

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING MINUTES**

March 5, 2025 – Wednesday – 9:00 a.m.

**MEMBERS PRESENT:** Chair Jason Leimkuhl, Mechanical Contractor  
Vice Chair Andy Baturevich, Structural Engineer  
Brian Braaten, Electrical Contractor  
Mike Finkbiner, Building Contractor C or D1  
Tom Lysne, Architect  
Mick Emmerson, Master Plumber  
Andy Sanchez, Building Contractor A or B

**MEMBERS ABSENT:** None.

**RBD STAFF:** Roger N. Lovell, Regional Building Official  
Virginia V. Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
DeLisa Jackson, Interim Executive Administrative Assistant /  
Human Resources Assistant

### **PROCEEDINGS:**

The Technical Committee meeting was conducted in a hybrid forum, 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 through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

Colorado Springs Fire Department (CSFD) was not present. Chip Taylor, CSFD, communicated in writing that, based on provisions of the International Fire Code, CSFD did not take exceptions to the variance requests as listed on the agenda.

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

Chair Jason Leimkuhl called the Technical Committee meeting to order at 9:00 a.m.

#### **2. CONSIDERATION OF THE FEBRUARY 5, 2025, TECHNICAL COMMITTEE MEETING MINUTES**

A motion was made by Andy Sanchez to **APPROVE** the February 5, 2025, Technical Committee meeting minutes, as written; seconded by Tom Lysne; the motion carried unanimously.

3. **CONSENT CALENDAR**

There were no items on the Consent Calendar.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

5. **VARIANCE REQUESTS**

- a) 4445 Coralberry Lane, Colorado Springs, Permit P25575 - Christina Brooks, property owner requests a variance 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.

Applicant, Christina Brooks, appeared virtually before the committee requesting a variance for a shed converted into a game room. More specifically, she requested a variance to omit foundation insulation, as required. Christina Brooks explained to the committee members she plans on heating and cooling the shed and the existing foundation consists of a concrete slab. Further, she has provided revised heat loss calculations indicating that the heat loss with the proposed insulation values is less than the heat loss using the prescriptive insulation values as required by the International Energy Conservation Code. Mr. Welton stated that additional inspections will be required to verify installation of the represented insulation values.

A motion was made by Andy Sanchez to recommend to the Board of Review APPROVAL of the variance pending verification of the increased insulation values by Regional Building; seconded by Mike Finkbiner; the motion carried unanimously.

- b) 4770 Rushford Pl., Colorado Springs - Brad Nees, Falling Star LTD., 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.

Josh Wolf, co-owner and examinee of Falling Star LTD., appeared in person requesting a variance to omit foundation insulation, as required, in a non-habitable garage space that is being converted into a home gym. Mr. Welton stated at this time there are no open permits as this variance request is prior to plan submittal Mr. Wolf provided revised heat loss calculations indicating that the heat loss with the proposed insulation values is less than the heat loss using the prescriptive insulation values as required by the International Energy Conservation Code.

A motion was made by Andy Sanchez to recommend to the Board of Review

**APPROVAL** of the variance; seconded by Mike Finkbiner; the motion carried unanimously.

- c) 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.

*This Variance Request was considered out of order.*

Notwithstanding, due to lack of appearance by the applicant, a motion was made by Mike Finkbiner to **CONTINUE** Item 5.c) until the April 2, 2025, Technical Committee meeting; seconded by Andy Sanchez; the motion carried unanimously.

- d) 14 Cheyenne Mountain Blvd., Colorado Springs, Permit P46159 - Robyn Barrett, Bob McGrath Construction LLC, requests a variance 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.

Robyn Barrett appeared in person requesting a variance for a new detached garage to omit the slab insulation, as required. Ms. Barrett explained to the committee the garage is already constructed; however, the decision to condition the space was made after construction was under way. Heat loss calculations and IECC Residential Insulation certificate (collectively, a total of 5 pages) were provided to the committee and staff for review, indicating heat loss using the proposed insulation values being less than the heat loss based on prescriptive insulation values as required by the International Energy Conservation Code. Ms. Barrett informed the committee the garage has been inspected with the R20 in the walls and R49 in the ceiling, as opposed to R13 in the walls and R24 in the ceiling as prescriptively required by the code.

Mr. Welton confirmed, based upon inspection history, the R20 in the walls and R49 in the ceiling; however, no foundation insulation was present. Further, he directed Ms. Barrett to work with staff to update the Department's records to a heated garage, as the original permit was issued for an unheated garage.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance; seconded by Mike Finkbiner; the motion carried unanimously.

- e) 5290 Saxton Hollow Rd., Colorado Springs, Permit P49161 - Richard Hudnall, Hudnall Custom Builders, LLC, requests a variance 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, habitable space, by increasing insulation R-values provided elsewhere.

Richard Hudnall appeared in person requesting a variance to omit the required foundation insulation on a new detached garage with conditioned space. Mr. Hudnall explained to the committee that the conditioned space contains a toilet, vanity, and storage closet. The owners plan to use the space as a flex room for exercising and a work out area. The request is due to an oversight on Mr. Hudnall's part; he was not aware the foundation insulation was required. He missed the required insulation on the IECC certificate and only became aware of it when he requested the frame inspection.

Mr. Hudnall insulated the walls to R22, where the IECC certificate required R20. He blew insulation in the ceiling to R60, where the requirement was R49 per the IECC certificate. Heat loss calculations and the IECC Residential Insulation Certificate (collectively, a total of 5 pages) were provided to the committee and staff for review, indicating the heat loss using the proposed insulation values is less than the heat loss based on prescriptive insulation values as required by the International Energy Conservation Code. Mr. Hudnall informed the committee he attempted to resolve the matter before appearing before the committee. He has already poured the front drive pad and the porch flat work. He stopped the stucco work in the event he had to put foundation insulation around the other three sides of the structure.

Mr. Welton informed the committee that the insulation inspection was conducted on 01/23/2025. The inspection failed due to no foundation insulation, but the "as installed" insulation values were not noted in the inspection history. Mr. Hudnall informed the committee and RBD staff that he can corroborate the correct insulation values in the walls and ceilings with photographs and an insulation certificate. Mr. Welton requested that photographs and the insulation certificate be uploaded with a follow-up insulation inspection to verify the subject insulation values.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance at 5290 Saxton Hollow Rd., to omit the required foundation insulation; seconded by Brian Braaten; the motion carried unanimously.

- f) 116 N. 30<sup>th</sup> 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.

*Committee member Mick Emerson recused himself due to a business, working relationship with the applicant. Quorum was maintained.*

Mike Morley appeared in person requesting a variance for a building being converted to a residence from a church, specifically an exemption from the requirements of the

International Energy Conservation Code. Mr. Morley stated he will be doing interior remodel work without disturbing any of the existing exterior walls. A foundation permit is in place to correct some foundation issues as the building was built in the 1890's. The space is conditioned with a furnace.

John Welton informed the committee that the 2021 International Energy Conservation Code requires compliance for existing buildings undergoing a change of occupancy. The committee discussed the possibility of adding insulation to the foundation as an alternative solution.

The committee asked if Mr. Morley had investigated alternative solutions, including the possibility of running energy modeling with a third party to determine if the building could meet the Energy Code requirements. Mr. Morley indicated that he had not investigated alternative solutions.

A motion was made by Mike Finkbiner to **CONTINUE** variance request at 116 N. 30<sup>th</sup> Street, Colorado Springs, to an unknown date until the applicant can provide further information / documentation; seconded by Brian Braaten; the motion carried unanimously.

- g) 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.

*This Agenda Item was continued to the April 2, 2025, Technical Committee meeting at the request of the applicant.*

- h) 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.

*This Variance Request was considered out of order.* Notwithstanding, due to lack of appearance by the applicant, a motion was made by Andy Sanchez to **CONTINUE** Item 5(h) to the next Technical Committee meeting on April 2, 2025, seconded by Brian Braaten.

