

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

March 3, 2021

9:00 a.m.

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

MEMBERS ABSENT: Matt Scheffe, Building Contractor D

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
Dean Wemmer, Chief Electrical Inspector
Joel Segura, Chief Plumbing Inspector
Matthew Matzen, Permit/Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chair Chris Richardson called the meeting to order at 9:01 a.m.

Roger Lovell thanked Chris Richardson, Steve Horner and Dan Rial for their time and dedication to the Department as Committee members since this is their last meeting due to term limitations.

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

Instructions on conducting the virtual meeting were provided.

1. **CONSIDERATION OF THE FEBRUARY 3, 2021 TECHNICAL COMMITTEE MINUTES**

A motion was made by Steve Horner to **APPROVE** the February 23, 2021 Technical Committee Minutes as written, seconded by Swagata Guha; 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.

- a) 6026 Griffin Drive – Jennifer Flickinger, homeowner, requests a variance, prior to plan submittal, to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation where required by Code.
- b) 3786 Pinehurst Circle, Permit N13440 – David Hammer, Hammer Custom Homes, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit prescriptive slab insulation where required by Code.
- c) 3898 Deboodt Court, Permit N11037 - David Hammer, Hammer Custom Homes, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit prescriptive slab insulation where required by Code.
- d) 9775 Walker Road, Permit N04094 - David Hammer, Hammer Custom Homes, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit prescriptive slab insulation where required by Code.

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Swagata Guha; the motion carried unanimously.

3. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

CSFD took no exception to the variance requests on the agenda today.

VARIANCE REQUESTS

4. 755 West Citadel Drive, Plan C141153 – Tyson Smith requests variances to:
 - a) Section RBC302.4.35, 2017 Pikes Peak Regional Building Code, to allow the use of a minimum Flat Roof Snow Load (Pf) of 0 psf where 30 psf is required;

Tyson Smith appeared and stated this project is at a school, and the variance is for a fabric shade that is attached to a steel frame for purposes of creating a shaded area for the children. Jay Eenhuis stated RBD staff takes exception to this variance request because it is possible for a fabric shade to meet the Code requirements intended for a hard roof. Mr. Smith stated he has obtained permits for multiple fabric shades throughout the State of Colorado, and this is the first time he has been required to meet

the Code for a hard roof standard. He stated the steel structure is Code compliant, and the shade will be removed during the winter, so snow load will not be an issue. He stated the shade is designed to meet 105 MPH wind speed, but it is not possible for the shade to meet the same Code requirements that are intended for a hard roof.

Mr. Eenhuis stated Section 3102.7 of the 2015 International Building Code specifically states the structure should be designed and constructed to sustain dead loads due to tension or inflation or live loads, including winds, snow or flood and seismic loads and in accordance with Chapter 16, 2015 International Building Code.

- b) Section RBC302.4.37, 2017 Pikes Peak Regional Building Code, to allow the use of an Ultimate Design Wind Speed (Vult) of 105 MPH where 130 MPH is required.

Steve Horner stated the difference between 105MPH and 130 MPH is a 53 percent increase in loading. He stated he believes there are too many risks to approve a non-Code compliant structure.

A motion was made by Steve Horner to recommend to the Board of Review **DENIAL** of Items 4a and 4b, seconded by Micah Langness; the motion carried unanimously. Jina Koulchitzka stated Mr. Smith has 30 calendar days from the decision of this Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Code.

- 5. 1458 Sunrise Lane, Permit N00802 – Kevin Isbell, Cooper Heating & Cooling, Inc., requests a variance to Article 110.26(A) and Table 110.26(A)(1) to allow 32” of working space depth where 36” is required by Code.

Kevin Isbell and Michael Gearhart appeared; Mr. Isbell stated this variance is to reduce the clearance in front of an electrical panel. There is a 6” vent pipe for a humidifier that sits directly on the wall across from the electrical panel, which reduces the clearance in front of the panel to 32”, where 36” is required per Code. He stated they have changed the metal vent pipe to plastic/PVC so there would not be a conductive piece of equipment in the working clearance should someone back into the humidifier vent. Dean Wemmer stated this was the only option the contractor had available due to the limited space; RBD staff takes no exception to the variance request. A motion was made by Dale Ryba to recommend to the Board of Review **APPROVAL** of the variance request, as the contractor has replaced the metal 6” vent pipe with a 6” PVC pipe, seconded by Dan Rial, the motion carried unanimously.

- 6. 1331 North Wahsatch Avenue – Matthew Hanks requests variances, prior to plan submittal, to:
 - a) Section R311.7.2, 2015 International Residential Code, to allow a stairway headroom height of 5’9” where a 6’8” minimum is required by Code.

