Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING AGENDA

November 4, 2026 – Wednesday – 9:00 a.m.

How to Observe the Meeting:

The Technical Committee meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the upper level, and virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting will be made available at: https://www.pprbd.org/Information/Boards.

How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the Agenda to: jay@pprbd.org. During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A within Town Hall, which Department staff will monitor and answer, as applicable.

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

2. **CONSIDERATION OF OCTOBER 7, 2026, TECHNICAL COMMITTEE MEETING MINUTES**

3. **CONSENT CALENDAR**

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **VARIANCE REQUESTS**

   a) 1875 Democracy Point, Colorado Springs, Permit Q04657, Christine Mueller, Baxter Construction Company, LLC, requests a variance to Section 621.4, International Fuel Gas Code, 2021 Edition, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to install a listed, unvented natural gas decorative fireplace in an open lobby area of an A occupancy, where prohibited.

   b) 17325 Caribou Dr., Colorado Springs, Lloyd Smith, property owner, requests a variance, prior to permit issuance, to Section G2434.1, International Residential Code, 2021 Edition, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an indoor vented decorative gas fireplace with ANSI Z21.50 certificate to be installed in an outdoor, covered and protected space.

c) 2601 Pegasus Dr., Colorado Springs, Permit Q54593, Shawn Howard, Task Enterprises LLC, requests a variance to Section R328.2, International Residential Code, 2021 Edition, based on Item 2 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow installation of portable batteries without UL 9540 listing and label as an Energy Storage System (ESS), where UL 9540 listing is required.

d) 402 W. Van Buren St., Colorado Springs, Permit P70701, Beau Schneider, property owner, requests a variance to Section RBC303.4.9, Pikes Peak Regional Building Code, 2023 Edition, (the "Code") based on Item 2 of RBC111.2.3 of the Code, to allow a soffit height of 5'-11" where a minimum height of 6'-4" is required.

6. **UNFINISHED BUSINESS**

a) 2027 Committee/Board/Commission Meeting Dates (Non-action item until January of 2027, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

7. **NEW BUSINESS**

8. **ADJOURNMENT**

POST-ADJOURNMENT LUNCHEON
Upon adjournment of the meeting, members of the Committee may attend brunch in the Hearing Room (lunchroom) on the upper-level, 2880 International Circle, Colorado Springs, Colorado 80910.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/aje

Accommodations for the hearing impaired can be made upon request by providing a forty-eight (48) hour notice prior to the meeting. Please email jay@pprbd.org or call (719) 327-2910.

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 legaldepartment@pprbd.org.

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.

Implemented as of: August 31, 2023
Last Updated: October 11, 2023