

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

August 7, 2024 – Wednesday - 9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted 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 through Microsoft Teams Town Hall. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: ginal@pprbd.org. During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A within Microsoft Teams, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE JULY 3, 2024 TECHNICAL COMMITTEE MEETING MINUTES**
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.

There are no items on the Consent Calendar.

4. **ITEMS CALLED OFF CONSENT CALENDAR**
5. **VARIANCE REQUESTS**

- a) 16871 New Autumn Drive, Monument, Permit O59175 – Drover Inc., LLC, requests a variance to Section R402.2.10, 2015 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to omit the prescriptive slab insulation within an attached garage conversion, where required.

As continued from the June 5, 2024 Technical Committee meeting to allow the homeowner to transfer the permit to a contractor and obtain verification of the insulation envelope, the heat loss calculations, and the R-value of the garage door.

- b) 3465 Hoofbeat Road, Peyton, Permit O66213 – Shawn Turano, property owner, requests a variance to Section RBC303.4.35, Exception 4, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code), based on Item 3 of Section RBC111.2.3 of the Code, to allow an 868 sq. ft. accessory structure (31 ft x 28 ft) to be installed on an existing monolithic slab where a maximum 750 sq. ft. accessory structure is allowed.

As continued from the May 1, 2024 Technical Committee meeting to allow the property owner time to provide an engineer's letter.

- c) 225 E. Cimarron Street, Colorado Springs, Permit O69937 – Michael Rizzo, CMTA, Inc., requests a variance to Section 401.4, 2015 International Mechanical Code, based on Item 1 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow intake opening to be located less than 10 feet from lot lines, where prohibited.
- d) 22980 McDaniels Road, Calhan, Permit O95335 – Steven Seder, Aspen Roofing, Inc., requests a variance to Section R905.2.2, 2021 International Residential Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a single underlayment application, where a double underlayment application is required for roof slopes of 2 units to 4 units vertical in 12 units horizontal.
- e) 2707 Meadowlark Lane, Colorado Springs, Permit P34149 – Patrick Shirley, Gaddie Electric, requests a variance to Article 210.12, 2020 National Electrical Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install standard breakers in place of arc fault circuit interrupters (AFCIs) with the stipulation that a notarized letter be required from the property owner acknowledging that AFCIs are being replaced due to incompatibility.
- f) 1670 Stoney Point Court, Colorado Springs, Permit P13945 – Nate Chappell, Solid Rock Construction, requests a variance to Section RBC303.4.15, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow a 27" horizontal projection in an existing window well, where a minimum of 30" is required for dwellings issued a building permit prior to January 1, 2000.
- g) 7061 Commerce Center Drive, Colorado Springs, Permit P40764 – Shane Batchelor, AO Architects, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.1.2 is required.

- h) 3545 Spectrum Air Way, Colorado Springs, Plan C172024 – Shane Batchelor, AO Architects, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.1.2 is required.
- i) 1581 El Jefe Heights, Colorado Springs, Plan C182756 – Shane Batchelor, AO Architects, requests a variance to Section 1004.5, 2021 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.5 is required.
- j) 3611 Rio Vista Drive, Colorado Springs, Permit P38305 – Shane Batchelor, AO Architects, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.1.2 is required.
- k) 6410 N. Union Blvd., Colorado Springs, Permit P21639 – Shane Batchelor, AO Architects, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.1.2 is required.
- l) 507 W. Garden of the Gods Road, Colorado Springs, Permit P36295 – Shane Batchelor, AO Architects, requests a variance to Section 1004.1.2, 2015 International Building Code, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2017 Edition, as amended, to allow a reduced occupant load to be used for plumbing fixture count only, where a calculated occupant load per Table 1004.1.2 is required.

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Pikes Peak Regional Building Department
Technical Committee Meeting Agenda
August 7, 2024
Page 4

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.

**Rules of Policy and Procedure of Pikes Peak Regional
Building Department Committees and Boards**

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Board of Appeals.

**Rule 1.1
Governing Authority**

The Chair of the Committee, or the Board, shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

**Rule 1.2
Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or Board of Appeals**

All persons attending the Committee or Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee or Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

**Rule 1.3
Lack of Financial Authority of the Advisory Committees, Board of Review, and Board of Appeals**

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee or Board, has authority to impose administrative fines for Code-related violations. Further, the Committee and/or Board does not have authority to consider financial claims or consider and/or award resulting financial damages to any person.