Matthew Hanks appeared and stated this project is a basement finish in a home that is over 100 years old. He stated due to pre-existing conditions, he is unable to obtain a Code complaint head height in the stairway to the basement. He stated there is a built-in kitchen booth which prohibits moving the header to a more Code compliant height. Swagata Guha recommended that Mr. Hanks may wish to postpone this variance request for 30 days so he can submit a detailed plan showing where the head height issues are located, as there appears to be more than one. Mr. Hanks stated he would like to postpone this variance request so he can obtain more information for the Committee's review. A motion was made by Steve Horner to **CONTINUE** this variance request to the April 7, 2021 Technical Committee so the applicant may obtain additional information for the Committee's review, seconded by Micah Langness; the motion carried unanimously.

- b) Section R311.7.1, 2015 International Residential Code, to allow a stairway width of 34½" where a minimum of 36" is required by Code.

John Welton stated RBD staff takes no exception with this variance request. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing, non-conforming conditions, seconded by Micah Langness; the motion carried unanimously.

7. 3435 Bridgewood Lane, Permit N03845 – Lonny Crawford, Altitude Heating and Air, requests a variance to Section M1401.1, 2015 International Residential Code, to allow a condenser unit to be installed in a location with clearances prohibited by the manufacturer's installation instructions.

Lonny Crawford appeared and stated the customer has a concrete walkway on both sides of his house, so he put the condenser unit under the deck, and the installation does not meet the manufacturer's specifications for clearances. He stated he has 49¾" from the top of the condenser to the underside of the deck joists, where a 60" clearance is required. He stated there are 83" from the ground to the bottom of the deck. Mr. Crawford stated the condenser is 12" from the house; manufacturer's specifications require 11", and the service side of the condenser is open and there are no obstructions. The disconnect is mounted on the house wall, and he does not believe there are any clearance issue with the disconnect. He stated the deck is open on three sides to outside air.

Mr. Crawford stated the homeowners have constructed living space on the deck, and installed insulation and plywood on the underside of the deck.

John Welton stated RBD staff does have some concerns about the current location of the condenser unit. Chris Richardson suggested that Mr. Crawford get a letter from the manufacturer approving the current installation. Mr. Crawford stated he would like to postpone this variance request until the April 7, 2021 Technical Committee so he may get a letter from the manufacturer approving the current location of the condenser as well as some photographs for the Committee's review. A motion was made by Steve Horner to

CONTINUE this variance request until the April 7, 2021 Technical Committee meeting, seconded by Swagata Guha; the motion carried unanimously.

8. 2473 Scorpio Drive, Permit N25152 – Allright Plumbing requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit energy code requirements for walls, ceiling and slab insulation where required by Code.

Peter Michaud appeared and stated this project is a heater installation in an insulated garage. John Welton stated this house was built in 1966 and RBD does not have any permits in place which would note the R values of the insulation in the ceiling and the walls. The Committee members requested additional information regarding the R values in the ceiling and walls. Mr. Michaud stated he would like to postpone his variance request until the April 7, 2021 Technical Committee so he may obtain additional information. A motion was made by Steve Horner to **CONTINUE** this variance request until the April 7, 2021 Technical Committee meeting so Mr. Michaud may obtain additional information, seconded by Micah Langness; the motion carried unanimously.

9. 1980 South Academy Boulevard – Justin Ballard, LC Construction & Development, requests a variance, prior to plan submittal, to Section 1007.1.1, Exception 2, 2015 International Building Code, to allow Exit Separation of 38’ where approximately 42’ is required by calculation.

Justin Ballard appeared and stated the owner of this project asked him to do some adjustments on some sprinkler heads that were protruding down from the ceiling. It appears that a previous contractor started a tenant finish in this space, and because they were not licensed, they abandoned the project. He stated he is trying to get a permit to update the fire sprinkler system to an NFP13 to reflect the proper design spacing for the fire sprinklers in this space. In order to submit the plan, because there was no permit obtained in the past, he is asking for a variance on the door locations before the plans are submitted. Mr. Ballard stated the Fire Department “will not touch it because this space does not exist”.

Jay Eenhuis stated the sprinkler system would allow the exits to be separated by one-third of the overall diagonal; that one-third distance is 42’. The two means of egress are 38’11 5/8”, so they are off by approximately 3’. He stated RBD staff takes no exception to this variance request. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because the building is sprinklered, it is an existing condition, and only a 3’ variance, seconded by Dale Ryba, the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business.

11. **NEW BUSINESS (NON-ACTION ITEM)**

- a) Adoption of the National Electrical Code, 2020 Edition, no later than August 1, 2021, in accordance with the requirements of Section 12-115-107(2)(j), C.R.S.

John Welton stated the State adopted the 2020 National Electrical Code (NEC) on August 1, 2020, and the Department is required to implement this Code within 12 months from the State's adoption date. He stated the Department will implement the 2020 National Electrical Code effective July 31, 2021. He stated there is more information regarding the major code changes in the NEC on the Department's website.

- b) Adoption of the Colorado Plumbing Code, 2020 Edition, no later than June 14, 2021, in accordance with the requirements of Section 12-155-105(1)(I), C.R.S.

Mr. Welton stated the State also adopted the 2020 International Plumbing Code (IPC) on June 14, 2020, and the Department is required to implement this Code within 12 months, or no later than June 13, 2021. He stated the Department's website also notes the major code changes in the IPC.

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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