

**Teller County Board of Review  
December 5, 2012  
Meeting Minutes**

Chairman Carl Andersen called the meeting to order at 2:00 p.m. Those answering roll call were:

\*Carl Andersen, Chairman  
\*Jared Bischoff, Vice Chairman  
\*Sonny Strobl  
\*Dave Dernbach  
\*Steve McCann  
Jeff Smith

Staff: Chris Brandt  
Olya Sharonova  
Lynda Morgan

\* Voting members

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

Carl Andersen appointed alternate member Steve McCann as a voting member for today's meeting.

**Review and Approve Minutes  
From the November 7, 2012 Meeting**

Sonny Strobl moved to approve the November 7, 2012 meeting minutes as amended. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**Board Discussion**

**A. Consider and recommend to the Teller County Board of County Commissioners the adoption of the 2009 International Building Codes and the amendments to the Teller County Building Code.**

There was discussion between the Board and Staff, which included but was not limited to the following:

Since Allen Chamberlin was not present, Lynda Morgan asked the Board to consider the recommendation at the January 9<sup>th</sup> 2013 meeting  
The staff informed the Board members that updated codes should be available for them to review by the third week of December  
Staff asked the Board to e-mail or call in their comments after the review  
Board asked about the "ice and water" comment made in the previous meeting. They were updated by staff that Allen Chamberlin was in agreement with the change and was moving forward with it  
Dave Dernbach brought up building permit requirements for retaining walls, a discussion occurred between staff and the members which included but was not limited to the following:  
New code should read "not over four feet measured from the footing or base".  
After a long discussion the Board members recommended to the Building Official to change the wording to read: "from the bottom of footing or if no footing present from the bottom of the wall" and also to add " if piers are used as a support/footer for a retaining wall, engineering is required".

Carl Andersen brought up changes being added to the Teller County Building Code regarding a requirement for 4x4 deck posts being set on 12" minimum piers and 6x6 being set on 16" minimum piers. A discussion occurred between staff and the members which included but was not limited to the following:

This requirement is currently part of Teller County "Soils Waiver" Application, and now is added to the Teller County Building Code.

After a long discussion the Board members recommended to the Building Official to add the wording to read: "excluding deck piers" meaning that a 6x6 post can be set onto a 12" pier.

Carl Andersen brought up the question regarding decks that are 30" or less in height, and the old requirements that stated: decks 30" or less in height did not require a permit.

It was explained to the Board that years ago it was written out of the Teller County Building Code because the current code at the time was abused in commercial application.

Carl Anderson asked to reconsider the current Teller County Building Code and bring back the "no permit requirement" for residential decks that are 30" or less in height.

The Board asked Allen Chamberlin to look into their request and present his findings. A question was posed by staff: What about Bed & Breakfast facilities or Townhomes? Those structures are occupied by the public and they are zoned residential.

Board members agreed to add wording excluding those occupancies from the deck exception, by adding wording such as "single family dwellings only".

The Board asked about the status of the revisions to the code for 120 sq. ft. sheds in commercial application; and requested to be e-mailed once the changes were made by the Building Official.

The Board members provided staff with their e-mail addresses.

This matter will be brought back to the Board at the January 9<sup>th</sup>, 2013 meeting for consideration.

No public present.

There being no further business the meeting was adjourned at 2:57 p.m.