

**Teller County Board of Review  
March 5, 2014  
Meeting Minutes**

Vice Chairman Jared Bischoff called the meeting to order at 2:00 p.m. Those answering roll call were:

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

Staff: Chris Brandt  
Allen Chamberlin  
Olya Sharonova

\* Voting members

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

Jared Bischoff appointed alternate members Jeff Smith and Steve McCann as voting members for today's meeting.

**Review & Approve Minutes  
From January 8 and February 5 2014 Meetings**

Jeff Smith moved to approve the January 8, 2014 meeting minutes as presented. Steve McCann seconded. Roll call vote and all said yes. The motion carries.

Sonny Strobl moved to approve the February 5, 2014 meeting minutes as presented. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

**Board Discussion**

Allen Chamberlin reviewed the staff report and presented and explained that Staff is ready to discuss and correct several areas in the newly adopted January 1, 2014 Amendments to the Teller County Building Code. These corrections are necessary for a clearer and more concise description of these matters. In using currently adopted codes staff has discovered some potential areas of confusion. Discussion occurred between the Board members and the Staff which included but was not limited to the following:

**A. Discuss Amended Teller County Building Code: Article I – Sec. 105 Licenses and Registration. (Discuss licenses for mechanical contractors.)**

Staff has been having difficulties with the Mechanical Contractor Licenses A&B descriptions.

Mechanical and plumbing work does cross over borders in several areas and staff believes that the Teller County Building Department must be much clearer on their separation. Staff proposed altering Class A and B licenses, and adding a separate Mechanical Contractor License C, and those would read:

**Mechanical Contractor A**

This license shall authorize the holder to contract for and obtain permits and inspections for: gas piping installation, ventilation of hazardous gasses, flammable and combustible liquids or vapors, Type I exhaust hoods, refrigeration, the installation, repair and venting of: air-conditioning systems, ventilation systems, exhaust systems, heating systems, boiler

heating systems, duct replacement, gas and solid fuel fireplaces, and other appliances listed in the Mechanical Code for commercial or residential.

The annual fee shall be seventy-five dollars (\$75.00). Testing is required.

**Mechanical Contractor B**

This license shall authorize the holder to contract for and obtain residential permits for the installation, repair, and alterations of: heating and air conditioning systems, new or altered ductwork or systems, boiler heating systems, ventilation and exhaust systems, gas piping installations, gas or solid fuel fireplaces or other appliances listed for use as residential..

The annual fee shall be seventy-five dollars (\$75.00) and testing is required.

**Mechanical Contractor C**

This license shall authorize the holder to contract for, obtain permits and inspections for: the installation, repair and venting of: gas or solid fuel fireplaces, barbecues, and outdoor heaters

The annual fee shall be fifty dollars (\$50.00). Testing is required.

Exceptions.

1. The installation of more than ten feet, (10') of gas piping to accommodate the replacement of gas appliances or shorten the lengths of flexible connections.

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

Staff explained the deference between Pikes Peak Regional Building Department licenses and Teller County's

There is a need for separation between commercial and residential mechanical work

The board members asked for exception to be removed from the new Mechanical Contractor License C

**B. Discuss Amended Teller County Building Code: Article III – 2009 International Residential Code, Ch. 3, Sec. R313 Automatic Fire Systems: Sec. 313.2.1 Design and installation shall be renumbered to: (Sec. R313.2 Design and installation)**

The building department, in cooperation with Teller County DOT and fire districts, has developed criteria for the requirement of fire sprinklers or suppression based on the road access.

The building department would like to return one section to the Teller County Building Code (R313.2.1), that had been deleted, as the addition of this section will make sure that the code will comprehensively cover all the installation of such systems, if it is required.

The section would read:

R313.2 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

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

Al Chamberlin will verify with the state of Colorado the required qualifications for a plumbing contractor installing these systems

**C. Discuss Amended Teller County Building Code: Article III – 2009 International Residential Code, Ch.3, Sec. R315 Carbon Monoxide Alarms: (Amend the first sentence to read: “outside of each sleeping area within 15 feet of each door to a sleeping room”)**

The building code makes the following statement that the building department would like to make clearer to the installers of these devices and currently states:

R315.1 Carbon monoxide alarms. “For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units with attached garages.”

Staff would like to amend the wording to incorporate statutory wording established by the state of Colorado: “within 15 feet of the entrance to each sleeping room”

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

Board members agreed with the proposed change and asked to also include another requirement for the CO detectors, which would require the installation of at least one on each floor of the residence as well

**D. Discuss Amended Teller County Building Code: Article III – 2009 International Residential Code, Ch. 5 Floors, Sec. R502.2.2.3 Deck lateral load connection. Deck ledger to be positively attached to structure for vertical and lateral loads. (Staff is looking for an alternative means to achieve the magnitude of lateral loads for decks on existing structures.)**

Discussion occurred on Chapter 5 Floors, Section 502 Wood framing, Section R502.2.2.3 Deck lateral load connection.

2009 IRC states: “The lateral load connection required by Section R502.2.2.2 shall be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1,500 pounds.”

The Building Department proposed amending the code to require this lateral connection for new construction only, and include an exemption for existing homes with deck replacement requests

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

Board members brought up the extensive research done by the building industry, and the variety of the methods and hardware available to the public to meet the requirement of sec. R502.2.2.3

The members stressed the importance of these connections, however pointed out the fact that Pikes Peak Regional Building Department took this requirement out in their amended code

Staff presented a different option for the exemption (any deck 30” or less would not be required to comply this sec. R502.2.2.3), which was accepted by members of the Board

**E. Discuss Amended Teller County Building Code: Article III – 2009 International Residential Code, Ch. 9, Sec. R905.7.3 (Adding one more section to the amended Teller County Building Code.)**

Short discussion occurred regarding Chapter 9, Subsection 905.7.3.1 Ice Barrier for wood shingles

Staff explained that the proposed increase from 24” to 72” is consistent with the rest of the ice and water requirements already adopted and that this section was left out of the newly adopted Teller County Code by an error

Staff asked the board to have this section added to Roof Assemblies chapter of Teller County Building Code

The board members asked the Building Department to bring all of the discussion items before them as consider and recommend items to the Teller County Board of County Commissioners in the next Board of Review meeting agenda.

No public present.

There being no further business the meeting was adjourned at 3:21 p.m.