

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

October 2, 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 Town Hall. Sufficient and timely access for 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 Town Hall, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE SEPTEMBER 4, 2024 TECHNICAL COMMITTEE MEETING 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.

There are no items on the Consent Calendar.

4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**
 - a) 6415 Templeton Gap Road, Colorado Springs, Plan C140040 – John Cooper, Ted Trout Architect and Associates, requests a variance to Table 508.4, 2015 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow separation of occupancies with 1-hour rated construction, where 2-hour rated construction is required.

As continued from the September 4, 2024 Technical Committee meeting to allow the applicant(s) more time to provide supplemental documentation from a fire protection engineer stating that the design change from a 2-hour to a 1-hour separation is an equal or better form of construction.

- b) 16871 New Autumn Drive, Monument, Permit O59175 – Shashank Sinha, property owner, 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 allow for reduced slab insulation within conditioned space, by increasing R-values of insulation provided elsewhere.

As continued from the August 7, 2024 Technical Committee meeting to allow the property owner to transfer the permit to a contractor and obtain verification of the insulation envelope, the heat loss calculations, and the R-value of the garage door.

- c) 245 Lower Glenway, Palmer Lake, Permit O82269 – Llana Tolbert, Lianro Metal Roofs, requests a variance to Section R905.4.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow metal roof shingles to be installed on a roof pitch less than 3 units vertical in 12 units horizontal, where prohibited.
- d) 3345 Afternoon Circle, Colorado Springs – Christy Riggs, 308 LLC, requests a variance prior to plan submittal to Section 1011.2.1, 2021 International Existing Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit an automatic sprinkler system where required.
- e) 4770 Rushford Place, Fountain – Brad Ness, Falling Star HVAC, requests a variance prior to plan submittal to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2021 Edition, to allow for reduced slab insulation within conditioned, non-habitable space.
- f) 20301 Silverado Hills View, Colorado Springs, Permit O53671 – Alex Reggans, property owner, requests a variance to Section R403.1.4.1, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow use of 12' deep foundation with helical anchors where a frost-protected, 30" deep foundation is required.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

- a) 2025 Committee/Board/Commission Meeting Dates (Non-action item until January of 2025, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

8. **ADJOURNMENT**

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.