

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

January 17, 2024 – Wednesday – 11:00 a.m.

**MEMBERS PRESENT:** Chair Loren Moreland, Building A, B or C Contractor  
Vice Chair Vince Colarelli, Building A or B Contractor  
Christy Riggs, Architect  
Jeff Finn, Citizen-at-Large  
Chris Freer, Engineer

**RBD STAFF:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Regional Building Official – Plans  
John Welton, Deputy Regional Building Official – Inspections  
Gina LaCascia, Executive Admin Assistant/Board Secretary

### **PROCEEDINGS:**

The Board of Review meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

#### **1. CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Loren Moreland called the Board of Review meeting to order at 11:02 a.m.

#### **2. ELECTION OF OFFICERS**

A motion was made by Vince Colarelli to re-elect Loren Moreland as the 2024 Chair of the Board of Review; seconded by Christy Riggs; the motion carried unanimously.

A motion was made by Vince Colarelli to elect Jeff Finn as the 2024 Vice Chair of the Board of Review; seconded by Christy Riggs; the motion carried unanimously.

#### **3. CONSIDERATION OF THE DECEMBER 20, 2023 BOARD OF REVIEW MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the December 20, 2023 Board of Review Minutes as written; seconded by Jeff Finn; the motion carried unanimously.

#### 4. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEES' MINUTES**

- a) Technical Committee Minutes of January 3, 2024, except Agenda Item 5.c), Variance Request re: 9277 Glitter Way, Colorado Springs, Permit P03224 – Mike Finkbiner, Robbins Roofing Specialists, Inc., requests a variance to Section R905.2.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on a roof pitch less than 2:12, where prohibited.

A motion was made by Christy Riggs to **APPROVE** the January 3, 2024 Technical Committee Minutes, with the exception of Agenda Item 5.c; seconded by Vince Colarelli; the motion carried unanimously.

*An actual, non-waivable conflict of interest was determined at the Technical Committee meeting; therefore, the applicant presents the Variance Request before the Board of Review, as follows:*

*9277 Glitter Way, Colorado Springs, Permit P03224 – Mike Finkbiner, Robbins Roofing Specialists, Inc., requests a variance to Section R905.2.2, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed on a roof pitch less than 2:12, where prohibited.*

Virginia Koulchitzka advised the Board that the variance applicant, Mike Finkbiner, as a member of the Technical Committee, had recused himself in the volunteer position in order to present the variance request. Chair Moreland confirmed the Technical Committee actually heard the variance request and recommended approval after a discussion to the conflict of interest and impartiality. Notwithstanding, the matter is before the Board of Review to be heard anew. Chair Moreland advised Ms. Koulchitzka of the possible conflict in hearing this variance request because Christy Riggs, Jeff Finn, Vince Colarelli, and the Chair himself have all been on previous committee(s)/board(s) with Mr. Finkbiner. Ms. Koulchitzka advised due to the lack of current concurrent service thereto, former engagements or current knowledge of Mr. Finkbiner would not constitute a current or non-waivable conflict of interest. Further, Mr. Finkbiner did not object or take issue with any of the disclosures.

Mike Finkbiner appeared in person to present the variance request with regard to 9277 Glitter Way, Colorado Springs. He advised the Board that the homeowner had an independent home inspection, and it was noted that the portion of the roof between the house and the three-car garage, as well as the portion over the master bedroom, where the builder, Toll Brothers, originally installed asphalt shingles on the saddle was at 1.5:12 pitch, but should have been at 2:12 pitch.

While there are other ways to roof these types of areas, one being with EPDM, which is not a good choice if the homeowners go up and down the roof occasionally, including, but not limited to holidays.

For discussion purposes only, another option would be to use a roofing cap-sheet, which is a peel and stick two-part system; however, this is not recommended in high wind areas. Mr. Finkbinder indicated that the builder chose this type of roofing on this particular model, and the only reason the homeowners requested an independent inspection was in case they decided to sell the home in the future. He advised that he installed ice and water shield underneath both areas of concern, which he extended up two feet onto the 2:12 areas, including 24-inch valleys, and shingled it thereafter.

Vince Colarelli asked the applicant if the shingle manufacturer carried a warranty on the two areas that were altered, to which Mr. Finkbinder advised that the area would not be under manufacturer's warranty; however, the company added an extra five-year warranty for the homeowners to this regard. Jay Eenhuis advised the Board that Section R905.2.2, of the 2021 International Residential Code would cover this situation, and what Mr. Finkbinder is presenting would appear to be an "equal or better alternative" to the requirements of the Code, if this Board agreed.

Christy Riggs asked the applicant if he had inspected the attic area to confirm there were no leaks or issues that needed to be addressed. Mr. Finkbinder advised that he did indeed, and there were no issues.

A motion was made by Vince Colarelli to **APPROVE** the variance request for 9277 Glitter Way, Colorado Springs, listed as Agenda Item 5.c on the January 3, 2024 Technical Committee Minutes, based on the fact that the applicant has adequately installed the required ice and water shield in addition to extra shingles; seconded by Christy Riggs; the motion carried unanimously.

b) Licensing Committee Minutes of January 11, 2024

A motion was made by Christy Riggs to **APPROVE** the January 11, 2024 Licensing Committee Minutes as written; seconded by Jeff Finn; the motion carried unanimously.

5. **DECISION APPEALS**

There were no Decision Appeals to discuss.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

## 7. NEW BUSINESS

### a) Colorado Sunshine Act Requirement

*To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.*

Pursuant to the Colorado Sunshine Act, I, Vince Colarelli, move that the Board of Review meeting be held on the third Wednesday of each month beginning at 11:00 a.m. in a hybrid forum: 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 accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Board of Review meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at [www.pprbd.org](http://www.pprbd.org), and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises; seconded by Christy Riggs; the motion carried unanimously.

## 8. ADJOURN

The Board of Review meeting adjourned at 11:17 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/gml

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 at: <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.