

**Teller County Board of Review  
October 3, 2007  
Minutes**

Chairman Sonny Strobl called the meeting to order at 2:16 p.m. Those answering roll call were:

Bert West  
Dave Dernbach  
Sonny Strobl

Staff: Chris Brandt  
Lynda Morgan  
Allan Chamberlin

Sonny Strobl appointed alternate member Bert West as a voting member for today's meeting.

Sonny Strobl stated that the Board of Review meetings are public and anyone wishing to speak must first address the Chairman.

**Review and Approve Minutes  
From the August 1, 2007 Meeting**

Bert West moved to approve the minutes as presented. Sonny Strobl seconded. All yes.

Staff indicated that the minutes for the September meeting would be presented at the November Board meeting.

**Request for Variance**

**Request from Bill & Jan Cansler at 710 Obsidian for variance to Section 1003.3.3.3  
Rise and Run of the 1997 Uniform Building Code relating to stair height of a log  
package staircase**

Bill and Jan Cansler present. Al Chamberlin reviewed the staff report defining the matter of non-compliance of the height (rise) of the stairs going to the 2<sup>nd</sup> floor in the Cansler's home currently under construction. The above referenced code states the rise of steps in a stairway shall not be less than 4 inches or greater than 7 inches, and the difference between highest and lowest rise can't be more than 3/8 inch. The rise on several of the stairs to the 2<sup>nd</sup> floor was found to be more than 8 inches and the variance exceeds 3/8 inch, which poses a significant safety factor. The recommendation of the building department is to deny the variance request and require the Canslers to bring the stairway into compliance.

The Canslers provided pictures of the stairway in order for the Board to have a clear understanding of the situation. Mr. Cansler indicated he has been a building contractor since 1997 and knew there was a problem with the staircase once the staircase was delivered. He stated with milled logs there is hardly ever a consistent or uniform end product and that the fluctuation in the rise between each step is different. Other comments by Mr. Cansler included the following:

- Shims and / or sanding of the stairs will not bring the staircase into compliance
- Lower level staircase meets code

- 2<sup>nd</sup> floor is a bedroom and bath and will not have many people going to the loft area
- Placing a landing at the bottom could possibly work but would become a trip hazard.
- Greatest rise is 8 5/8 inches

Sonny Strobl opened this matter up for public comment.

Tom O'Connor Divide Fire Chief commented on the dangers to emergency services personnel, and asked what Fire District the home was located in. It was determined it is in the Florissant District. Public comment closed.

Board discussion included the following:

- Need to set a limit on what the maximum (perhaps 8 ¼) rise can be, and limit the amount of variation.
- Shimming of the highest rises will bring the other stairs out of compliance
- Over time the tolerance of conformance will change
- The matter can be fixed and it is not a structural matter
- Over time logs will shrink – not expand
- Should this matter be considered a significant safety issue
- Need to consider not only current occupants but the long term future use
- Can not change stringer portion of staircase because of a load bearing beam in the loft
- Not drastic enough to justify a variance
- As it's a small square foot home it is harder to remedy the stairs
- An option is to add a landing and re-do the entire staircase

Dave Dernbach moved to grant a variance of ¼ inch to the rise of the stairs. No stair should be more than 8 ¼” and the variation should not exceed the 3/8 inch as stated in the code. This variance is only for the stairway from the main level to the loft. This variance is for Bill & Jan Cansler located at 710 Obsidian Drive in Florissant. This would be part of the record for their Release of Liability. Sonny Strobl seconded. Further discussion on the Release of Liability as it pertains to the County. All no. Motion does not carry.

Dave Dernbach moved to grant a variance of ¼ inch to the rise of the stairs. No stair should be more than 8 ¼” and the variation should not exceed the 3/8 inch as stated in the code. This variance is only for the stairway from the main level to the loft. This variance is for Bill & Jan Cansler located at 710 Obsidian Drive in Florissant. Concerning the variance a Notice form is to be filed and recorded, in a form that is acceptable to the County giving notice of this variance of record, and that any fee incurred with such recording be paid by the owners. Sonny Strobl seconded. All yes.

