Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

December 4, 2024 – Wednesday - 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor
Vice Chair Andy Baturevich, Structural Engineer
Brian Braaten, Electrical Contractor
Mike Finkbiner, Building Contractor C or D1
Tom Lysne, Architect
Andy Sanchez, Building Contractor A or B
Mick Emmerson, Master Plumber

RBD STAFF: Roger Lovell, Regional Building Official
Virjinia Koultchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Gina LaCascia, Executive Administrative Assistant

PROCEEDINGS:

The Technical Committee meeting was conducted in a hybrid forum, 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 through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at: https://www.pprbd.org /Information/Boards.

The Colorado Springs Fire Department (CSFD) was not present. However, CSFD advised that it took no exception to the variance requests since they did not impact fire code requirements.

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

   Chair Jason Leimkuhl called the Technical Committee meeting to order at 9:00 a.m.

2. **CONSIDERATION OF THE NOVEMBER 6, 2024 TECHNICAL COMMITTEE MEETING MINUTES**

   A motion was made by Andy Sanchez to **APPROVE** the November 6, 2024, Technical Committee Meeting Minutes, as written; seconded by Mike Finkbiner; the motion carried unanimously.

3. CONSENT CALENDAR

There were no items on the Consent Calendar.

4. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

5. VARIANCE REQUESTS

a) 9327 Baltusrol Court, Peyton, Permit P57851 – John Charles Bergeron, property owner, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow 46 inches to the bottom of the window clear opening with the installation of a fixed ladder, where a maximum height of 44 inches is allowed.

As continued from the November 6, 2024 Technical Committee meeting for non-appearance by the applicant, and as amended above.

John Charles Bergeron appeared in person and stated that he is finishing a basement that includes a bedroom with an existing garden level window with a floor to opening height of approximately 48 inches. The maximum height permitted by the code is 44 inches from the floor to the opening. He is requesting to install a two-step wall mounted ladder below the window opening as an alternate to meeting the required floor to opening height. The applicant provided an additional photograph of the subject egress window indicating where the ladder would be mounted to the framing after the drywall is installed, which is retained in RBD's records, marked as Exhibit 1.

Chair Jason Leimkuhl asked RBD staff if the ladder proposed by the applicant meets the ladder requirements of the code. There was discussion regarding installation of a permanent step in lieu of the ladder, but the applicant indicated he preferred a ladder as he believes it is less intrusive and not a trip and fall hazard. John Welton indicated that the code requirements for exterior emergency escape and rescue opening ladders shall have an inside width of not less than 12 inches; shall project not less than 3 inches from the well with the rungs spaced not more than 18 inches on center vertically for the full height of the area well. Mr. Welton stated that this criteria applies to a ladder in the egress well and that code does not address interior ladders at emergency escape and rescue openings.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance for the use of a ladder secured to a non-floating, partial height wall at the required emergency escape and rescue opening; seconded by Andy Sanchez; the motion carried unanimously.

b) 2408 N. Franklin Street, Colorado Springs, Plan R195344 – Chelsea Villari, property owner, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow 56 inches to the bottom of the window clear opening with the installation of a fixed ladder, where a maximum height of 44 inches is allowed.

Chelsea Villari appeared in person and stated that she is finishing her basement, and the existing emergency escape and rescue opening is 55 inches from the floor to opening, where a maximum of 44 inches is required. She is requesting to install a permanent ladder below the window opening fastened to a floating wall. Chair Jason Leimkuhl asked RBD staff if the applicant could build a non-floating wall under the window supported on the slab, or if the wall is required to be floating due to its construction. Mr. Welton indicated that the section of the wall under the subject window would not need to be floating as it is not a full height wall.

Andy Sanchez stated that he would like to see the wall be framed as a non-floating wall with adequate backing provided for the ladder. Chair Leimkuhl asked the applicant if she was in agreement with Mr. Sanchez's suggestion, and Ms. Villari indicated she was.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance for the use of a ladder secured to a non-floating, partial height wall at the required emergency escape and rescue opening; seconded by Mike Finkbiner; the motion carried unanimously.

c) 9495 Glider Loop, Colorado Springs, Permit O77851 – Leo Marchase, Mountain States Custom Homes, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.

Leo Marchase appeared in person and stated he constructed an addition to the home and missed the required inspection for R-10 foundation insulation at the entrance with a set of French doors. He is requesting to omit the required R-10 foundation insulation as the installation would require removal of the stamped concrete in front of the French doors, he said he over insulated the ceilings and walls to make up for any additional heat loss.

Chair Leimkuhl asked the applicant when he originally submitted the plans for the room addition, did he assume that all the foundation walls would be insulated, to which the applicant said he did. However, this is the only area he did not have the opportunity to physically inspect himself, and as a result suspects the required insulation was omitted. He has not recalculated the heat loss thereafter. Chair Leimkuhl stated without the as built heat loss calculations, the Committee would not be able to make a recommendation on the variance.

