

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **TECHNICAL COMMITTEE MEETING MINUTES**

February 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

**MEMBERS ABSENT:** Andy Sanchez, Building Contractor A or B

**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

### **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. Notwithstanding, 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 JANUARY 8, 2025, TECHNICAL COMMITTEE MEETING MINUTES**

A motion was made by Andy Baturevich to **APPROVE** the January 8, 2025, Technical Committee meeting minutes, as written; seconded by Brian Braaten; 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.

*This Variance Request was considered out of order.* Due to lack of appearance by the applicant, a motion was made by Mike Finkbiner to **CONTINUE** Variance Request 5.a) 4445 Coralberry Lane, Colorado Springs, until next month's meeting; seconded by Tom Lysne; the motion carried unanimously.

- b) 9495 Glider Loop, Colorado Springs, Permit O77851 – Leo Marchase, Mountain States Custom Homes, 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.

Leo Marchase appeared in person. Mr. Marchase requested a variance for R 10 foundation insulation that was omitted at the front foundation wall. Chair Leimkuhl noted that Mr. Marchase was adding a small extension to the front side of the house and asked if a small section of the foundation insulation wall had been overlooked. The applicant confirmed this with Chair Leimkuhl.

Mr. Marchase informed the committee that due to family matters, he was absent when homeowners poured the exterior concrete without authorization. Consequently, the insulation was not installed and not inspected. He updated the heat loss calculations.

The missing area is the foundation wall below a double door, about 11 to 12 feet long, and four feet tall.

Jay Eenhuis referred to a locator plan in the packet, which included details about the missing slab insulation. The applicant confirmed that the house is heated by forced air and that the ductwork used for the addition was already existing. The applicant also stated that the current heating equipment is of an appropriate size. The only window space in the addition is shown in the photograph(s).

A motion was made by Mike Finkbiner to table item 5.b) for staff to obtain and copy the revised heat loss calculations provided by the Applicant; seconded by Brian Braaten; the motion carried unanimously. *The remainder of this Agenda Item was heard*

*out of order.*

The Committee reviewed the heat loss calculations submitted by the Applicant (13 pages). Chair Leimkuhl asked Mr. Welton if he had access to the initial calculations to compare the proposed heat loss to as built heat loss. Staff provided pages 42, 43, and 44 of Plan R154259, reviewed by RBD staff on July 6, 2023.

The revised (as built) heat loss calculations show a heat loss of 20,248 BTUs compared to 20,236 BTUs, as approved in the original plan. The as built condition has a higher heat loss of 12 BTUs. Committee members inquired about insulation for the addition ceiling and walls. The applicant stated R49 was used for ceilings and R21 for walls. Mr. Welton informed the Committee that an inspection on December 8, 2023, was failed due to not meeting insulation requirements as approved in the plan specified as R49 in the ceiling, but R38 was used. The IECC form required R15 in the walls, but R13 was installed.

Mr. Welton inquired whether Mr. Marchase had any follow-up inspections that could confirm the installation of additional insulation. Mr. Marchase stated that he has not requested a follow-up inspection.

Mike Finkbiner asked Mr. Marchase for insulation confirmation. Mr. Marchase could use approved third party insulation companies or RBD for inspection(s) to confirm the installation of additional insulation.

Committee members discussed continuing this variance until the March meeting to allow the applicant additional time to supplement the heat loss calculations and confirm the as built condition.

A motion was made by Mike Finkbiner to **CONTINUE** item 5.b) at 9495 Glider Loop, Colorado Springs, to allow the applicant additional time to provide the requested information; seconded by Brian Braaten; motion carried unanimously.

- c) 325 Spring Street, Manitou, Permit P27142 – Jim Murphy, Murphy Building and Remodeling, requests a variance to Section RBC303.4.1, Pikes Peak Regional Building Code, 2023 Edition, the "Code", Definition of Crawl Space, based on Item 3 of RBC111.2.3 of the Code, to allow a crawl space with an average height of 5'-4" where no more than 5' average height is allowed.

Mr. Murphy appeared and indicated the crawl space contains mechanical equipment and fire suppression systems as well as a 400-gallon tank.

John Welton requested the variance request be revised to reflect the Pikes Peak Regional Building Code, 2017 Edition, as the project was permitted under the 2017 Edition of the Code.

Andy Baturevich asked about the crawl space footing depth, to which Mr. Murphy stated was 5 ft. 4 in. below grade at the deepest point. Mechanical equipment was placed in the crawl space due to no alternatives within the house. Mr. Murphy also stated the crawl space has a concrete slab. Andy Baturevich stated the slab provide additional lateral stability for the foundation walls. The concern is earth pressure against the walls and resistance at the bottom. The Committee requested an engineer's letter confirming structural safety and adequacy.

A motion was made by Andy Baturevich to **APPROVE** the Variance Request conditional upon the submittal of a stamped letter from a structural engineer advising the height of the foundation walls are structurally acceptable; seconded by Mike Finkbiner; the motion carried unanimously.

Virginia Koulchitzka advised the Board of Review will meet on Wednesday, February 19, 2025, to consider the variance request(s). The letter from the structural engineer must be submitted to the Department no later than Tuesday, February 11th. If not received timely, the review and consideration for final approval may be postponed to March.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

The Technical Committee meeting adjourned at 10:18 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.

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**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.