

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BUILDING COMMITTEE AGENDA

June 6, 2012

9:00 a.m.

1. **CONSIDERATION OF MAY 2, 2012 MINUTES**
2. **COMPLAINTS**

There are no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (General)

RAND CONST. CORP. DBA RAND WEST, LLC – BRUCE PORTER (EXAMINEE CHANGES CO.)

SEAGREN CONSTRUCTION, LLC – PAUL FOGLEMAN (LIMITED)

SHARP GENERAL CONTRACTORS, INC – DAVID ROJEWSKI (UPGRADE)

STOUT BUILDING CONTRACTORS, LLC – JAMES STOUT

WESTON SOLUTIONS, INC. – RICHARD TYLER

W.O. DANIELSON CONSTRUCTION COMPANY LTD. – TIM DILLAVOU

Building Contractor A-2 (General Limited)

RS CONSTRUCTION DBA DISCOUNT DRYWALL – STEVE WHITE (LIMITED)

STEINER CONSTRUCTION INC. – MICHAEL STEINER (SECONDARY EXAMINEE)

Building Contractor C (Homebuilder)

ALL PRO SOLUTIONS – MARK WATKINS (EXAMINEE CHANGES CO.)

AMERICAN EXTERIORS LLC – STEVEN THIEL (LIMITED AND CO. CHANGES EXAMINEE)

DENVER DECKS – PHILIP TUSING (REINSTATEMENT AND UPGRADE)

LR CONTRACTING INC – LANCE ROBERTS (LIMITED)

MICHAEL A. BERRY – MICHAEL BERRY (EXAMINEE CHANGES CO.)

SAGE PROPERTY INVESTMENTS LLC – ANDREW WOODS (LIMITED)

SQUIRES CONSTRUCTION & ADJUSTING OF COLORADO – GENE SQUIRES (LIMITED)

Building Contractor D-1 (Roofing)

ACE CONSTRUCTION & EXTERIORS – EDWARD HAMEL

B & M ROOFING OF COLORADO INC. – RAMI ZARIFA (CO. CHANGES

EXAMINEE)
EDGE CONSTRUCTION, LLC – DUSTIN GREESON
GLOBAL ROOFING COMPANY LLC – JOSEPH LERAY
IMPACT CONSTRUCTION SOLUTIONS LLC – JOHN MANINGER
LR CONTRACTING, INC – LANCE ROBERTS
MICHAEL CLAYTON CONSTRUCTION – MICHAEL CLAYTON (LIMITED)
MNK CONTRACTORS LLC – MAVIS MITCHELL
PRESTIQUE EXTERIORS, INC – LORIN HANSON (EXAMINEE CHANGES CO.)
SPIRE ROOFING LLC – CODY BROWN
TECTA AMERICA COLORADO, LLC – RICHARD BASS

Building Contractor D-1 (Siding)

WILSON HOME IMPROVEMENT – CHARLES WILSON

Building Contractor D-1 (Stucco)

LYONS STUCCO – HARRY LYONS
TRIPLE G PLASTERING INC – JESUS ARIAS-RUBIO

Building Contractor D-5A (Signs)

AVALANCHE SIGN CONTRACTING, LLC – CHRIS GRELL

Building Contractor D-6B (Signs Ltd.)

FASTSIGNS – MATTHEW WOODCOCK (CO. CHANGES EXAMINEE)

Building Contractor E (Remodeling/Maintenance)

THIN AIR HOME REPAIR & REMODELING – MITCHELL WALMA

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor A-1 (General)

MARK LOPEZ CONSTRUCTION LLC – MARK LOPEZ*

Building Contractor C (Homebuilder)

BASTILLE REMODELING – JONATHAN BABICKY*
TOP GUN CLEANING & RESTORATION INC – WM. TODD BROOKBANK
(EXAMINEE CHANGES CO.)*

* Appearance required at the Building Committee meeting.

4. **CONSENT CALENDAR**

- a) 2412 East Caramillo Street, Permit I18198 – Stephens & Associates, Inc. requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- b) 902 Square Dance Lane, Permit I13848 – Samie Heney, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’5” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- c) 541 Sinton Avenue, Permit I19201 – High Country Construction, Ent., Inc., requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 61 Audubon Drive, Permit H83741 – Andrew Allen, homeowner, requests a variance to Section RBC303.4.10, Exception 2, 2005 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- e) 625 Slocum Road, Permit I18936 – Gary Dickson, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- f) 6195 Emma Lane, Permit I19217 – Rich Noble, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- g) 5168 Vista Villas Point, Permit H19911 – Skeele Construction requests a variance to Section R310.1, 2003 International Residential Code, to allow a 46” windowsill height in existing conditions in a basement finish where a maximum of 44” is allowed.

- h) 15 North Foote Avenue – Michael Darlington, homeowner, requests a variance to Section R310.1, 2009 International Residential Code, to allow a 50” windowsill height in existing conditions where a maximum of 44” is allowed, with the stipulation that a step is permanently installed under the windowsill with a 6” rise and a minimum of 11½” tread, and the full width of the window opening.
- i) 4885 Sandstone Drive, Permit I20535 – Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction per Section RBC104.7, 2011 Pikes Peak Regional Building Code, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- j) 3612 West Montebello Drive, Permit I19372 – Peak Basement Systems requests a variance to allow the FSI Push Pier Foundation System to be installed as an alternate method of construction per Section RBC104.7, 2011 Pikes Peak Regional Building Code, where prohibited, with the stipulation that shop drawings approved by a Colorado engineer are approved by RBD for this address.
- k) 4646 Wildroot Court, Permit H91490 – Barbara E. McGrath Custom Homes requests a variance to Section RBC314.7, 2005 Pikes Peak Regional Building Code, to allow an automatic pool safety cover in lieu of a fence.

VARIANCE REQUESTS

- 5. 2330 and 2336 South Academy Blvd. – Victor Chapman, Architect, requests a variance to allow plans to be reviewed and permitted to the 2005 Pikes Peak Regional Building Code where use of the 2011 Pikes Peak Regional Building Code is required.
- 6. 10480 Keeton Ranch Road – Bruce Smith, The Larson Group, requests variances to:
 - a) Section 1301.1, 2009 International Building Code, to waive the requirement for conformance to the 2009 International Energy Conservation Code.
 - b) Section 1809.5, 2009 International Building Code, to waive the requirement for frost protection for a seasonal use building.
 - c) Section 1204, 2009 International Building Code, to waive the requirement for temperature control equipment and systems.
 - d) Section 2902.3, 2009 International Building Code, to waive the requirement for plumbing fixtures within the facility and access requirements to plumbing fixtures.

7. 19105 Forest View Road – James and Pamela Parco, homeowners, request a variance to Section RBC303.4.33, Exception 4, 2011 Pikes Peak Regional Building Code, to allow a monolithic slab of 36' x 60' (2,160 square feet) where a maximum of 750 square feet is allowed.
8. 1328 North Franklin Street, Permit I16272 – Pamela Schultz Consulting requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'3" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".
9. 541 Sinton Avenue, Permit I19201 – High Country Construction Ent., Inc. requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6'4" under furred-down beams, pipes and ducts where it is required to be a minimum of 6'8".
10. 16739 Remington Road, Permit H75856 – Matty Rohrer, Gen X Construction, requests a variance to Section R311.5.4, 2003 International Residential Code, to allow a 33" landing where a minimum of 36" is required.
11. **UNFINISHED BUSINESS**
12. **NEW BUSINESS**
 - a) July Building Committee Meeting.
 - b) Window Well Permitting Discussion.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg