

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

TECHNICAL COMMITTEE MEETING MINUTES

September 2, 2026 – Wednesday – 9:00 a.m.

MEMBERS PRESENT: Chair Jason Leimkuhl, Mechanical Contractor A
Vice Chair Andy Baturevich, Structural Engineer
Andy Sanchez, Building Contractor A, B, or C
Mike Finkbiner, Building Contractor D or E
Brian Braaten, Electrical Contractor
Mick Emmerson, Master Plumber
Tom Lysne, Architect

MEMBERS ABSENT: None

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official - Inspections
Robert Vernon, Chief Conveyance Inspector

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), Calhan Fire Protection District (CFPD), and Security Fire Protection District (SFPD) were not present. CSFD and CFPD communicated in writing that, based on provisions of the International Fire Code, no exceptions were taken to the applicable variance requests as listed on the agenda. SFPD communicated in writing that support for agenda item 5.d. cannot be given at this time, as additional discussion between the applicant and SFPD is needed.

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 AUGUST 5, 2026, TECHNICAL COMMITTEE MEETING MINUTES

A motion was made by Andy Sanchez to **APPROVE** August 5, 2026, 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) 25798 Judge Orr Rd., Calhan, Cory Hughes, Morning Star Elevator, LLC, requests a variance, prior to permit issuance, to Section 5.3.1.11.1, ASME A17.1-2022, based on Item 3 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow for a 17.5 s.f. platform area on a private residential elevator, where a maximum of 15 s.f. is allowed.

As continued from August 5, 2026, Technical Committee to allow for additional engineering design and review.

Cory Hughes, Morning Star Elevator, LLC, appeared virtually to request a variance to allow for a 17.5 s.f. platform area on a private residential elevator, where a maximum of 15 s.f. is allowed. Mr. Hughes stated that additional investigation and design had been completed by the elevator manufacturer, and updated engineer stamped documentation was included in the Committee's packet. John Welton noted that the proposed design for the elevator accommodates 62.5 pounds per square foot and a total of 1,094 pounds, thus meeting the required structural design criteria.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to allow for a 17.5 s.f. platform area on a private residential elevator, where a maximum of 15 s.f. is allowed as an equally good or better form of construction; seconded by Mike Finkbiner; the motion carried unanimously.

- b) 485 Elkton Dr., Suite C, Colorado Springs, Donat Leger, Air Conditioning Plus, Inc., requests a variance, prior to permit issuance, to Section C503.3.1, International Energy Conservation Code, 2021 Edition, based on Item 2 of Section RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit economizers in replacement HVAC equipment, where required.

Donat “DJ” Leger, Air Conditioning Plus, Inc, appeared in person to request a variance to omit economizers in replacement HVAC equipment, where required. Mr. Leger described the project as the replacement of three ground mounted roof-top units (RTU), originally installed in 2003. He stated that these units are all located approximately one and a half inches from the existing exterior wall and cannot be relocated due to an existing fence wall on the opposite side of the units. Mr. Leger referenced multiple photos that depict the existing condition. Chair Leimkuhl inquired about the current use of the interior space these units serve, to which Mr. Leger stated the space is used as warehouse and manufacturing. Mr. Leger stated that all other existing units have economizers, except for the three being replaced and two others on the other side of the building that are not part of this scope of work. Chair Leimkuhl asked about clearance requirements at the replacement units. Mr. Leger stated the new units will have the same footprint as the units being replaced, and he does not foresee any clearance issues.

Mr. Welton stated there are 7 exceptions to the requirement for economizers in the 2021 International Energy Conservation Code, but unfortunately none would apply in this case. Andy Sanchez recommended the applicant provide additional information regarding total building airflow, exhaust systems, or alternative ventilation/humidification exceptions to justify consideration for approval as an equal or better alternative. Jason Leimkuhl advised Mr. Leger of the option of remote economizers could be considered into the design. Mr. Leger stated he would like to return to the site and re-evaluate the existing condition.

