

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MINUTES

January 9, 2019

9:00 a.m.

MEMBERS PRESENT: Chairman Chris Richardson, Building Contractor A or B
Steve Horner, Structural Engineer
Michael Finkbiner, Building Contractor D
Micah Langness, Master Plumber
Dan Rial, Mechanical Contractor
Larry Bobo, Electrical Contractor
Swagata Guha, Architect

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official - Inspections
Jack Arrington, Chief Plumbing/Mechanical Inspector
Dean Wemmer, Chief Electrical Inspector
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Chris Richardson called the meeting to order at 9:00 a.m.

1. ELECTION OF OFFICERS

A motion was made by Steve Horner to re-elect Chris Richardson as the Chairman of the Technical Committee, seconded by Swagata Guha; the motion carried unanimously.

A motion was made by Michael Finkbiner to elect Steve Horner as the Vice Chairman of the Technical Committee, seconded by Dan Rial; the motion carried unanimously.

2. CONSIDERATION OF THE DECEMBER 5, 2018 TECHNICAL COMMITTEE MINUTES

A motion was made by Michael Finkbiner to **APPROVE** the December 5, 2018 Technical Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

3. 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) 535 Blackhawk Court, Permit M00095 – Daniel Cubero, homeowner, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a 45½” window sill height in existing conditions, where a maximum of 44” is allowed.
- b) 4707 Laramie Sky Drive, Permit K00587 – Omar Sanchez, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6" under furred-down beams, pipes and ducts, where it was required to be a minimum of 6’8".

A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Larry Bobo; the motion carried unanimously.

4. ITEMS CALLED OFF CONSENT CALENDAR

There were no Items Called Off the Consent Calendar.

VARIANCE REQUESTS

5. 5520 Astrozon Boulevard – Aaron Morrissey, Dynalectric Colorado, requests a variance to Section 695.3(F), 2014 National Electrical Code, to allow transfer of power to take place outside adjacent to the generator, where prohibited.

Aaron Morrissey appeared and stated he was installing a back-up generator at the Ace Distribution Facility (“Ace”), and Ace would like to back-up the fire pump. He stated they were proposing that the transfer of power take place outside of the fire pump room and be located near the generator. He stated the transfer switch would be rated for exterior use, as well as fire pump use. Dean Wemmer stated Ace was installing a backup generator for the entire facility and would like to install a separate transfer switch for the fire pump outside adjacent to the generator. He stated the Colorado Springs Fire Department does not oppose this variance request; and Mr. Richardson confirmed that RBD had received an email from CSFD confirming that it had no issues with this variance request. Mr. Wemmer stated in an emergency, it was generally preferred to have all switches in one location, but in this situation, it was safer, in his opinion, to have the transfer switch next to the generator. He stated signage in both the pump room and by the transfer switch would be required. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

6. 1314 North Union Boulevard, Permit L68392 – Larry Syslo, Larry A. Syslo Living Trust, requests a variance to Section R310.2.2, 2015 International Residential Code, to allow a 50” window sill height in existing conditions, where a maximum of 44” was allowed.

Larry Syslo appeared and stated this home was built into an embankment, and there were large windows on the ground level. He stated the window in question was in a bedroom, and he was informed by RBD’s Plan Review Department that the existing window did not meet Code, so he replaced the window with a slider. He stated he was informed by RBD staff that he could address the window sill height with a variance. Mr. Syslo stated this issue was brought before this Committee two months ago and approved as a consent item, but he did not understand at that time that he was required to build a step under the window opening for egress purposes. John Welton stated this was a consent item variance in November 2018, with a requirement that a step under the window be installed. Mr. Syslo stated he does not want to install a step under the window opening. Mr. Welton stated without the installation of the step, this issue did not qualify as a consent variance request, which was the reason it was back before the Committee again today. Mr. Syslo stated there was a bed under the window so in an emergency situation, someone could stand on the bed to get out of the window. He stated it was a small room and a step would be a protrusion into the room; he did not feel that a step would be necessary. He stated the windows were at ground level on the exterior of the home. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, and availability of another window on the adjacent wall, seconded by Michael Finkbiner; the motion carried unanimously.

