

**Teller County Board of Review
September 2, 2015
Meeting Minutes**

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

- * Carl Andersen, Chairman
- * Bert West
- * Dave Dernbach
- * Steve McCann

Staff: Chris Brandt
Terry Brunette
Olya Sharonova
Jim Harris

- * 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 & Approve Minutes
From August 5 Meeting**

Dave Dernbach moved to approve the August 5, 2015 meeting minutes as presented. Bert West seconded. Roll call vote, and said yes. The motion carries.

Request for Variance

Request from homeowner/general contractor Bryan Green/ Permit#A46775/ at 2472 Southpark Rd., Florissant CO. 80816/ for a variance to R905.2.2 of the 2009 IRC to allow the installation of asphalt shingles on a roof slope of 1:12 with ice and water underlayment.

Terry Brunette opened the item with the summarization of the staff report and explained that this is a new home under construction. The roof area in question is 420 Square ft.

SECTION R905.2.2.2.2 of the 2009 International Residential Building Code requires a minimum roof slope of 2 units in 12 for the installation of asphalt shingles with 2 layers of underlayment required.

There are several options available to the owner that would meet the intent of the code:

- R905.11.1 Modified bitumen roofing be installed on a slope of ¼ unit to 12.
- R905.10.2(2) Metal roofing with applied lap sealant that can be installed on ½ unit to 12
- Change the pitch of the roof to meet the minimum slope for asphalt shingles.

The Building Department opposed this variance request and recommended denial.

There was further discussion between Terry Brunette and the BOR members to clarify different areas of the requested variance.

Mr. Green presented BOR with an additional informational packet and gave a synopsis of his variance request. He addressed all of the several options presented to him by the Building Department, explaining to the BOR that the options were costly or not aesthetically pleasing. There was further discussion between the applicant and the Board on the intent of the code and how the minimum intent of the code could be met.

The BOR members continued their discussion by further considering all of the presented material, including the building code and manufacturer recommendations for the product used. Bert West shared his knowledge in the roofing installation area, providing BOR members and Mr. Green with more options and solutions.

Carl Andersen opened the matter up for public comment.

Teller County's building inspector Jim Harris gave a synopsis of his view of the situation and Terry Brunette stated that the International Residential Code refers to manufacturer's specifications when it comes to a specific product and its installation.

Close public comment.

Mr. Green presented his rebuttal.

The BOR members continued their discussion stating that if the current installation is not appropriately addressed it could well become a serious problem as early as next spring.

Dave Dernbach moved to deny the request from homeowner/general contractor Bryan Green/ Permit#A46775/ at 2472 Southpark Rd., Florissant CO. 80816/ for a variance to R905.2.2 of the 2009 IRC to allow the installation of asphalt shingles on a roof slope of 1:12 with ice and water underlayment. Bert West seconded. Roll call vote and all said yes. The motion carries.

Mr. Green was advised of his appeal rights.

Contractor Licenses

A. ~~Comprehensive Risk Services, LLC/Aaron Grace/Class A~~
(rescheduled to October 7th 2015 meeting)

**Murphy Building & Remodeling Inc.
James Murphy
Upgrade of license #28240D to Class B-1**

Mr. Murphy not present.

Terry Brunette notified the BOR members that he received a call from Mr. Murphy asking to postpone his appearance to the next meeting on October 7, 2015.

Carl Andersen moved to continue item B. Murphy Building & Remodeling Inc./James Murphy/Class B-1, to the October 7, 2015 meeting. Steve McCann seconded. Roll call vote and all said yes. The motion carries.

There being no further business the meeting was adjourned at 2:45 p.m.