

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

December 4, 2019

9:00 a.m.

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

MEMBERS ABSENT: Swagata Guha, Architect

OTHERS PRESENT: Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Counsel  
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.

Chairman Richardson stated CSFD has notified RBD staff that it takes no exception to the variance requests on the Technical Committee Agenda today.

#### 1. **CONSIDERATION OF THE NOVEMBER 6, 2019 TECHNICAL COMMITTEE MINUTES**

A motion was made by Micah Langness to **APPROVE** the November 6, 2019 Technical Committee Minutes as written, seconded by Matt Scheffe; 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.

## VARIANCE REQUESTS

4. 7481 Black Forest Road, Plan C122211 – Dennis Grover, owner, requests a variance to Section 403.2, 2015 International Plumbing Code, to allow a single occupant toilet facility, where separate facilities are required per Code.

Dennis Grover appeared and stated this project is a self-serve carwash, and there will also be a dog wash room, two equipment rooms (one on the main floor and one on the second level), and a vending room in the facility. He stated he is requesting a variance to allow one unisex restroom, because there will only be one part-time employee. Jay Eenhuis stated due to the size of the carwash and the second floor, the square footage of the space results in 28 occupants, where the maximum occupant load per Code for a single user toilet facility is 15 occupants. He stated RBD staff takes no exception to the variance request. Mr. Grover stated the second level is only occupied by employees. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

5. 9348 Berrey Lane, Permit M20867 – Earl Litherland, homeowner, requests a variance to Section R310.2.3, 2015 International Residential Code, to allow a window well depth of 30” that serves an emergency escape and rescue opening, where 36” is required per Code.

Earl Litherland appeared and stated this home has a full basement, with four Code compliant window wells, but the subject window well is 30” deep, which is not Code compliant. The house was built in 2003; there is a concrete driveway surrounding the existing window well. John Welton stated a 30” window well would have been Code compliant for houses issued a building permit prior to January 1, 2000. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Dale Ryba; the motion carried unanimously.

6. 2310 Busch Avenue, Permit M32659 – Michael Morley, Morley Enterprises, requests variances to:

- a) Section R311.7.1, 2015 International Residential Code, to allow a stairway width of 25”, where a minimum clear width of 36” is required per Code.

Michael Morley appeared and stated he is completing this project that was started by another contractor. He stated this home is a double-wide home sitting on a foundation. He stated the previous contractor rebuilt the staircase, which then meant that it had to be brought up to Code. Mr. Morley stated the basement is a utility room, and will not be habitable space now or in the future. John Welton stated when a staircase is completely rebuilt, the new staircase does have to be Code compliant. Dan Rial stated the new staircase does make a “bad situation” much better, even though it is not Code compliant. A motion was made by Dan Rial to recommend to the Board of Review

**APPROVAL** of the variance request due to existing non-conforming conditions, with the condition that the basement, as permitted, will never become habitable space, seconded by Steve Horner; the motion carried unanimously.

- b) Section R311.7.2, 2015 International Residential Code, to allow a 5'7" headroom clearance, where a minimum height of 6'8" is required per Code.

Mr. Morley stated there is a 5'7" head clearance at the bottom step of this staircase. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming, non-habitable space, seconded by Micah Langness; the motion carried unanimously.

7. 226 East San Miguel Street – Ben Woody, Custom Design Builders, requests a variance to Section R305.1, Exception 3, 2015 International Residential Code, to allow a ceiling height under dropped beams and ducts of 6'3", where 6'4" is the minimum height allowed per Code.

Ben Woody appeared and stated this home was built in the 1920's, and the concrete in the basement is uneven. He stated there is existing heating and air conditioning ductwork which do not allow a Code compliant soffit height. He stated he plans to frame on the sides of the ductwork and install the drywall to the bottom of the ductwork. Mr. Woody stated the area in question will be a den or "man cave" for this homeowner. He stated due to space limitations, he is unable to rework the ductwork to make the area Code compliant. John Welton stated soffits are required to be 6'4" in accordance with the 2015 International Residential Code. He stated RBD staff takes no exception to a 6'3" soffit height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

8. 8160 Piute Road, Lot 26, Permit L68363 – Mike Trichak, 3G Construction, requests a variance to Section R905.2.2, 2015 International Residential Code, to allow a single layer of underlayment for roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), where double underlayment application is required per Code.

