

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

November 6, 2019

9:00 a.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. **CONSIDERATION OF THE OCTOBER 2, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Micah Langness to **APPROVE** the October 2, 2019 Technical Committee Minutes as written, seconded by Dan Rial; 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.

Chairman Richardson stated the Colorado Springs Fire Department (“CSFD”) has notified RBD staff that it takes no exception to the variance requests on the agenda today.

VARIANCE REQUESTS

4. 5550 North Union Boulevard, Plan C121370 – Mark Mahler, Mahler GC General Contracting Company, requests a variance to Section 602.1, 2015 International Building Code, to allow an existing building to be classified as two construction types, where one construction type is required when it is extended in height or area.

Mark Mahler appeared and stated he is requesting a variance on behalf of the Pikes Peak Library District (“Library”). He stated the variance is for an existing addition that is being repurposed; it is a concrete and steel structure which was constructed when the Library was built, and it housed the chiller in the past. He stated the chiller has been relocated, and the area is currently used for storage. Mr. Mahler stated the ceiling currently has grates that are open to the elements, and the Library would like to enclose those grates with a membrane roof to make the area weather tight, which would not have a rating for the roof assembly. He stated this area is separated from the Library by a concrete 1-hour wall above and below the room; the space is an unoccupied space. He stated since it is attached to the building, it would have to be a 2A construction, like the Library itself. If they put a roof structure on it, that roof structure is required to have a fire rating. Mr. Mahler stated the applicant is requesting that the area be reclassified to a 5B construction type.

Tony Bonino, Facilities Field Assistant for the Library, appeared and stated the Library facility is sprinklered, but this existing addition is not sprinklered. Jay Eenhuis stated the sprinkler requirements would have to be the same as the existing building unless separated by a 3-hour fire wall. Chris Richardson stated he believes CSFD may have an issue that the area is not sprinklered, primarily because it is being enclosed and will be classified as an addition. Mr. Eenhuis stated the project description is new roof over an existing wall structure, and since the Library is a 2A construction, this addition must meet the 2A construction type. He stated a 3-hour fire wall would be required between a 2A and a 2B construction. He stated as a mechanical equipment room, it would not have an occupant load, but as a storage area it would have an occupant load.

Mr. Mahler stated the plan is to put pan deck over the existing grating. He stated the area is only for the book return kiosk. Mr. Bonino stated the Library intends to install metal shelving. Mr. Mahler stated with the exception of a wood gate, all of the materials in this area are non-combustible materials.

Chris Richardson stated the Library has options to create a Code compliant weather tight area. Swagata Guha stated if it is a matter of costs, this Committee cannot consider costs; Mr. Mahler stated it is not really costs, but the time factor in getting the work done to protect the items currently in the storage area from the snow and rain. A motion was made by Swagata Guha to recommend to the Board of Review **DENIAL** of the variance request to allow an existing building to be classified as a Type 5B construction; seconded by Steve

Horner; the motion carried unanimously.

5. 6509 Antelope Run Circle, Permit M30700 – Robert Marshal, Cedarwood Architectural, Inc., requests a variance to Section 1026.6, 2009 International Building Code, to allow an opening from a space not normally occupied into an exterior exit stairway, where prohibited by Code.

Jim Fredrick appeared on behalf of Robert Marshal. He stated these are typical apartment buildings, and there is an 8' x 12' communications room, housing the phone lines, wifi, fire alarm equipment, etc., and Code prohibits an exit passage going through a common breezeway; only normally occupied spaces can exit into a breezeway. He stated the original plans show the entrance to the communications room through the garage space. He stated it has a 1-hour fire separation all the way around, but it is not proposed to be sprinklered. It does have heat and smoke sensors. Mr. Fredrick stated the door hardware on the communications room will be keyed for maintenance staff.

Mr. Fredrick stated the water entry room is being moved because CSFD would not allow the water lines under the garage. He stated this will be a change that will be spliced into the plans. Dan Rial stated that to have the opening into the garage is more of a fire hazard than having the opening into the breezeway due to the vehicles in the garage.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request to allow an opening from the communications room into a breezeway, seconded by Micah Langness; the motion carried unanimously.