A motion was made by Mike Finkbiner to **CONTINUE** this variance request to the October Technical Committee meeting; seconded by Tom Lysne; the motion carried unanimously.

- c) 90 Ellsworth St., Colorado Springs, Robert Wilmot, property owner, requests a variance, prior to plan submittal, to Section RBC105.2.1, Item 1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Item 2 of Section RBC111.2.3 of the Code, to allow installation of a 218 s.f. carport without permit, where required.

This item was heard out of order.

No party appeared in person or virtually to present this variance request.

A motion was made by Mike Finkbiner to **CONTINUE** this variance request to the October Technical Committee meeting due to lack of appearance; seconded by Tom Lysne; the motion carried unanimously.

- d) 5208 S. Hwy. 85-87, Colorado Springs, Plan C214895, Elizabeth Laduke, Compass TDG Architecture, requests a variance to Section 1004.5, International Building Code, 2021 Edition, based on Item 2 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to allow an actual occupant load of 297 occupants to be used for design purposes,

where the calculated occupant load per Table 1004.5 results in 355 occupants.

Committee member Andy Baturevich recused himself from this agenda item due to previous and current client relationships with Compass TDG Architecture.

Elizabeth Laduke, Compass TDG Architecture, appeared in person to request a variance to allow an actual occupant load of 297 occupants to be used for design purposes, where the calculated occupant load per Table 1004.5 results in 355 occupants. Ms. Laduke described the project as a change of occupancy of an existing barn at Venetucci Farm to a wedding venue with leasing documentation limiting the number of wedding guests to 150 persons. Chair Leimkuhl read an email submitted by Rickie Cooper of Security Fire Protection District (SFPD) that stated SFPD cannot currently support this variance due to lack of site evaluation, lack of plan review, and future monitoring concerns regarding occupant caps. Virginia Koulchitzka advised continuation of this agenda item to allow the fire district opportunity to review plans and attend the next Technical Committee meeting.

A motion was made by Andy Sanchez to **CONTINUE** this variance request to the October Technical Committee meeting; seconded by Mike Finkbiner; the motion carried unanimously.

- e) 1700 Wood Ave., Colorado Springs, Mike Finkbiner, Robbins Roofing Specialists Inc., requests a variance, prior to permit issuance, to Section R905.2.8.5, International Residential Code, 2021 Edition, based on Item 3 of RBC111.2.3, Pikes Peak Regional Building Code, 2023 Edition, to omit drip edge at turret area only, where required.

A quorum was maintained with Mr. Finkbiner's absence from the Committee.

Mike Finkbiner, Robbins Roofing Specialists Inc., appeared in person to request a variance to omit drip edge at turret area only, where required. Mr. Finkbiner described the project as roof replacement on a historical home in the North End. Mr. Finkbiner presented photographs to the committee and noted that the turret in question has a perimeter of approximately 75 feet with the back side connecting to the main roof. In lieu of custom drip edge material around this perimeter, the proposal is to use ice and water shield around the bottom edge of the turret and adhering to the existing crown molding fascia below. Mr. Finkbiner noted that this area has never had drip edge installed previously but the remainder of the roof will have drip edge installed. After referencing permit history for this property, Mr. Welton stated that the last roofing permit issued was in September of 1997, and drip edge was not a requirement of the codes at that time.

Ms. Koulchitzka conducted a standard Conflict of Interest roll-call disclosure with all remaining voting members per Department policy updated March 2025. All members affirmed impartiality and no personal financial benefit.

A motion was made by Andy Sanchez to recommend to the Board of Review **APPROVAL** of the variance request to omit drip edge at turret area only, where required, as an equally good or better form of construction, contingent upon the contractor submitting a written company warranty letter for the turret installation; seconded by Brian Braaten; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

There was no New Business to discuss.

8. **ADJOURNMENT**

A motion was made by Brian Braaten to **ADJOURN** the meeting, seconded by Andy Sanchez.

The Technical Committee meeting adjourned at 10:05 a.m.

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 delisa@pprbd.org or call (719) 327-2989.

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