, where required per Code.
 - b) 4171 Pony Tracks Drive – Permit O43704 - John Pace, My Comfort by Design, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, to allow slab insulation to be omitted within a conditioned garage/shop, where required per Code.
4. **ITEMS CALLED OFF CONSENT CALENDAR**

VARIANCE REQUESTS

5. 1130 Swope Avenue – Permit O25835 – Daryn Strop, Wayne Anthony Custom Homes, requests a variance to Section RBC303.4.1 Definition of Crawl Space, Pikes Peak Regional

Building Code, 2017 Edition, based on Item 1 of Section RBC111.2.3 of the Code, to allow a crawl space with an average height of 5'9.5" where no more than 5' average is allowed per Code.

6. 1225 E. Las Animas Street – Permit O50841– Felix Salazar, Property Owner, requests a variance to Section R305.1, Exception 3, 2015 International Residential Code, based on Section RBC111.2.3, Item 3, Pikes Peak Regional Building Code, 2017 Edition, to allow an obstruction in a basement containing habitable space to project to within 6'1.25" of the finished floor, where a minimum of 6'4" is required per Code.
7. 1315 Lake Woodmoor Drive – Plan C163909 - John Stancliffe, Schneider Electric, requests a variance to Section C502.1, 2021 International Energy Conservation Code, based on Section RBC111.2.3, Item 3, Pikes Peak Regional Building Code, 2017 Edition, to omit building thermal envelope requirements for the conditioned vestibule addition, where required per Code.
8. 7530 Mohawk Road – Chuck Runge, Architect, requests a variance prior to plan submittal, to Section 1104.5, 2015 International Building Code, based on Section RBC111.2.3, Item 3, Pikes Peak Regional Building Code, 2017 Edition, to allow an exterior accessible route where Code requires that “[w]here the circulation path is interior, the accessible route shall also be interior.”
9. 11967 Falcon Highway – Plan C166805 – Dwayne Watson, Hound Dog Construction, LLC, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Section RBC111.2.3, Item 2, Pikes Peak Regional Building Code, 2017 Edition, to allow an actual occupant load of 75 to be used for design purposes, where a calculated occupant load per Table 1004.1.2 is required per Code.
10. 16871 New Autumn Drive – Permit O59175 – Shashank Arun Sinha, Property Owner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Section RBC111.2.3, Item 3, Pikes Peak Regional Building Code, 2017 Edition, to allow slab insulation to be omitted within conditioned habitable space, where required per Code.
11. 2708 Beacon Street – Permit O10431 - Alfred Juvera, Property Owner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Section RBC111.2.3, Item 3, Pikes Peak Regional Building Code, 2017 Edition, to allow slab insulation to be omitted within a garage building conditioning habitable space, where required per Code.
12. 16510 W. Cherry Stage Road – Permit O54251 – Gary Lauria, Property Owner, requests a variance to Section R311.3, 2015 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, to omit landing at exterior door, where required per Code.

13. 402 Tejon Street – Christy Riggs, Architect, requests a variance prior to plan submittal, to Section 1004.1.2, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Department, 2017 Edition, to allow an actual occupant load to be used for plumbing fixture requirements only, where a calculated occupant load per Table 1004.1.2 is required per Code.
14. **UNFINISHED BUSINESS**
15. **NEW BUSINESS**
16. **ADJOURN**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

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.