6. 6525 Antelope Run Circle, Permit M30696 – Robert Marshal, Cedarwood Architectural, Inc., requests a variance to Section 1026.6, 2009 International Building Code, to allow an opening from a space not normally occupied into an exterior exit stairway, where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request to allow an opening from the communications room into a breezeway, seconded by Micah Langness; the motion carried unanimously.

7. 6541 Antelope Run Circle, Permit M30773, Robert Marshal, Cedarwood Architectural, Inc., requests a variance to Section 1026.6, 2009 International Building Code, to allow an opening from a space not normally occupied into an exterior exit stairway, where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request to allow an opening from the communications room into a breezeway, seconded by Micah Langness; the motion carried unanimously.

8. 6542 Antelope Run Circle, Permit M30705, Robert Marshal, Cedarwood Architectural, Inc., requests a variance to Section 1026.6, 2009 International Building Code, to allow an opening from a space not normally occupied into an exterior exit stairway, where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request to allow an opening from the communications room into a breezeway, seconded by Micah Langness; the motion carried unanimously.

9. 6566 Antelope Run Circle, Permit M30707, Robert Marshal, Cedarwood Architectural, Inc., requests a variance to Section 1026.6, 2009 International Building Code, to allow an opening from a space not normally occupied into an exterior exit stairway, where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request to allow an opening from the communications room into a breezeway, seconded by Micah Langness; the motion carried unanimously.

10. 3060 Flying View, Unit 29, Plan C121368 – Debbie Privette, property owner, requests a variance to Table 403.1, 2015 International Plumbing Code, to omit plumbing fixtures, where required by Code.

Debbie Privette appeared and stated she is building an aircraft hangar, and there are no water lines in this area of the airport, so she is requesting that she be allowed to omit the restroom in this hangar. She stated there are restrooms at the terminal, which is open 24/7, which is approximately 1,200 to 1,500 feet from her hangar. Jay Eenhuis stated because this is an aircraft hangar and not accessory to a single-family residence, it becomes an S1 occupancy. Per the International Plumbing Code, S1 occupancies require plumbing fixtures based on the occupant load; even with one occupant, a single fixture would be required. Ms. Privette stated when the airplane is in the hangar, there is generally 10' to 12' on all sides of the plane. She stated she plans to store her airplane and a motor home in the hangar. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

11. 3270 North Chestnut Street, Permit M03799 – All Phase Roofing requests a variance to Section 1507.2.9.3, 2015 International Building Code, to allow drip edge to extend onto deck less than 2" and allow underlayment to be installed over drip edge on rakes where prohibited by Code.

Robert Alvarez appeared and stated this structure is the Super 8 Hotel, and the existing drip edge was in good condition, so the owner of the hotel opted not to replace the drip edge. He stated he does not feel it affects the integrity of the roof, and neither does the property owner. He stated the drip edge goes over the top of the underlayment. He stated he has

sealed the edges of the drip edge to alleviate any water issues. John Welton stated RBD sent out a bulletin in November 2018 and again in January 2019 regarding the drip edge Code, but it was specific to residential work, and this is a commercial project, which has had drip metal required since the adoption of the 2009 IBC. Mr. Alvarez stated he did not receive the bulletin. He stated he feels water infiltration in the rake locations on roofs is a very minor issue, because it rarely occurs. He stated the damage that this roof would incur to bring this roof up to Code, is a greater risk than not correcting the drip edge issue. Mr. Alvarez stated his standard warranty is for 10 years. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Micah Langness; the motion carried unanimously.

12. 6945 Defoe Avenue, Permit M01950 – All Phase Roofing requests a variance to Section R905.2.8.5, 2015 International Residential Code, to allow underlayment to be installed over the drip edge in all rake locations where prohibited by Code.

Mr. Alvarez appeared and stated this house was reroofed twice last year, and the drip edge was not replaced on the second reroof, because the drip edge was only 5 months old. He stated he had a very detailed conversation with the homeowner discussing the drip edge issue and why there was a need for the variance. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request, contingent upon the submittal of a letter from the homeowner acknowledging his understanding of the variance request, seconded by Dale Ryba; the motion carried unanimously.

13. 9622 Silver Stirrup Drive, Permit L86697 – All Phase Roofing requests a variance to Section R905.2.8.5, 2015 International Residential Code, to omit drip edge on rake locations where required by Code.

Mr. Alvarez stated this home was reroofed twice last year. He stated the home did not have drip edge at all. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request due to a total lack of drip edge on this home, seconded by Micah Langness; the motion carried unanimously.

14. 608 Columbia Court, Permit L93083 – Gillian Clark, homeowner, requests a variance to Section R311.7.8.2 to allow handrails to not return to wall or post where required by Code.

Gillian Clark appeared and stated she is requesting a variance to allow the handrails in her home to not return to a wall or post. John Welton stated there are three locations on the handrail system that do not return into a post or wall, and the handrail going down to the lower level extends slightly past the post at the bottom of the stairs. She stated this is an older home and the existing stairs are very steep. She stated the railing was installed by a local company, and the manufacturer was unaware of the Code. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request; the homeowner has been advised of the risk, and she accepts the risks, seconded by Matt Scheffe; the motion carried unanimously.

15. 1517 Winfield Avenue, Permit M34038 – Brent Robertson, S & R Construction, Inc., requests a variance to Section R305.1, 2015 International Residential Code, to allow a ceiling height under a dropped soffit of 6'1½", where a minimum of 6'4" is required by Code.

Steve Horner recused himself from Item 15. Quorum was maintained.

Brent Robertson appeared and stated this home was built in 1925, and the basement ceiling is very low. He stated there is an existing air duct return that is creating the soffit height issue. He stated this issue is an existing non-conforming condition in this home. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by Dan Rial; the motion carried unanimously.

16. 6909 Juanita Street, Permit M33577 – Jason Smith, homeowner, requests a variance to Section RBC303.4.1, 2017 Pikes Peak Regional Building Code, to allow an average crawl space height of 5'6", where a maximum allowed per Code by definition is 5'.

Jason Smith notified RBD staff that he is on active duty in Arlington, Virginia; John Thayer appeared on behalf of Jason Smith. Mr. Thayer stated he is Mr. Smith's neighbor and he has been helping Mr. Smith with this project while he is on active duty in Virginia. He stated the crawlspace did not get backfilled correctly, but it was not discovered in time to correct it. John Welton stated RBD staff takes no exception to this variance request. 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.

17. 7025 Woody Creek Drive, Permit L64533 – Mountain States Home Improvement requests a variance to Section R905.2.8.5, 2015 International Residential Code, to omit drip edge metal, where required by Code. *This item was continued from the September 4, 2019 Technical Committee meeting to the October 2, 2019 Technical Committee meeting due to non-appearance. At the October 2, 2019 Technical Committee meeting, the applicant requested another continuance to submit additional documentation to support the variance request.*

Rick Pryor appeared and stated he has submitted additional documentation from the homeowner, as well as photographs, as requested during the October 2, 2019 Technical Committee meeting. John Welton stated RBD staff has received a letter from the homeowner acknowledging his understanding of the drip edge Code violation. He stated the homeowner does not want drip edge on his home because he has custom fascia on his home. A motion was made by Matt Scheffe to recommend to the Board of Review **DENIAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

18. **UNFINISHED BUSINESS**

There was no unfinished business.

19. **NEW BUSINESS**

a) 2020 Technical Committee Meeting Calendar.

Roger Lovell stated RBD staff would like review of and comments by the Technical Committee regarding the 2020 Technical Committee Calendar. Chairman Richardson stated the proposed 2020 Calendar is approved by the Technical Committee members.

b) Issue of restrooms in the airport for hangars.

Chris Richardson stated there are no water lines past the restrooms in the terminal out to the hangars. Roger Lovell stated the intent of the airport is to grow, and at some point the airport should be responsible for addressing the issue of having waterlines available for the hangar owners. Steve Horner stated he feels that the Committee should continue hearing the variances on a case by case basis.

c) Consent Calendar Variance Requests

John Welton requested that the Committee start looking at what additional items, if any, they would like to see made part of the consent calendar.

The meeting adjourned at 11:30 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

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