

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## BOARD OF REVIEW MEETING MINUTES

June 19, 2024 – Wednesday – 11:00 a.m.

**MEMBERS PRESENT:** Chair Loren Moreland, Building A, B or C Contractor  
Vice Chair Jeff Finn, Citizen-at-Large (*Appeared Virtually*)  
Vince Colarelli, Building A or B Contractor  
Chris Freer, Engineer

**PPRBD 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  
Matt Matzen, Permit Supervisor  
Gina LaCascia, Executive Administrative Assistant

### 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 Town Hall. 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 11:00 a.m.

### 2. CONSIDERATION OF THE MAY 15, 2024 BOARD OF REVIEW MEETING MINUTES

A motion was made by Vince Colarelli to **APPROVE** the May 15, 2024 Board of Review Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

### 3. EXECUTIVE SESSION REQUEST

Pursuant to C.R.S. § 24-6-402(4)(b), the attorney for Pikes Peak Regional Building Department is requesting an Executive Session with the Board of Review in order for the Board of Review to receive legal advice from the attorney on specific legal questions regarding the Department's authority or lack thereof to consider variance request(s) specific to C.R.S. § 30-28-211, Energy efficient building codes – legislative declaration – definitions, and, C.R.S. § 31-15-602, Energy efficient building codes – legislative declaration – definitions, and the resulting effects thereof.

(Virginia V. Koulchitzka, Pikes Peak Regional Building Department Attorney; Roger N. Lovell, Pikes Peak Regional Building Official; Jay Eenhuis, Pikes Peak Regional Building Deputy Building Official; John Welton, Pikes Peak Regional Building Deputy Building Official)

The Board voted unanimously to move into an Executive Session at 11:04 a.m. in the Big Horn Conference Room.

A motion was made by Chris Freer to come out of the Executive Session at 11:42 a.m.; seconded by Vice Chair Jeff Finn; the motion carried unanimously.

Virginia Koulchitzka advised that Vince Colarelli was unable to remain for the Executive Session, and therefore, he did not participate in the Executive Session. He will not be present for the remainder of this public meeting either. No decisions were made during the Executive Session. The purpose of the Executive Session was to discuss the specific energy efficient building codes, C.R.S. § 30-28-211 and C.R.S. § 31-15-602. The two C.R.S. sections will govern the Consent Calendar items the Technical Committee considers; as a result, next month's agenda will include the Consent Calendar Items formerly adopted by the Technical Committee with revisions for review, consideration, and resulting adoption thereto.

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

a) Technical Committee Meeting Minutes of June 5, 2024

A motion was made by Chris Freer to **APPROVE** the June 5, 2024 Technical Committee Meeting Minutes as written; seconded by Vice Chair Jeff Finn; the motion carried.

b) Licensing Committee Meeting Minutes of June 13, 2024

A motion was made by Chris Freer to **APPROVE** the June 13, 2024 Licensing Committee Meeting Minutes as written; seconded by Vice Chair Jeff Finn; the motion carried.

5. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

6. **NEW BUSINESS**

There was no New Business to discuss.

7. **ADJOURNMENT**

The Board of Review meeting adjourned at 11:44 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.