Mike Trichak appeared and stated he measured the pitch on this roof at 4:12, but the inspector measured the roof at less than 4:12. He stated this structure is a mobile home that is 28' x 80', and the measurements varied on different portions of the roof. He stated he installed a Class IV impact resistant shingle on this home, which is a better shingle. John Welton stated the inspectors measured the roof at 3 1/8:12, which is the worst case scenario. Mr. Trichak stated he is giving the homeowner a lifetime warranty on the roof with annual inspections. A motion was made by Matt Scheffe to recommend to the Board of Review **APPROVAL** of the variance request due to the roofing product installed and the contractor's annual inspection and extended warranty, seconded by Dan Rial; the motion carried unanimously.

9. 4185 Danceglen Drive, Permit M04663 – Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

Llana Torbert appeared and stated she has submitted an additional letter from the roofing product manufacturer accepting the current construction of the roof, as well as an additional letter from the homeowner acknowledging and accepting the variance request for the roof installation. Jina Koulchitzka stated Items 9 through 15 may be heard at the same time with the condition that the facts are consistent for all variances for this contractor, placing the burden on the applicant to advise the Committee on the record should factual discrepancies exist among the pending variances. She stated if said variances are approved, the approval will not be pursuant to Section RBC104.8 of the Code as such relates to modification(s).

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

10. 4320 Danceglen Drive, Permit L98938 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

Ms. Torbert stated this roof has ice and water shield over the entire roof. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

11. 365 Wedgewood Court, Permit M10687 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

12. 55 Abrook Court, Permit M08043 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

13. 4680 Newstead Place, Permit M00452 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

Ms. Torbert stated this property has a Boral roofing product on the roof. She stated Boral has issued a warranty on this roof. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

14. 788 Capeplen Road, Permit M00782 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

- 15 5401 Campglen Drive, Permit M02852 - Lianro Metal Roofs, Inc. requests a variance to Section R908.3, 2015 International Residential Code, to allow existing battens and underlayment to remain where prohibited by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dale Ryba; the motion carried unanimously.

*Chairman Richardson recused himself from Item 15.b. due to a conflict of interest, and quorum was maintained. Vice Chairman Steve Horner presided over Item 15.b.*

- 15.b. 1791 South 8<sup>th</sup> Street – John Davis, Architect, requests a variance to Table 403.1, 2015 International Plumbing Code, to allow two single-user restrooms, where a minimum of three water closets and three lavatories are required per Code.

John Davis stated this project is a Montessori school and/or daycare. He stated Code requires one plumbing fixture per 15 people, and he is requesting approval to reduce the number of water closets to classroom total of two water closets and two lavatories. He stated the students will be under the age of 2½ and most will still be in diapers. Mr. Davis stated they anticipate having a total of 22 male and 22 female occupants at most, which would require 3 water closets and 3 lavatories per Code. He stated the State mandates 1 student for every 45 square feet. He stated the two classrooms they propose to start with are 450 square feet, which would be 10 children per class room, and 20 children total, plus staff. Mr. Davis stated as the school expands, they have allowed a future class room, with a future bathroom for that class room. Micah Langness stated his concern would be that the use of the space may change in the future. Jay Eenhuis stated if there is a change of occupancy, the project would have to be reviewed again by RBD at that time. He stated plans for this project have not been submitted to RBD at this point.

Mr. Davis stated the State mandates that they can only have 10 children per classroom, so the maximum number of children in this structure, by law, could only be 30 children, so two water closets and two lavatories would meet the requirements of the Code. He stated his client has to meet the intent of the law, not the Code, in this case, which is more

stringent.

John Davis stated he would like to **WITHDRAW** his variance request, as he believes his client will elect to build the third bathroom.

*Chairman Richardson returned to the meeting at 10:46 a.m.*

16. **UNFINISHED BUSINESS**

a) 2020 Consent Variances

John Welton requested the Committee's recommendations of additional consent variances. The Committee did not have additional consent variances to add to the existing list of consent variances.

17. **NEW BUSINESS**

The meeting adjourned at 10:51 a.m.

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.

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