

**Teller County Board of Review  
January 6, 2016  
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
- \* Bert West
- \* Sonny Strobl (for part of the meeting)
- \* Dave Dernbach
- \* Jeff Smith (for part of the meeting)

Staff: Paul Hurcomb, County Attorney  
Terry Brunette, Building Official  
Olya Sharonova, Board Secretary

- \* 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 Jeff Smith as voting member for today's meeting.

**Approve Posting & Publication Sites  
For 2016 Board of Review Public Notices**

Bert West moved to approve the 2016 Board of Review posting and publication sites as presented which include the Building Department at 800 Research Drive, the Northeast Teller Fire Department at 1010 Evergreen Heights Drive, a local newspaper and the Teller County web site. Carl Andersen seconded.

Roll call vote:

- Carl Andersen – yes
- Jared Bischoff – yes
- Bert West – yes
- Dave Dernbach – yes
- Jeff Smith– yes

The motion carried.

**Chairman and Vice Chairman Elections**

Bert West moved to elect Carl Andersen as Chairman of the Board of Review for 2016. Dave Dernbach seconded.

Roll call vote:

- Carl Andersen – abstain
- Jared Bischoff – yes
- Bert West – yes
- Dave Dernbach – yes
- Jeff Smith– yes

The motion carried.

Bert West moved to elect Jared Bischoff as Vice Chairman of the Board of Review for 2016. Jeff Smith seconded.

Roll call vote:

Carl Andersen – yes  
Jared Bischoff – abstain  
Bert West – yes  
Dave Dernbach – yes  
Jeff Smith– yes

The motion carried.

### **Review and Approve Board of Review Meeting Dates for 2016**

Bert West moved to approve the Board of Review Meeting Dates for 2016 and the first meeting in 2017 as presented. Jeff Smith seconded.

Roll call vote:

Carl Andersen – yes  
Jared Bischoff – yes  
Bert West – yes  
Dave Dernbach – yes  
Jeff Smith– yes

The motion carried.

### **Review and Approve Minutes From the December 2, 2015 Meeting**

Dave Dernbach moved to approve the December 2, 2015 meeting minutes as presented. Bert West seconded.

Roll call vote:

Carl Andersen – yes  
Jared Bischoff – yes  
Bert West – yes  
Dave Dernbach – yes  
Jeff Smith– yes

The motion carried.

Sonny Strobl joined the meeting at 2:06 p.m.

Carl Andersen rescinded the appointment of alternate member Jeff Smith as a voting member for the remainder of the meeting.

## Request for Variance

### **A. Request from homeowner/general contractor Bryan Critchlow/Plan#P12538 / at 874 Meadow Park Dr., Divide CO. 80814/ for a variance to R305.1 Minimum ceiling height, Exception #2 Bathrooms.**

Terry Brunette, Building Official opened the item with the summarization of the staff report and explained that the work was constructed prior to plan submittal. During plan review the ceiling height at the sink area in the newly constructed loft bathroom was determined to be non-compliant, therefore a variance request was applied for. The request is for a variance to allow for a ceiling height less than the required minimum height of 6'8" per section R305.1 of the 2009 International Residential Code. The Building Department supports this variance request and recommends approval.

Bryan Critchlow was unable to attend the meeting, so contractor Mr. Steve Copp the owner of Advantage Log Homes and engineer Mr. Bryan Dutton, owner of Allegro Design Co., were present on his behalf.

Discussion occurred between Terry Brunette, BOR members, and the petitioner's representatives to clarify different areas of the requested variance.

Previously constructed floor does not meet code, engineering assessment was completed and the area in question requires structural upgrades and at that time the floor level will rise and the ceiling height in front of the sink will become less than minimum allowed by code. The height can possibly range anywhere from 6'2" to 6'6" depending on the location of the sink and the thickness of the new floor.

Loft is located above the master bathroom with open areas all around it however; the location of the bathroom in question was driven by the home's already existing plumbing and since all previous work was done by the owner the simpler route was chosen.

There was further discussion between Terry Brunette, BOR members, and the petitioner's representatives about variety of floor joists that are available on the market and framing options that engineer may not have thought about to keep the floor level from rising too high. Since the height of the ceiling is not considered a life/safety issue by the Building Department, the Board discussed approving the variance with a minimum height set at 6'4".

Carl Andersen opened this matter up for public comment. No public comment. Close public comment.

Bert West moved to grant the request from homeowner/general contractor Bryan Critchlow/Plan#P12538 / at 874 Meadow Park Dr., Divide CO. 80814/ for a variance to R305.1 Minimum ceiling height, Exception #2, Bathrooms; with condition that the minimum height of the ceiling shall not be less than 6'4". Carl Andersen seconded.

Roll call vote:

Carl Andersen – yes  
Jared Bischoff – yes  
Bert West – yes  
Sonny Strobl – yes  
Dave Dernbach – yes

The motion carried.

**Board Discussion**

- A. Consider and recommend to the Teller County Board of County Commissioners term renewal request of alternate member Jeff Smith.**

Bert West moved to recommend to the Teller County Board of County Commissioners the term renewal request of Jeff Smith as an alternate member to the Board of Review. Carl Andersen seconded.

Roll call vote:

Carl Andersen – yes  
Jared Bischoff – yes  
Bert West – yes  
Sonny Strobl – yes  
Dave Dernbach – yes

The motion carried.

- B. Discuss Amended Teller County Building Code: Article II – Licenses and Registration, 103.g. Special Limited Licenses.**

Members of the Board and Staff discussed the history behind section 103.g and the possibility of revising the language regarding the experience required in this section. A few suggestions were discussed and the item was continued to the next meeting.

- C. Discuss the upcoming adoption of the 2015 International Codes.**

There was discussion between members of the Board and Staff about a timeline of the upcoming adoption of the 2015 International codes.

There being no further business the meeting was adjourned at 2:46 p.m.