- i) 7310 Logistics Pt., Colorado Springs - Cody Wilson, Intergroup Architects, requests a variance, prior to plan submittal, to Section 1507.12.1, 2021 International Building Code, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow single-ply membrane roof to be installed on a slope of 1/8 inch per foot slope where a minimum of 1/4 inch per foot slope is required.

William Smith, Intergroup Architects, appeared in person requesting a variance to reduce the roof slope from 1/4 to 1/8 of an inch per foot for two proposed buildings. The proposed buildings will be owned by the airport authority, and one of them has not been assigned an address yet. The applicant has requested this variance in other jurisdictions, having had good success with the performance of the reduced roof slope.

The committee discussed their concerns about additional loading and ponding instability due to the reduced slope. Roger Lovell, Regional Building Official, emphasized the need to address these concerns in the design. Committee members reviewed the letters the applicant(s) provided and expressed concerns about the structure of the buildings.

A motion was made by Mike Finkbiner to recommend to the Board of Review **APPROVAL** of the variance at 7310 Logistics Pt., to allow TPO to be installed at an 1/8 of an inch per foot slope where a minimum 1/4 of an inch per foot slope is required based on the letters of assurance from the TPO manufacturers and subject to the applicant's submission of plans to include engineering for the structure of the roof that specifically addresses additional loading due to ponding; seconded by Andy Baturevich; the motion carried unanimously.

- j) 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.

Bryan Paulson appeared in person requesting a variance for the spacing in the bar grating for a maintenance staircase at Kaiser Permanente.

RBD staff inquired about the details regarding the subject stairs. Per the applicant, the stairs, as located on the north side of the building, are only to be used by maintenance staff. Jay Eenhuis provided the committee with additional information indicating the stair also serves as an exit for the lower level of the building and would not be used only by maintenance staff.

A motion was made by Mike Finkbiner to **CONTINUE** Item 5(j) to an unknown date, allowing the applicant to provide additional information or comply with the applicable code requirements; seconded by Andy Sanchez; the motion carried unanimously.

- k) 7010 Old Meridian Rd., Peyton, Permit P40422 - Lisa Peterson, Hammers Construction, Inc, requests a variance to Section 1103.2, 2021 International Building Code, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit accessibility requirements per the General Exception provided in

Section 1103.2.9 of the 2021 International Building Code.

Lisa Peterson appeared in person with the Falcon Fire Chief, Trent Harwig, appearing virtually. They are requesting a variance to omit accessibility requirements from specific rooms located in a new Falcon Fire maintenance building to include an office, breakroom, and bathroom. These spaces would not be accessible to the public but accessible to maintenance / service staff only; accessible facilities are provided in the Fire Station located approximately 150 feet across the parking lot.

Jay Eenhuis informed the committee members there were no photographs uploaded with the variance application and provided the committee with the floor plan of the building. Ms. Peterson represented to the committee that the building entrance and service bays meet the ANSI accessibility requirements, but there is a four inch step up into the bathroom, breakroom, office, and welding room.

Committee members discussed their concerns and the possibility of an injured employee and/or visiting vendor entering the building and not be able to gain access to the required spaces. Virginia Koulchitzka informed the committee that the Falcon Fire Protection District's variance requests is solely based on ADA non-compliance or accommodations. Ms. Koulchitzka advised the committee members that the Department does not have the authority to enforce or otherwise provide a variance on ADA-related issues and that any variance to accessibility requirements does not preclude a building owner from ADA compliance or DA requirements to this regard.

A motion was made by Mike Finkbiner to recommend to the Board of Review **DENIAL** of this variance request, due to the fact there are code complaint design alternatives for access to this area; seconded by Tom Lynse; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

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The Technical Committee meeting adjourned at 11:33 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/daj

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email [jina@pprbd.org](mailto:jina@pprbd.org) or call (719) 799-2700.

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 [jina@pprbd.org](mailto:jina@pprbd.org) or by calling (719) 799-2700.

**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.