

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

July 1, 2020

9:00 a.m.

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

MEMBERS ABSENT: Swagata Guha, Architect
Dale Ryba, Electrical Contractor

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plan Review
John Welton, Deputy Building Official – Inspections
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chair Chris Richardson called the meeting to order at 9:02 a.m.

The Technical Committee meeting was conducted virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Instructions for conducting the virtual meeting were provided.

Jina Koulchitzka stated RBD staff received notification from the Colorado Springs Fire Department confirming that it did not have any objections to the variances on the Agenda for this meeting today.

1. **CONSIDERATION OF THE JUNE 3, 2020 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the June 3, 2020 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.

VARIANCE REQUESTS

4. 3204 North Academy Boulevard, Plan #C127901 – Bobby Hill, Bobby Hill Designs, LLC, requests a variance to Section 1006.2.1, 2015 International Building Code, to allow a single exit for a space containing 42 occupants and having a travel distance of 87'-7", where two exits are required.

Bobby Hill appeared and stated this structure is a 3-story building. He presented several plans for the Committee's review showing the first original build out from the first permitted space on the third floor when it was in a shell condition, as well as the proposed plan for the current interior remodel. He stated there was a space build out for Suite 310 in 2019, which separated the space into three separate areas, at which time the tenant to the left in occupancy B was forced into a noncompliant exit, which was an existing condition that the building owner was not aware of until the commencement of this interior remodel.

Mr. Hill stated the proposed plan for the interior remodel was rejected in Plan Review due to the common path of travel exceeding the limits of Section 1006.2.1 of the 2015 International Building Code. He stated this is a non-sprinklered building. He stated there will be only 14 to 20 occupants in this tenant space at any given time. Jay Eenhuis stated if the common path of travel was taken out of this discussion, we would have a space that has less than 50 occupants which would only require a single exit. The single exit provision also requires the common path of travel be less than 75'. If the design occupant load was less than 30 occupants, the common path of travel could be increased to 100'. However, the design occupant load for this project is 42 occupants; although the letter submitted by the applicant states there will be 8 to 12 non-employees and 6 to 8 employees, which would be approximately 20 occupants at any given time. Mr. Eenhuis stated RBD staff takes no exception to this variance request, but the Department would like to use the exception to get to 30 occupants allowing a 100' travel distance, although the design occupant load is 42.

Roger Lovell stated the travel distance ends at the exit enclosure, not at the exit door from the tenant space. Tom Chapman, the architect for this project, stated the travel distance to the exit enclosure is 100'3". Mr. Lovell stated on the plan, it appears to end at the entrance to the tenant space, where the travel distance actually stops as soon as you get inside the exit enclosure. He stated the common path of travel ends where you have the option of two exits, which would be that tenant exit door.

Mr. Eenhuis clarified that the exit access travel distance per Table 1017.2 for a B occupancy would allow up to 200 feet without a sprinkler system. He stated the common path of travel is limited to 75' with an occupant load in excess of 30 occupants; or, if less

than 30 occupants, increased to a maximum of 100' common path travel distance without a sprinkler system. Mr. Lovell stated the variance request should be modified to state "common path of travel" in lieu of "travel distance". Steve Horner stated with an occupant load of less than 30 occupants, the common path of travel as listed on the plan is 87'7", which is less than 100'; therefore, no variance request would be required, and Jay Eenhuis affirmed this comment. Mark Korell, building owner, stated decreasing the occupant load to 29 people is acceptable. Mr. Eenhuis stated the Exception in Section 1004.1.2, 2015 International Building Code (IBC), gives the Building Official the option to allow the actual occupant load in lieu of the tabular occupant load. In this case, it is over 10 percent, so a variance is required. He stated Mr. Hill should revise his variance request to state Section 1004.1.2, 2015 IBC, to allow an actual occupant load of 29 occupants where 42 occupants is required based on the tabular load. Mr. Hill stated he approves the variance request modification to a "variance to Section 1004.1.2, 2015 IBC, to allow an actual occupant load of a maximum of 29 occupants versus 42 occupants based on the tabular load as previously submitted".

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the modified variance request to Section 1004.1.2, 2015 International Building Code, to allow an actual occupant load of 29 occupants where 42 occupants is required based on the tabular load, seconded by Micah Langness; the motion carried unanimously.

5. 19175 Drennan Road – Shawn Dalglish, Burns & McDonnell, requests variances prior to plan submittal to:

a) Section C401.2, 2015 International Energy Conservation Code, to allow exemption from the building thermal envelope minimum requirements, where required by Code;

Shawn Dalglish appeared and stated she is presenting this variance on behalf of the Cherokee Metropolitan District. She stated the occupancy for this structure is S-2, low hazard industrial, and the building will be an unoccupied space, although it will house water processing equipment. There will also be an electrical room and a control room, but there will not be people occupying the space consistently. The space will be kept above freezing and is low traffic. She stated the structure will not meet the exceptions in Section C401.2.1, for a double-wythe wall, so she is requesting a variance to allow a single-wythe wall, and to heat the space as required to keep the equipment functional. Jay Eenhuis stated based on the fact that this is normally an unoccupied space and heated for purposes of freeze protection, RBD staff takes no exception to Items 5.a or b. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request due to the fact that it is an unoccupied building and RBD staff takes no exception to the variance request, seconded by Micah Langness; the motion carried unanimously.

- b) Section 415.4, 2015 International Building Code, to allow exemption from the automatic sprinkler system requirement, where required by Code.

Ms. Dalglish stated the new Filter Building is a pre-engineered metal building with interior masonry walls and a floor area of 11,592 square feet. The facility falls within the jurisdiction of the Ellicot Fire Protection District.

Ms. Dalglish stated the IBC states in Section 415.4, all Group H occupancies shall be equipped throughout with an automatic sprinkler system. H-4 occupancy is required for two chemicals within the Filter Building: Sulfuric Acid and Sodium Hypochlorite. The Filter Building houses 4,000 gallons of Sulfuric Acid and 800 gallons of Sodium Hypochlorite. The Sodium Hypochlorite is only required to be H-4 Occupancy because the total storage volume of sodium hypochlorite exceeds 500 gallons. The Filter Building does not meet the fire protection requirements of the 2015 IBC because an automatic sprinkler system is not provided.

Ms. Dalglish stated the Filter Building chemical rooms house the Sulfuric Acid and Sodium Hypochlorite separately. Sulfuric Acid is water reactive and to avoid a potential hazard they are not proposing a sprinkler system. The Sulfuric Acid and the Sodium Hypochlorite will be placed in rooms with noncombustible materials. The chemicals will be enclosed in rooms constructed of CMU and concrete which are also noncombustible. The CMU walls, floors, and ceiling will meet or exceed the fire separation of 3 hours as required per Table 508.4, 2015 IBC, for F-2 and H-4 occupancies.

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because the 3-hour fire separation system would be equal to or a better fire protection system in this case, seconded by Matt Scheffe; the motion carried unanimously.

6. 9219 Copenhagen Road, Permit M90263 – Seth Archuleta, homeowner, requests a variance to Section RBC303.4.13, 2017 Pikes Peak Regional Building Code, to allow an existing window well depth of 30” for an emergency escape and rescue opening for a dwelling issued a building permit after January 1, 2000.

Seth Archuleta appeared and stated he is requesting a variance for a pre-existing 30” window well depth. He stated it is garden level window, and rather short in height. John Welton stated this home was built in 2006, so it does not qualify for the RBC amendment, which allows a 30” window well for homes built prior to 2000. He stated the window opening does meet egress requirements; it is only the depth of the window well which is at issue. He stated RBD staff takes no exception to this variance request based on existing non-conforming conditions and because it is a very short window well. 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, and because it is shallower than typical window wells, seconded by Matt Scheffe; the motion carried unanimously.

7. 3105 North Cascade Avenue, Suite 204, Permit M80611 – Felix Otero requests a variance to Section 508.1, 2015 International Mechanical Code, to eliminate the requirement of make-up air by gravity or mechanical means where required by Code.

Felix and Janie Otero appeared and Felix Otero stated this variance is for a space that is being renovated for his wife's kombucha business. Janie Otero stated the plans show a small kitchen design for the purpose of boiling a maximum of 3 gallons of water at a time. She stated the space has very large operable windows and a garage bay door, as well as an entrance door. She stated there will be a two burner 44,000 BTU gas stove, with a 3' ventilation hood with 400 cfm. She stated their general contractor, as well as the HVAC contractor, recommended that they apply for this variance.

Mr. Otero, stated the purpose of the stove is only for boiling water; they will not be cooking food in this space. John Welton stated this will be a Type 2 hood since there is no grease; it is just moisture. Dan Rial stated the make-up air is only for the exhaust of the hood; it has nothing to do with the size of the space. Mr. Welton stated the stamped plans show 450 cfm, so the plans would have to be revised and a splice submitted to RBD. Mr. Otero stated there is an additional exhaust fan in the bathroom and a window in the office space to bring in fresh air. Mr. Welton stated the plans show a gravity relief make-up air system. He stated Mr. Otero's design professional will have to modify the calculations and submit a splice to the plans. Mr. Otero stated he would like to **WITHDRAW** his variance request.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business.

9. **NEW BUSINESS**

There was no New Business.

The meeting adjourned at 10:14 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

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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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