A motion was made by Mike Finkbiner to **CONTINUE** the variance for one month to give the applicant an opportunity to provide two sets of heat loss calculations; one based on prescriptive insulation requirements, and a second based on the insulation as installed to be submitted for review by staff; seconded by Tom Lysne; the motion carried unanimously.

d) 10860 Juneberry Lane, Peyton – Nicholas and Shona Bauer, property owners, request a variance, prior to permit issuance, to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.

Shona Bauer and her husband, Nicholas Bauer, both appeared in person and stated that they have a detached garage that was constructed in 1999 and upon review of previous permits and inspections, there is no insulation under the slab. They are requesting to install a gas heating system and to omit the required slab insulation. As a trade-off, they will increase the R values in the ceiling attic space; currently, there is an R-13 insulation in the walls which meets the minimum prescriptive requirements of the IECC for the subject use. Mrs. Bauer stated when they started this process, they assumed that R-30 ceiling insulation would be sufficient. They have completed a heat loss calculation based on prescriptive insulation requirements and an additional heat loss calculation with R-38 in the attic space, R-13 in the wall, and no slab insulation would be required. The revised heat loss calculations were provided and retained in RBD's records, marked as Exhibit 1.

Chair Leimkuhl asked the applicants if they plan on using the garage building as habitable space and are they adding plumbing and other fixtures. Mrs. Bauer stated they use it as garage work space and have no intentions of turning it into habitable space.

A motion was by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance subject to R-38 insulation in the ceilings, R-13 insulation in the 2x4 walls, and R-20 insulation in the 2x6 walls; seconded by Tom Lysne; the motion carried unanimously.

e) 2960 Longhorn Ridge View, Calhan – Bruce Hart, property owner, requests a variance, prior to permit issuance, to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for reduced slab insulation within conditioned, non-habitable space, by increasing insulation R-values provided elsewhere.

Bruce Hart appeared virtually. Mike Peterson, licensee for Regional Heating and Air Conditioning, Inc., appeared in person. Mr. Peterson stated the applicant hired him to install a heater in an existing attached three-car garage where he stores his RV.

He has done heat loss calculations based on prescriptive insulation requirements with no slab insulation. Mr. Hart indicated they will be installing R-49 insulation in the ceiling and R-21 insulation in the walls.

A motion as made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance to allow R-49 values, and R-21 for the 2x4 and 2x6 walls as the values are all in excess of the prescriptive requirements; seconded by Mike Finkbiner; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

a) 2025 Committee/Board/Commission Meeting Dates (Non-action item until January of 2025, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

The Committee members were provided with the 2025 Committee/Board/Commission Meeting Dates for review and consideration.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

The Technical Committee meeting adjourned at 10:00 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request by providing notice within forty-eight (48) hours prior to the meeting. Please email ginal@pprbd.org or 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 under Boards & Committees. Audio copies of the record may be purchased by emailing ginal@pprbd.org or by calling (719) 327-2989.

9327 Baltusrol Court
Permit P57851

Technical Committee Dec. 4, 2024
Agenda Item No. 5. a)

Technical Committee
Agenda No. 5.d)
Exhibit 1

Directions:

1 Enter or modify information in the **blue** cells only. All other cells are locked.
2 DO NOT enter both R and U values. The worksheet defaults to the R value. If you want to use the U value, leave the R value empty.
3 The values listed in the R and U columns are the most common but may be modified depending on building materials actually used.
4 For all Areas, enter the value in square feet. BTU/hr means British Thermal Unit per hour, a unit measure of heat loss over time.
5 The Areas in Row 5A and 5C are locked for your benefit. Please insure that these are a positive number or you will get an error message.
6 For further direction, cells with a red triangle offer additional comments when the cursor is placed over the cell.
7 When finished, print this form and attach it to your plans for review.

Pikes Peak Regional Building Department

Heat Loss Calculation Table (ver. 2.2)

