

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MINUTES

March 20, 2024 – Wednesday – 11:00 a.m.

MEMBERS PRESENT: Chair Loren Moreland, Building A, B or C Contractor
Christy Riggs, Architect
Chris Freer, Engineer

MEMBERS ABSENT: Vice Chair Jeff Finn, Citizen-at-Large
Vince Colarelli, Building A or B Contractor

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Regional Building Official – Inspections
Matt Matzen, Permit/Licensing Supervisor
Gina LaCascia, Executive Administrative Assistant

PROCEEDINGS:

The Board of Review meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Loren Moreland called the Board of Review meeting to order at 11:01 a.m.

2. CONSIDERATION OF THE FEBRUARY 21, 2024 BOARD OF REVIEW MINUTES

A motion was made by Christy Riggs to **APPROVE** the February 21, 2024 Board of Review Minutes as written; seconded by Chris Freer; the motion carried unanimously.

3. CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEES' MINUTES

- a) Technical Committee Minutes of March 6, 2024, except Agenda Item 5.b), 3704 W. High Street, Colorado Springs, Permit O51091 – Brian Tucker, Tucco Home Improvements LLC, requests a variance to Section R403.1.4.1, 2021 International Residential Code and 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 allow existing bottom landing at exterior stairway to remain as constructed without visual confirmation of frost protection and slab insulation for approximately five feet of the perimeter of the basement.

Prior to voting, and specific to the excepted Agenda Item, the Board of Review confirmed the lack of the required engineer's letter of record.

A motion was made by Christy Riggs to **APPROVE** the March 6, 2024 Technical Committee Minutes with the exception of Item 5.b, 3704 W. High Street, Colorado Springs, Permit O51091; seconded by Chris Freer; the motion carried unanimously.

b) Licensing Committee Minutes of March 14, 2024

A motion was made by Christy Riggs to **APPROVE** the March 14, 2024 Licensing Committee Minutes as written; seconded by Chris Freer; the motion carried unanimously.

4. **DECISION APPEALS**

There were no Decision Appeals to discuss.

5. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

6. **NEW BUSINESS**

There was no New Business to discuss.

7. **ADJOURNMENT**

The Board of Review meeting adjourned at 11:04 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge at: <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.