7. 535 Blackhawk Court, Permit M00095 – Daniel Cubero, homeowner, requests a variance to Section R305.1, 2015 International Residential Code, to allow a soffit height of 6’2½” under furred-down beams, pipes, and ducts, where it was required to be a minimum of 6’4” in basements containing habitable space.

Jim Anderson, DDR-33 Construction, appeared and stated due to the existing ductwork in this home, he was not able to obtain a Code compliant soffit height. He stated the existing ductwork was up against the floor joists, so he was unable to obtain additional height. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming conditions, seconded by Swagata Guha; the motion carried unanimously.

8. 810 East Yampa Street, Permit L99096 – Brian Goodman, Kimber Construction, LLC, requests a variance to Section P3007.1, 2015 International Residential Code, to allow use of an ejector pit for a bathroom cluster, in lieu of sewer; and 3” pipe that goes into the crawlspace, in lieu of 4” pipe required per Code.

Dan Rodriquez, Gold Rush Plumbing, appeared and stated the homeowners would like to install a bathroom group on a second floor and allow use of a sump pit, in lieu of a sewer. He stated the existing pipe was 3", where a 4" pipe would be required. Mr. Rodriquez stated he did not plan to install an alarm on the ejector system, and Swagata Guha stated in the event of an electrical failure an alarm would be necessary. Mr. Arrington stated an alarm was not required on a residential ejector system. He stated Code requires that items should drain into the sanitary drain without an ejector pump. A motion was made by Micah Langness to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon the installation of an approved alarm for the ejector system, seconded by Dan Rial; the motion carried unanimously.

- 8.b. 1094 Swayback Drive, Permit M04647 – Josh Barton, homeowner, requests a variance to Section 310.2.3, 2015 International Residential Code, to allow the horizontal area of the window well to be 6 square feet, where 9 square feet were required per Code.

Josh Barton appeared and stated he was installing a bedroom in the basement of his home, and there was a cantilever area from the main level that encroaches the window well area. He stated he had 6 square feet of clear space in the window well, where 9 square feet was required. John Welton stated the window does meet egress requirements, and it was a 36" window well. He stated this house was built prior to the year 2000, and a 30" window well was the requirement at that time. A motion was made by Steve Horner to recommend to the Board of Review **APPROVAL** of the variance request due to existing non-conforming, but once conforming, conditions, seconded by Michael Finkbiner; the motion carried unanimously.

- 8.c. 5904 Southfork Drive, Permit K56177 – Victory 1 Roofing, Inc. requests a variance to Section R311.7.6, 2009 International Residential Code, to allow a 28" landing depth, where 36" was required per Code.

Ryan Cameron, owner of Victory 1 Roofing, Inc., appeared and stated he rebuilt the entry deck for this homeowner, and the homeowners already had existing concrete steps for their walkway. He stated the homeowner was not able to climb this one landing in the concrete steps due to a medical condition; she uses a walker to walk. A motion was made by Swagata Guha to recommend to the Board of Review **APPROVAL** of the variance request because the existing step appears to be at a reasonable depth for an exterior condition, seconded by Dan Rial; the motion carried unanimously.

- 8.d. 11955 Oregon Wagon Trail, Permit L38249 – Chris Hall, Electric Tech, Inc., requests a variance to Section 210.12, 2014 National Electrical Code, to install regular 15 amp breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowner recognizing that he/she understands that the AFCI breakers were being replaced due to incompatibility with the lighting control system.

Chris Hall appeared and stated he was unable to get the arc fault breakers in this home to hold with the lighting control system. Dean Wemmer stated RBD would require a notarized letter from the homeowner recognizing that he/she understands that the AFCI breakers were being replaced due to incompatibility with the lighting control system. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, conditional upon the notarized letter from the homeowner being submitted to RBD staff on or before January 22, 2019, seconded by Micah Langness; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

Jina Koulchitzka stated the Colorado Springs Fire Department did not oppose any of the variance requests heard by this Committee today.

10. **NEW BUSINESS**

a) 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, Micah Langness, move that the Technical Committee meeting be held on the first Wednesday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Technical Committee Meeting Agendas and Minutes for each meeting be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of the Pikes Peak Regional Building Department, seconded by Dan Rial; the motion carried unanimously.

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The meeting adjourned at 10:26 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, were 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.