

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

January 3, 2024 – 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, Hearing Room on the upper level, and virtually, through Microsoft Teams live events. 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. 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 Microsoft Teams, 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 6, 2023 TECHNICAL COMMITTEE MINUTES**
4. **CONSENT CALENDAR**

There are no Consent Calendar Variances.

5. **VARIANCE REQUESTS**

- a) 1009 Norwood Avenue, Colorado Springs, Permit O06124 – Troy Biggs, Cornerstone Contracting Company, 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 conditioned habitable space, where required.

*As continued from the Technical Committee meeting held December 6, 2023, as follows: A motion was made by Mike Finkbiner to recommend to the Board of Review a **CONTINUANCE** of the variance to allow the applicant to obtain the documentation needed to proceed accordingly; seconded by Jason Leimkuhl; the motion carried unanimously.*

(Documentation should include new heat loss calculations and an HVAC certification.)

- b) 4668 Katahdin Way, Colorado Springs, Permit O95006 – Jose Amezcua, property owner, requests a variance to Table R402.1.3, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow reduction of prescriptive floor insulation within a conditioned habitable space, where a minimum of R-30 cavity insulation is required.
- c) 9277 Glitter Way, Colorado Springs, Permit P03224 – Mike Finkbiner, Robbins Roofing Specialists, Inc., 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 2:12, where prohibited.
- d) 804 N. 31st Street, Colorado Springs, Permit P05558 – Edward Texel, property owner, requests a variance to Section R905.2.1, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on partially spaced roof sheathing, where solidly sheathed decking is required.
- e) 817 W. Kiowa Street, Colorado Springs, Permit O97114 – Matthew Dagostino, MTD Construction, LLC, requests variances to:
 - 1) Section R305.1, 2015 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, Second Printing, to allow a ceiling height of 6'4" throughout, where 7'0" minimum ceiling height is required.
 - 2) Section R305.1, Exception 3, 2015 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, Second Printing, to allow beams, ducts, or other obstructions in a basement containing habitable space to project within 5'9" of the finished floor, where 6'4" minimum is required.
- f) 112 N. Tejon Street, Colorado Springs – John Davis, General Contractor, requests a variance, prior to plan submittal, to Section 1004.5, 2021 International Building Code, based on Item 3 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.

6. UNFINISHED BUSINESS

7. **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, 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]**.

8. **ADJOURN**

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.

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.