

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE AGENDA

February 5, 2020

9:00 a.m.

1. **CONSIDERATION OF THE JANUARY 2, 2020 TECHNICAL COMMITTEE MINUTES**
2. **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 Consent Calendar Variance Requests.

3. **ITEMS CALLED OFF CONSENT CALENDAR**

VARIANCE REQUESTS

4. 1889 Silversmith Road, Permit M33940 – Randy Kopplin requests a variance to Section 608.4.2, ICC A117.1 – 2009, to allow the controls and hand shower to be located on the side wall of a standard roll-in shower, where installation on the back wall is required per Code.
5. 6795 Campus Drive, Plan C123927 – Adam Thesing, YOW Architects, requests a variance to Section 1104.4, 2015 International Building Code, to omit an accessible route connecting each accessible story and mezzanine, where required by Code.
6. 57 Penrose Boulevard, Permit M18714 – John Wheeler, Architect, requests variances to:
 - a) Section R305.1, 2009 International Residential Code, to allow a finished ceiling height of 6’10” where a minimum of 7’ is required by Code;
 - b) Section R305.1.1, Exception, 2009 International Residential Code, to allow a ceiling height of 6’2” under dropped beams and ducts where a minimum of 6’4” is required by Code.
7. 6451 Stonefly Drive, Permit M67809 – Marlyn Echevarria, homeowner, requests a variance to Section G2435.1, 2015 International Residential Code, to allow a mantle to be installed at 16.5” above a vented gas fireplace, where an 18” minimum clearance is required by the manufacturer’s instructions.
8. 511 North Sheridan Avenue, Permit M37143 – Jim Thompson, Thompson Property Services, requests a variance to Section R305.1, Exception 3, 2015 International Residential Code, to allow an obstruction in a basement containing habitable space to project to within 6’1” of the finished floor, where a minimum of 6’4” is required.

9. 525 Lionstone Drive – Prior to plan submittal, Matt Duguid, BluSky Restoration Contractors, LLC, requests a variance to Section 1011.11, 2015 International Building Code, to allow removal of a handrail on one side of a stairway, where handrails are required on each side of a stairway.
10. 19595 East Top O’ The Moor Drive – Prior to plan submittal, Laura Curtin, homeowner, requests variances to:
 - a) Section R311.1, 2015 International Residential Code, to allow a stairway acting as a means of egress to travel through a garage, where prohibited by Code;
 - b) Section R305.1, 2015 International Residential Code, to allow a ceiling height under stairs in garage to be 52½”, where a minimum of 6’8” is required by Code for non-habitable space;
 - c) Section R311.7.1, 2015 International Residential Code, to allow a stairway width of 28” in clear width, where 36” is required by Code;
 - d) Section R311.7.4, 2015 International Residential Code, to allow a walkline located at 14” from the side where the winders are narrower, where 12” is required by Code;
 - e) Section R311.7.5.2.1, 2015 International Residential Code, to allow tread depth at the walkline to vary up to 1”, where tread depth at the walkline cannot vary any greater than 3/8” per Code; and
 - f) Section R311.7.5.1, 2015 International Residential Code, to allow a riser height of 8¾”, where a maximum riser height of 7¾” is allowed per Code.
11. **UNFINISHED BUSINESS**
12. **NEW BUSINESS**

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

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