The County will prepare the form. Sonny Strobl clarified the variance in detail with the Canslers.

**Contractor Licenses**  
**Affordable Views by RJB Construction, Inc.**  
**Robert Brennan**  
**Class C**

Mr. Brennan present. Mr. Brennan gave a brief overview of his work history and building experience, which included the following:

- Currently licensed in El Paso
- Does primarily demolition and remodel type projects
- Scope and range of past projects include: Handicap/accessible remodels and elevator remodels that included steel beams and structural work
- Recently has received a lot of inquiries from Teller County residents to do work and needs to get licensed to conduct business in Teller County.

Upon the Board's review of the documents submitted by Mr. Brennan it was noted that the Insurance Certificate submitted was about to expire.

Sonny Strobl opened this matter up for public comment. No public comment. Close public comment.

Letters of Reference were reviewed. Mr. Brennan stated that any soils and structural engineering required of his jobs was performed by RMG. Mr. Brennan commented on the following:

- Completed 25 remodeling jobs last year
- Each job takes approximately 4-5 months
- Additions and remodel type projects average cost ranges from \$75,000 to \$125,000.
- Has done tract homes in the past
- No new construction now – mostly remodels
- Takes what's there and turns it into something else
- Structural experience comes from pulling projects apart and putting them back together

Dave Dernbach moved to grant Affordable Views by RJB Construction, Inc with Robert Brennan as examinee, a Class C License. Bert West seconded. All yes.

### **Board Discussion**

#### **A. Discussion on the proposed adoption of the 2003 International Fire Code to the Teller County Building Code**

Al Chamberlin informed the Board that he has been working with the Chiefs of the Fire Districts within Teller County in an effort to draft a Fire Code that could be adopted and apply to all Districts based on the 2003 International Code.

Chris Brandt reviewed the process required to bring a Fire Code adoption to the Commissioners. It will require not only an adoption to amend the Teller County Building Code, but it will also require an amendment to Teller County's Ordinance #10. That requires a statutory process which will require two readings and will need to be timed to run concurrently with the Building Code adoption process. Mr. Brandt also indicated that members would need to be re-appointed to the Fire Code Adoption and Revision Commission by the Board of County Commissioners.

Those representing the Fire Districts for this agenda item today are Tom O'Connor, Tyler Lambert and Lance Crummets. The only other person in attendance for the remainder of the meeting is Paul Clarkson, Community Development Services.

The Fire District Chiefs addressed the following points:

- The purpose for adopting the International Codes is to get all the Fire Districts in Teller County on the same Code and amendments to that Code
- The adoption will also assist the District staff members in plan review
- Proposed Code amendments mostly address commercial structures/projects
- Appendix B concerning residential sprinkler system requirements regarding defensible space was discussed
- Currently the Fire Districts work with the Department of Transportation regarding accessibility to projects via driveways and turnarounds
- Size of structures versus fire flow capacity / code charts and defensible space was further discussed pertaining to the International Code and the options it can provide
- Code enforcement will need to be addressed with the new Code including complaints and appeals process and who will handle what portions of the process.
- Definition of defensible space was reviewed
- Administration and interpretation of the code by both the Fire Districts and the Building Department were discussed including the need to work closely together for consistency, overall understanding and implementation.

It was discussed that the adoption must be very clear on what portion(s) of the International Code are being adopted and what portion(s) are not being adopted.

It was stated that everything is still in a working draft form and once the commission is re-appointed they will be ready to submit a clean version to the Board of Review to start the adoption process.

#### **B. Discussion on Suppliers/Vendor produced framing plans**

The Board reviewed the handout presented by staff pertaining to Article III; Section 502.2 of the Teller County Building Code as it relates to manufactured wood product floor systems and architect and engineer stamps.

There was further discussion on last month's comments regarding the matter. It was again suggested that the need to establish a clear procedural code on when architect and engineer stamps are required. It was suggested to consider reversing the current wording as a possible way to better define the intent and need for when stamps are required.

The Board asked staff to bring the item back at November's meeting for either further discussion or for consideration and recommendation to the Board of County Commissioners.

#### **Adjournment**

There being no further business the meeting was adjourned at 4:26 p.m.