Contractor/Builder:	Bauer Residence						Address or Master#:	10860 Juneberry - PRESCRIPTIVE			Date:	December 3, 2024		
1	Space under consideration						**Crawlspace**		**Basement**		**Main Floor**		**Upper Floor**	**Entire House**	
2	Running perimeter of exterior wall (feet)										160			160	
3	Floor area (square feet)										1500			1,500	
4	Wall height (feet)										10			10	
TYPE OF EXPOSURE			Material	R	U	T	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr
5	Net exposed walls	A.	Concrete earth	10		25	0	0	0	0		0		0	0	0
		B.	Concrete air	10		72		0		0		0		0	0	0
		C.	2x4	13		72		0		0	1356	7510	0	0	1356	7510
		D.	2x6	20		72		0		0		0		0	0	0
6	Windows and Glass doors	E.	Window bsmt		0.32	72		0		0		0		0	0	0
		F.	Window other		0.45	72		0		0	80	2592		0	80	2592
		G.	Glass door		0.32	72		0		0		0		0	0	0
7	Solid doors	H.			0.45	72		0		0	164	5314		0	164	5314
8	Gross roof	I.	Flat ceiling	24		72				0	1500	4500		0	1500	4500
	Skylights	J.			0.55	72				0		0		0	0	0
8a	Gross roof	Ia.	Sloped ceiling	49		72				0		0		0	0	0
	Pitch in 12															
	Skylights	Ja.			0.55	72				0		0		0	0	0
9	Floors on grade	K.	Slab insulation	10		25		0		0	160	400		0	160	400
10	Floors / unheated	L.		30		72		0		0		0		0	0	0
11	Floors / exterior	M.		30		72		0		0		0		0	0	0
12	**Building Envelope Heat Loss**							**0 BTU/hr**		**0 BTU/hr**		**20,316 BTU/hr**		**0 BTU/hr**		**20,316 BTU/hr**
13	**Infiltration Heat Loss (based on average of 0.35 ACH)**							**0 BTU/hr**		**0 BTU/hr**		**5,250 BTU/hr**		**0 BTU/hr**		**5,250 BTU/hr**
14	**Total Heat Loss**							**0 BTU/hr**		**0 BTU/hr**		**25,566 BTU/hr**		**0 BTU/hr**		**25,566 BTU/hr**
15	Altitude deration	Caloric deration of natural gas						Output		Output		Output		Output		Total Output
		(constant)				80%		0 BTU/hr		0 BTU/hr		31,957 BTU/hr		0 BTU/hr		31,957 BTU/hr
16	Efficiency deration	Efficiency of heating equipment						Input		Input		Input		Input		Total Input
						80%		0 BTU/hr		0 BTU/hr		39,946 BTU/hr		0 BTU/hr		39,946 BTU/hr

form release: 12/09/2003
revised 10/25/2011

Heat loss of the building using
Prescriptive Insulation = 25,566 BTU/hr.

10860 Juneberry Lane

5.d

Directions:

1. Enter or modify information in the blue cells only. All other cells are locked.
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4. For all Areas, enter the value in square feet. BTU/hr means British Thermal Unit per hour, a unit measure of heat loss over time.
5. The Areas in Row 5A and 5C are locked for your benefit. Please insure that these are a positive number or you will get an error message.
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7. When finished, print this form and attach it to your plans for review.

Pikes Peak Regional Building Department

Heat Loss Calculation Table (ver. 2.2)

Contractor/Builder:	Bauer Residence						Address or Master#:	10860 Juneberry - Proposed			Date:	December 3, 2024		
1	Space under consideration						Crawlspace		Basement		Main Floor		Upper Floor		Entire House	
2	Running perimeter of exterior wall (feet)										160				160	
3	Floor area (square feet)										1500				1,500	
4	Wall height (feet)										10				10	
TYPE OF EXPOSURE		Material		R	U	T	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr	Area	BTU/hr
5	Net exposed walls	A.	Concrete earth	10		25	0	0	0	0		0		0	0	0
		B.	Concrete air	10		72		0		0		0		0	0	0
		C.	2x4	13		72		0		0	1356	7510	0	0	1356	7510
		D.	2x6	20		72		0		0		0		0	0	0
6	Windows and Glass doors	E.	Window bsmt		0.32	72		0		0		0		0	0	0
		F.	Window other		0.32	72		0		0	80	1843		0	80	1843
		G.	Glass door		0.32	72		0		0		0		0	0	0
7	Solid doors	H.			0.32	72		0		0	164	3779		0	164	3779
8	Gross roof	I.	Flat ceiling	38		72				0	1500	2842		0	1500	2842
	Skylights	J.			0.55	72				0		0		0	0	0
8a	Gross roof	Ia.	Sloped ceiling	49		72				0		0		0	0	0
	Pitch in 12															
	Skylights	Ja.			0.55	72				0		0		0	0	0
9	Floors on grade	K.	Slab insulation	1		25		0		0	160	4000		0	160	4000
10	Floors / unheated	L.		30		72		0		0		0		0	0	0
11	Floors / exterior	M.		30		72		0		0		0		0	0	0
12	**Building Envelope Heat Loss**							**0 BTU/hr**		**0 BTU/hr**		**19,974 BTU/hr**		**0 BTU/hr**		19,974 BTU/hr
13	**Infiltration Heat Loss (based on average of 0.35 ACH)**							**0 BTU/hr**		**0 BTU/hr**		**5,250 BTU/hr**		**0 BTU/hr**		5,250 BTU/hr
14	**Total Heat Loss**							**0 BTU/hr**		**0 BTU/hr**		**25,224 BTU/hr**		**0 BTU/hr**		25,224 BTU/hr
15	Altitude deration	Caloric deration of natural gas						Output		Output		Output		Output		Total Output
		(constant)				80%		0 BTU/hr		0 BTU/hr		31,530 BTU/hr		0 BTU/hr		31,530 BTU/hr
16	Efficiency deration	Efficiency of heating equipment				80%		Input		Input		Input		Input		Total Input
								0 BTU/hr		0 BTU/hr		39,413 BTU/hr		0 BTU/hr		39,413 BTU/hr

Summary:

Walls: R-13
Ceiling: R-38
Doors/Windows: U-0.32
Slab: Uninsulated

Heat loss of the building using Proposed Insulation = 25,224 BTU/hr which is LESS THAN 25,566 BTU/hr

form release: 12/09/2003
revised 10/25/2011