

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

June 5, 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 MAY 1, 2024 TECHNICAL COMMITTEE MEETING MINUTES**
3. **EXECUTIVE SESSION REQUEST**

Pursuant to C.R.S. § 24-6-402(4)(b), the attorney for Pikes Peak Regional Building Department is requesting an Executive Session with the Technical Committee in order for the Technical Committee to receive legal advice from the attorney on specific legal questions regarding the Department's authority or lack thereof to consider variance request(s) specific to C.R.S. § 30-28-211, Energy efficient building codes – legislative declaration – definitions, and, C.R.S. § 31-15-602, Energy efficient building codes – legislative declaration – definitions, and the resulting effects thereof.

(Virginia V. Koulchitzka, Pikes Peak Regional Building Department Attorney; Roger N. Lovell, Pikes Peak Regional Building Official; Jay Eenhuis, Pikes Peak Regional Building Deputy Building Official; John Welton, Pikes Peak Regional Building Deputy Building Official)

4. **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 today's Consent Calendar.

5. **ITEMS CALLED OFF CONSENT CALENDAR**

6. **VARIANCE REQUESTS**

- a) 7625 N. Union Blvd., Colorado Springs – Christy Riggs, Architect, requests a variance, prior to plan submittal, to Section 508.4.2, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow the sum of the ratios for separated occupancies to be 1.09, where a maximum ratio of 1.0 is required.
- b) 5927 Greenbrook Lane, Colorado Springs, Permit O65480 – Anthony Kouri, Fixins Home Services, requests a variance to Section R905.2.8.5, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit drip edge where required.
- c) 16871 New Autumn, Monument, Permit O59175 – Shashank Sinha, property owner, 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.
- d) 2842 Valley Hi Avenue, Colorado Springs, Permit P28560 – Michael Lopez, property owner, requests a variance to Section R310.2.3, 2021 International Residential Code, based on Item 3 of Section RBC111.2.3 of the Pikes Peak Regional Building Code, 2023 Edition, to allow a 52.5" maximum height to bottom of clear opening from the floor in two basement bedrooms, where a maximum of 44" is allowed.
- e) 91 S. Marland Road, Colorado Springs, Plan R188892 – Paul Lubbers, owner's representative, requests a variance to Section R402.2.9, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit the prescriptive slab insulation within conditioned, habitable space, where required.
- f) 4280 Hopeful Drive, Colorado Springs – Lisa Peterson, Hammers Construction Inc., requests a variance prior to plan submittal, to:
 - 1) Table C403.3.2(1), 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow RTU-3 to remain as installed with an 8.3 EER rating, where a minimum of 10.8 EER is required for efficiency; and,
 - 2) Section C403.12.1, 2021 International Energy Conservation Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow existing ducts located outside the thermal envelope with R-8 insulation to remain where a minimum of R-12 insulation is required.

7. **UNFINISHED BUSINESS**
8. **NEW BUSINESS**
9. **ADJOURNMENT**

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

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.