

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## TECHNICAL COMMITTEE MINUTES

March 1, 2023

9:00 a.m.

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

MEMBERS ABSENT: Chair Micah Langness, Master Plumber

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:

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 took no exception to the variance requests on the Agenda.

The Ellicott Fire Department ("EFD") was in attendance to discuss Item 7.

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

Vice Chair Philip Lasarre called the meeting to order at 9:00 a.m.

#### 2. **CONSIDERATION OF THE FEBRUARY 1, 2023 TECHNICAL COMMITTEE MINUTES**

A motion was made by Andrew Baturevich to **APPROVE** the February 1, 2023 Technical Committee Minutes as written, seconded by Michael Finkbiner; 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) 6215 Harney Drive, Permit O49251 – Peter DeFelice, homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.
- b) 3920 Dolphin Circle, Permit O48882 – Joshua Howard, homeowner, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow slab insulation to be omitted within a conditioned garage/shop, where required by Code.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Brian Braaten; the motion carried unanimously.

### 4. ITEMS CALLED OFF CONSENT CALENDAR

There were no items called off the Consent Calendar.

### VARIANCE REQUESTS

*The following Item 7 was heard out-of-order at the beginning of the Variance Requests.*

7. 22315 Highway 94 – Adam Teunissen, JVA Consulting Engineers, requests variances, prior to plan submittal, to:
  - a) Section C401.2, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow exemption from the building thermal envelope minimum requirements, where required by Code;
  - b) Section 415.4, 2015 International Building Code, based on Item 2 of RBC111.2.3, to allow exemption from the automatic sprinkler system requirement, where required by Code.

Adam Teunissen appeared virtually, representing the Cherokee Metropolitan District. This variance is for a new 1,350 square foot chemical storage building. The variance request is to the 2015 International Energy Conservation Code (“IECC”) with regard to thermal efficiency requirements for masonry walls as prescribed in Table C402.1.3 or Table C402.1.4. Mr. Teunissen stated he is requesting consideration of a masonry wall system comprised of an 8” CMU wall with unreinforced cores filled with foam

insulation that can achieve R-4.91/inch of insulation. He stated he is also requesting interpretation on the need for a sprinkler system for the building which will be classified as an H-Occupancy due to chemical storage of a corrosive (10% sodium hypochlorite). The building will be comprised of below grade concrete walls and slabs without finishes, a grade level slab, CMU bearing walls, and a cast-in-place or precast concrete roof system.

Mr. Teunissen stated the proposed building is an unoccupied space due to the low-maintenance of the contents inside. Heat is only necessary to keep stored chemical above 50 and below 80 degrees and not for human comfort. Energy usage will be reduced when compared to a traditional building with occupants.

Mr. Teunissen stated the building is constructed with noncombustible materials. Mark Stanwood, Ellicott Fire Department, appeared virtually and stated EFD takes no exception to the variance requests because the materials being stored in the facility are noncombustible; and the building is constructed with noncombustible materials. He confirmed with the variance applicant that it is a II-B construction.

Mr. Teunissen stated the proposed R values for the structure are: Ceiling at R38; Walls at R7; and foundation at R10 to R15. John Welton stated the R value of the ceiling exceeds the Code requirements; therefore, the R value of the walls is the only issue. Mr. Welton stated R11 continuous insulation is required for the walls, and the applicant is proposing an R7 insulation, and it would not be continuous. He stated the outstanding issue is the R7 wall insulation for a CMU wall, in lieu of R11.4 continuous insulation as required per Code.

John Welton stated in accordance with the 2015 IECC, the threshold for equipment buildings to be exempt is 500 square feet; the 2021 IECC has the threshold at 1,200 square foot mark. Mr. Teunissen stated the interior dimensions of the building will be 1,165 square feet, which would be the footprint area of the main level. Since the lower level is below grade, it will have rigid insulation around the perimeter walls, which will be in compliance with the IECC for the lower level.

Jay Eenhuis cited 2015 IBC Section 415.4, applicable to automatic sprinkler systems: Group H occupancy shall be equipped throughout with an automatic sprinkler system in accordance with 903.25. The applicant referenced Section 903.3.111 for exempt locations; however, it is RBD's interpretation that these exempt locations are for individual rooms or spaces within the overall building. If a room or area that is of noncombustible construction with wholly noncombustible contents is an area or a room within that overall building, that exemption would apply. However, the overall building itself would still be required to be sprinklered. In this case, the entire building is one room or space that contains noncombustible construction with wholly noncombustible contents; therefore, RBD staff takes no exception to the variance requests.

- a) A motion was made by Thomas Lysne to recommend to the Board of Review **APPROVAL** of the variance request to allow exemption from the building thermal envelope minimum requirements, with the condition that an R7 wall insulation is obtained, seconded by Jason Leimkuhl; the motion carried unanimously.
  - b) A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request to allow exemption from the automatic sprinkler system requirement because the Ellicott Fire Department takes no exemption to the variance request, and the materials being stored in the building have been deemed to be noncombustible, seconded by Brian Braaten; the motion carried unanimously.
5. 3580 Congenial Place, Permit N64270 – Kristina Bailey, homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow slab insulation to be omitted within habitable space, where required by Code.

No one appeared. Jay Eenhuis stated the Committee heard this variance request during the February 1, 2023 Technical Committee meeting, and it was continued at that time to allow the applicant to determine which part of RBC111.2.3 applied to the variance request. He stated he spoke with Kristina Bailey this past week by phone and was able to determine that it was Item 2 of that Section. Mr. Eenhuis stated this project is the conversion of a garage to living space. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Brian Braaten; the motion carried unanimously.

6. 18710 St. Andrews Drive, Permit O42390 – Nicholas Robertson, homeowner, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow slab insulation to be omitted within habitable space, where required by Code.

Nicholas Robertson appeared in person and stated he is converting his garage into living space in his house built in 1982. The north side is below grade. He will have R19 insulation in the walls and there is pre-existing R30 insulation in the ceiling, although there is living space above the garage. John Welton stated the only issue is the slab insulation, and the Energy Code is not a life safety code. A motion was made by Jason Leimkuhl to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Michael Finkbiner; the motion carried unanimously.

*The following Item 7 was heard out-of-order prior to Item 5.*

7. 22315 Highway 94 – Adam Teunissen, JVA Consulting Engineers, requests variances, prior to plan submittal, to:
  - c) Section C401.2, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow exemption from the building thermal envelope minimum requirements, where required by Code;
  - d) Section 415.4, 2015 International Building Code, based on Item 2 of RBC111.2.3, to allow exemption from the automatic sprinkler system requirement, where required by Code.
8. 1508 Tweed Street, Permit O12448 – Mike Morley, Morley Enterprises, requests a variance to Section R505.2, 2015 International Energy Conservation Code, based on Item 2 of RBC111.2.3, to allow existing thermal envelope to remain per R505.1, where compliance with current Code is required for a conversion to a dwelling unit.

Mike Morley appeared in person and stated this house was built in 1962; it was previously used as a church, although he has not been able to find permits/plans in place during the time it was used as a church. The new owner would like to convert it back to a residence, which necessitated a change of use and insulation issues. Mr. Morley stated he installed new windows, installed walls to create bedrooms and bathrooms on the main level, and bedrooms were also installed in the finished basement. This was noted by the Department's inspector during the draft stop inspection. At that point the walls were constructed and the insulation was in place. Mr. Morley stated the variance is to allow 2" x 4" walls and the pre-existing insulation. He stated this conversion will not result in an increase in demand for fossil fuels or electric energy. A motion was made by Jason Leimkuhl to recommend to the Board of Review **APPROVAL** of the variance request because it was originally constructed as a residence and is being converted back to a residence, seconded by Michael Finkbiner; the motion carried unanimously.

9. 219 East Bijou Street, Permit N79066 – Armando Hernandez, Colorado Sheet Metal Co., Inc., requests a variance to Section 306.5, 2015 International Mechanical Code, based on Item 3 of RBC111.2.3, to allow for use of a pole ladder with alternating treads, where prohibited by Code.

Armando Hernandez appeared in person with Gary Venable, President of Colorado Sheet Metal. Mr. Hernandez stated this variance is for a "like for like" change out of equipment in a mechanical room of a church, with a change of a portable ladder to a permanent pole ladder. There are very tight constraints to access the roof top where there are two exhaust fans. This variance is for the pole ladder to the roof hatch, which is the only means of accessing the roof. John Welton stated the first issue is the use of an alternating tread device vs. a ladder. The Code gives a minimum dimension between side rails of a ladder,

and alternating tread device, such as this pole ladder, does not have side rails. Therefore, there is no code path to determine that this is an acceptable code alternative. Mr. Welton stated the way this pole ladder is offset in the opening of the roof hatch is a concern. It was noted that CSFD did not take exception to this variance request. A motion was made by Michael Finkbinder to recommend to the Board of Review **APPROVAL** of the variance request due to the limited use and the fact that Colorado Springs Fire Department did not take exception to this variance request, seconded by Brian Braaten; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business.

11. **NEW BUSINESS**

There was no New Business.

The meeting adjourned at 10:23 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/lfg

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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