

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

November 2, 2022

9:00 a.m.

MEMBERS PRESENT: Chair Micah Langness, Master Plumber  
Vice Chair Philip Lasarre, Building A or B Contractor  
Jason Leimkuhl, Mechanical Contractor  
Michael Finkbiner, Building Contractor C or D  
Thomas Lysne, Architect  
Brian Braaten, Electrical Contractor  
Andrew Baturevich, Structural Engineer

MEMBERS ABSENT:

OTHERS PRESENT: Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official - Inspections  
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chair Micah Langness called the meeting to order at 9:00 a.m.

The meeting was conducted in a hybrid form, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the Upper Level, or virtually via Microsoft Teams live events, as accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Colorado Springs Fire Department ("CSFD") took no exception to the variance requests on the Agenda.

### 1. CONSIDERATION OF THE OCTOBER 5, 2022 TECHNICAL COMMITTEE MINUTES

A motion was made by Andrew Baturevich to **APPROVE** the October 5, 2022 Technical Committee Minutes as written, seconded by Michael Finkbiner; 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) 35 Wuthering Heights Drive, Permit N90358 – Tim Toussaint, Elevation Homes, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.
- b) 16164 Cala Rojo Drive, Permit M97086 – Richard Fogal, Browns Heating, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.

A motion was made by Philip Lasarre to recommend to the Board of Review **APPROVAL** of the Consent Calendar variance requests, seconded by Jason Leimkuhl; the motion carried unanimously.

### 3. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called of the Consent Calendar.

### **VARIANCE REQUESTS**

4. 9330 Glider Loop, Permit O01672 – Ernest Stolpher, Maple Leaf Homes, requests a variance to Table R402.1.2, 2015 International Energy Conservation Code, to omit R10 slab insulation in a structure intended for human occupancy, where required by Code.

No one appeared. A motion was made by Jason Leimkuhl to **CONTINUE** this variance request to the December 7, 2022 Technical Committee Meeting, seconded by Andrew Baturevich; the motion carried unanimously.

5. 2035 Springcrest Road, Permit O36022 – Janet Hildebrant, homeowner, requests a variance to Section RBC303.4.13, 2017 Pikes Peak Regional Building Code, to allow an existing window well depth of 22.5” to be used as an emergency escape and rescue opening in two basement bedroom locations for a dwelling issued a building permit prior to January 1, 2000, where a minimum of a 30” depth is required by Code.

Janet Hildebrant and Carl Nelson appeared in person. Ms. Hildebrant stated she is trying to complete an older permit, which requires a variance for existing window wells in two bedrooms in her basement. She stated the window wells are 22.5” from the windows to the farthest point on the window well, but they are both very shallow window wells, i.e., one is 17” and the other is 5” to 6” deep. In addition, the windows are very large, making egress through the windows very easy.

Upon questioning by Virginia Koulchitzka, Ms. Hildebrant stated she was living in the house with her children when this project was originally permitted on April 6, 2001, but her children are now adults and the property is a rental property. She stated she would like to sell the home which is the reason she is trying to complete this outstanding permit.

Jay Eenhuis stated RBD staff takes no exception to the variance request, as there is a 9 square foot egress path for both window wells. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request because egress from both windows is not an issue, seconded by Brian Braaten; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business.

7. **NEW BUSINESS**

Virginia Koulchitzka stated each Technical Committee member has been given the 2023 Board/Committee/Commission Meeting Dates for the Board members' review; she stated this matter will come before the Board of Review again in January 2023 for adoption.

This matter adjourned at 9:28 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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