

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

March 2, 2022

9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid form: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually via a program called Microsoft Teams Live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committee's page 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: linda@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, which Department staff will monitor and answer, as applicable.

1. **CONSIDERATION OF THE FEBRUARY 2, 2022 TECHNICAL COMMITTEE MINUTES**
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) 280 Buckeye Drive – Ben Smith, All About the House LLC, requests a variance, prior to plan submittal, to Section R310.2.2, 2015 International Residential Code, to allow a 45” windowsill height in existing conditions, where a maximum of 44” is required per Code.
- b) 1345 Suncrest Way, Permit N87933 – Doug Hamand, homeowner, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation, where required per Code.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

VARIANCE REQUESTS

4. 214 East Van Buren Street, Permit N74951 – Bryce Reiber, homeowner, requests a variance to Section R305.1, Exception 3, 2015 International Residential Code, to allow an obstruction in a basement containing habitable space to project to within 6’2” of the finished floor, where a minimum of 6’4” is required per Code.

5. 1504 West Cheyenne Road – Bruce Redmond, Oak Leaf Construction LLC, requests a variance, prior to plan submittal, to Section R305.1, 2015 International Residential Code, to allow a finished ceiling height in the basement of 6'2", where a minimum of 7' is required per Code.
6. 536 West Dale Street, Permit N25779 – Emmy Handen, homeowner, requests a variance to Sections R311.7.5.1 and R311.7.5.2, 2015 International Residential Code, to allow an 8" stair riser and 9" stair tread, where 7¾" maximum stair riser and 10" minimum stair tread is required per Code.
7. 745 County Line Road, Permit N26058 – Larry Crouder, homeowner, requests a variance to Section R403.1.4.1, 2015 International Residential Code, to omit the requirements of frost protection at foundations, where required per Code.
8. 6125 Templeton Gap Road, Permit N85309 – Nicolle Lewis-McTague, homeowner, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation in proposed habitable space, where required per Code.
9. 245 Lost Creek Way, Permit N89970 – Kevin Isbell, Cooper Heating & Cooling, Inc., requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to allow for reduced thermal envelope R values, where compliance with currently adopted Code is required for newly conditioned space.
10. 12721 Cloudy Bay Drive, Permit N42402 – Christopher Miller, property owner, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R-10 slab insulation and continuous R-5 wall insulation in non-habitable, conditioned space, where required per Code.
11. 4415 Monitor Rock Lane, Permit N91522 – Nicholas Frederick, Reliable Heating & Cooling, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to allow existing thermal envelope R and U values to be unmodified, where compliance with currently adopted Code is required for newly conditioned space.
12. 4010 Wakely Drive – Lester Limon, Architect, requests a variance, prior to plan submittal, to Section R402.1, 2015 International Energy Conservation Code, to omit building thermal envelope prescriptive requirements for conditioned space at walls and attic, where required per Code.
13. 3824 Meadow Lane, Permit N86092 – Robyn Barrett, Bob McGrath Construction, requests a variance to Section R305.1, Exception 3, 2015 International Residential Code, to allow an obstruction in a basement containing habitable space to project to within 6'0" of the finished floor, where a minimum of 6'4" is required per Code.

14. ENUMERATIONS APPEALS

Conduct of Hearing.

Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

Oral Evidence. Oral evidence shall be taken only on oath or affirmation.

Hearsay Evidence. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this State.

Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule that might make improper the admission of any evidence over objection in civil actions in courts of competent jurisdiction in this State.

Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.

Rights of Parties. Each party shall have these rights among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;
2. To introduce documentary and physical evidence;
3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
4. To impeach any witness regardless of which party first called to testify;
5. To rebut the evidence against the party;
6. To represent the party or to be represented by anyone of the party's choice who is lawfully permitted to do so.

a) An enumerations appeal was filed by Brian Becker regarding the address change from 3150 Curtis Road, Peyton, Colorado to 14155 Teleo Court, Peyton, Colorado.

b) An enumerations appeal was filed by William and Margaret Stuber regarding the address change from 3130 Curtis Road, Peyton, Colorado to 14395 Teleo Court, Peyton, Colorado.

c) An enumerations appeal was filed by Bill and Joellen Dozier regarding the address change from 3250 Curtis Road, Peyton, Colorado to 14390 Teleo Court, Peyton, Colorado.

15. UNFINISHED BUSINESS

16. NEW BUSINESS

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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.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.