

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

August 2, 2017

9:00 a.m.

1. CONSIDERATION OF THE JULY 5, 2017 TECHNICAL COMMITTEE MINUTES

2. CONSENT CALENDAR

- a) 5120 Copen Drive, Permit L04951 – AHP Construction, 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.
- b) 680 Lindstrom Drive, Permit L06877 – Jason Springfield, homeowner, requests a variance to allow a soffit height of 6’6” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- c) 10890 Arrowgrass Loop, Permit K90294 – Shane Utesch, Vitalized Homes, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6½” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- d) 7594 Old Spec Road, Permit L04216 – Michael Bieger, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’6½” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- e) 7530 Delmonico Drive, Permit L03655 – Louis and Jennifer Rivera, homeowners, request a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- f) 9404 Winged Foot Road, Permit K99759 – Christopher Cumming, homeowner, requests a variance to Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required.
- g) 1570 Peterson Road, Permit K97480 – Rowe & MacPhail Renovations & Construction, LLC, requests variances to:

Section RBC303.4.8, Exception 3, 2011 Pikes Peak Regional Building Code, to allow a soffit height of 6’7” under furred-down beams, pipes and ducts where a minimum of 6’8” is required;

Section R310.1, 2009 International Residential Code, to allow a 45” windowsill height in existing conditions where a maximum of 44” is allowed.

- h) 9370 Shoshone Road, Permit K98987 – Hardcastle Heat & Air requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance or an induced draft appliance common-vented with a draft hooded appliance, provided the installation meets the following requirements:
- The appliance is a replacement;
 - The area of the chimney does not exceed 7 times the area of the draft hood outlet;
 - Not more than 1 side of the chimney is exposed to the outside;
 - A licensed contractor provides a letter verifying the chimney’s integrity, and approved material is defined as sheet metal, tile or clay lined.
- i) 4604 Bittercreek Drive, Permit L03368 – Gabriel Santillan, 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.

VARIANCE REQUESTS

3. 1155 Kelly Johnson Boulevard, Suites 309 and 310, Permit K86824 – Thomas Gearhart, Tenant, requests a variance to Section 1015.2.1, 2009 International Building Code, to allow reduction of distance between exits, where prohibited.
4. 1307 and 1324 Promontory Bluff View – Brant Johnson, Lokal Homes, requests a variance to Section 1010.4, 2009 International Building Code, to allow a distance greater than 30’ between landings, where prohibited.
5. 516 West Bijou Street – Mark Greeley and Craig Greeley, Century Construction & Sons, request a variance to Table 1021.2, 2009 International Building Code, to allow an increase in travel distance in a basement to a maximum of 92.5’, where a maximum of 75’ is allowed per Code.
6. 330 North Institute Street – Brandon Del Grosso, Switchback Coffee Roasters, requests variances to:
- a) Section 1208.2, 2009 International Building Code, to allow a 6’10³/₄” ceiling height, where a minimum of 7’6” is required by Code.
- b) Section 1208.2, 2009 International Building Code, to allow a 6’2¹/₂” soffit height, where a minimum of 7’ is required by Code.

7. 21089 El Rocio View – Herb Rideout, homeowner, requests a variance to Section 403.1, 2015 International Plumbing Code, to allow a composing system in lieu of a water closet, where prohibited.
8. 727 Seawell Drive, Permit K12908 – Shawn Simpson, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13½” clearance at the side of a water closet, where a minimum of 15” is required.
9. 1721 North Wahsatch Avenue – Bob Parsons, homeowner, requests a variance to Section RBC303.4.8, 2011 Pikes Peak Regional Building Code, to allow a soffit ceiling height of 6’3½” under furred-down beams, pipes and ducts where it is required to be a minimum of 6’8”. *This variance request was postponed from the July 5th Technical Committee meeting so the applicant can prepare the plans to show the Committee and RBD staff the location of the soffits.*
10. 19760 Indian Summer Lane, Permit L05269 – Matt Tolooee, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’10”, where a minimum of 7’0” is required.
11. 680 Lindstrom Drive, Permit L06877 – Jason Springfield, homeowner, requests a variance to Section R305.1, 2009 International Residential Code, to allow a ceiling height of 6’6” in a bathroom, where a minimum of 7’0” is required.
12. 23 Mountain View Road, Permit K66012 – Rob Hartman, Rocky Mountain Remodeling, Inc., requests a variance to Section R311.7.2, 2009 International Residential Code, to allow a 6’2¼” head height above stairs where a minimum of 6’8” is required.
13. 2056 South Corona Avenue, Permit K94619 – Gerri Ashley, homeowner, requests a variance to Section R317.1, No. 1, 2009 International Residential Code, to allow a non-preservative treated wood within 7½” of grade, where prohibited.
14. 1071 Old North Gate Road, Permit K10108 – Scott Barton, Bella Vita Custom Homes, requests a variance to Section R311.7.9.1, 2009 International Residential Code, to allow the provisions for a spiral stairway to apply to a set of winder treads in a spiral configuration, where prohibited.
15. 209 Elk Path, Permit K81061 – Candice Jackson, Meadow Lane Investments, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 16” clearance at the front of a water closet where a minimum of 21” is required. *This variance request was postponed from the July 5th Technical Committee meeting so the plans can be revised and the applicant can obtain additional information.*

16. 212 Illinois Avenue, Permit K96113 – Hillory Wallis, homeowner, requests variances to:
- a) Section R305.1, Exception 2, 2009 International Residential Code, to allow a 6'3" ceiling height at a plumbing fixture, where prohibited.
 - b) Section R305.1, Exception 2, 2009 International Residential Code, to allow a 6'8" shower head height for an area less than 30" x 24" at the shower head, where prohibited.
 - c) Section R305.1, Exception 1, 2009 International Residential Code, to allow a sloped ceiling height of less than 50% of required floor area at 7'.
17. **UNFINISHED BUSINESS**
18. **NEW BUSINESS**

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg