

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

April 2, 2025 – 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 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: delisa@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 Town Hall, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF THE MARCH 5, 2025, TECHNICAL COMMITTEE MEETING MINUTES**
3. **CONSENT CALENDAR**

There are no items on the Consent Calendar.

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

- a) 4098 Notch Trl., Colorado Springs - Brian Koch, property owner, requests a variance, prior to plan submittal, 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.

As continued from the March 5, 2025, Technical Committee meeting for non-appearance by the applicant.

- b) 2519 N. Chelton Rd., Colorado Springs, Permit P32736 - Ronald Bowman, property owner, requests a variance to Table R905.1.1 (2), 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow asphalt shingles to be installed over one layer of underlayment on a roof pitch of 3.25/12, where two layers of underlayment are required.

As continued from the March 5, 2025, Technical Committee meeting for non-appearance by the applicant.

- c) 75 Lowick Dr., Colorado Springs, Plan R198180 – Robert Thweatt, property owner, requests a variance to Section R502.2, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing thermal envelope to remain without modification in newly conditioned, non-habitable space.

As continued from the March 5, 2025, Technical Committee meeting per applicant's request.

- d) 215 S. Parkside Dr., Colorado Springs, Permit P53385 - Bryan Paulson, BAB Builders, requests a variance to Section 1011.7.1, Exception 1, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2021 edition, to allow openings in treads and landings for a B Occupancy that do not permit the passage of a 1-inch diameter sphere, where openings are limited to 1/2-inch maximum diameter sphere.

As continued from the March 5, 2025, Technical Committee meeting per applicant's request.

- e) 116 N. 30th St., Colorado Springs, Plan R197940 - Mike Morley, Morley Enterprises, requests a variance to Section R505.1, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing thermal envelope to remain without modification where compliance with current code is required.

As continued from the March 5, 2025, Technical Committee meeting per applicant's request.

- f) 130 E. Kiowa St., Colorado Springs, John Davis, Architect, requests a variance, prior to plan submittal, to Section 504.4, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a 6th story in the form of covered rooftop patios, where prohibited.

- g) 205 Byron Dr., Colorado Springs, Chris Mannino, Architect, requests a variance, prior to plan submittal, to Section 506.2.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow a 120 square foot addition to an existing, non-conforming structure, where prohibited.

- h) 700 E. Baptist Rd., Monument, Permit P20095 – William Jackson, Jackson Homes LLC, requests a variance to Section RBC303.4.1, Definition of Crawl Space, Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"), based on Item 3 of RBC111.2.3 of the Code, to allow a crawl space under a play room with an average height of 8'-0", where no more than 5'-0" average height is allowed.

- i) 2540 Tamora Way, Colorado Springs – Paul McNeill, property owner, requests a variance, prior to permit issuance, to Article 210.8(A) and (D), 2023 National Electrical Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install standard breakers in place of ground fault breakers with the stipulation that a notarized letter be provided by the homeowner recognizing that he/she understands that GFCI breakers are being replaced due to incompatibility.

- j) 2221 E. Bijou St., Colorado Springs – Shlomoh Rosenbaum, Sapphire Childlaw LLC, property owner, requests variances prior to permit issuance to:
 - 1) Section RBC302.4.46, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1 of the Code, to allow Roof Recover per Section 1512.2.1 of the 2021 International Building Code, where prohibited.

 - 2) Section RBC302.4.41.1, Appendix D, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1 of the Code, to allow the use of Class C roofing material in the City of Colorado Springs, where a minimum Class B roofing material is required.

6. **UNFINISHED BUSINESS**

- a) Conflict of Interest Policy, as updated March 27, 2025.

7. **NEW BUSINESS**

8. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/aje

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email delisa@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 delisa@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.