BOARD OF REVIEW
CITY OF WOODLAND PARK, BUILDING DEPARTMENT
CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
MARCH 19, 2020 – 3:30 P.M.
AGENDA

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF OFFICERS

IV. APPROVAL OF MEETING MINUTES – October 17, 2019

V. CONSENT ITEMS – None

VI. COMPLAINTS - None

VII. VARIANCE OR APPEALS HEARINGS:
A. VAR2020-01(B) – 722 Country Drive, Permit #L16724; Jeff Smith, Smith-Woodland Inc., General Contractor requests a variance to the 2015 International Building Code (IBC), Section 1020.6, to allow removal of a door between the corridor and breakfast / flex area of the lobby, citing life / safety concerns for emergency egress.

VIII. UNFINISHED BUSINESS - None

IX. DISCUSSION OR COMMENT

X. ADJOURNMENT
WOODLAND PARK BOARD OF REVIEW
MEETING MINUTES
City Hall Council Chambers
Regular Meeting on October 17, 2019
3:30 PM

I. CALL TO ORDER AND ROLL CALL: Chairman Mac McVicker called the meeting to order at 3:38 p.m. Other Board Members present were Vice-Chair Derrick Carpenter, Jeff Cahill and Jim Olsen. Regular Member Steve McCann and Alternates Jeff Smith and Matt Cockroft were absent. City personnel present were City Planning Director, Sally Riley and Planning Technician, David Burgess. Nick Martinell, Building Inspector for the Pikes Peak Regional Building Department (PPRBD) also attended.

II. PLEDGE OF ALLEGIANCE: Chairman McVicker led the pledge.

III. APPROVAL OF MEETING MINUTES – FEBRUARY 21, 2019: It was moved by Mr. Carpenter and seconded by Mr. Olsen to approve the minutes as presented. The motion to approve the minutes passed unanimously.

IV. CONSENT ITEMS: None.

V. COMPLAINTS: None.

VI. VARIANCE OR APPEAL HEARINGS:
A. VAR19-006(B) – 1225 Cottontail Trail, Permit L41037 – Chuck Murphy, Murphy Constructors Inc., General Contractor requests a variance to the 2011 RBC303.4.1 of the Pikes Peak Regional Department Building Code, to allow for the crawl space average height of 7’10”, where the definition of a crawl space is not more than 5’ in height measured from the average interior grade to the underside of the floor joists.

Mike Nagy, Superintendent for Murphy Constructors Inc. introduced himself as the Superintendent in charge of this home construction. He stated he was unaware of the five-foot maximum height restriction for a crawl space, which he learned from the Building Inspector (Nick Martinell) at the time of the framing inspection. He said his excavation cut sheet from the surveyor showed this additional crawl space height, and that is how the foundation was constructed. He added that if he had known about this height restriction, he would have backfilled the crawlspace to conform.

Photographs of the crawl space access, the crawl space itself, and the building exterior he had submitted with his variance request application were displayed on the overhead monitors as Mr. Nagy described each. Mr. Cahill asked if there were any windows or outside access to the crawl space, which Mr. Nagy confirmed there were none. He explained that Mr. Murphy did not want to build a basement with this particular project. Mr. Carpenter stated he did not understand the reasoning behind such a deep cut for the crawl space, given the topography of the lot. Mr. Nagy replied the foundation was excavated based on what the surveyor had laid out, in order for the “house to sit correctly” on the lot.

Chairman McVicker asked Mr. Nagy when the last house he built in Woodland Park was. Mr. Nagy replied it was in 2007 in the same subdivision (Wildernest). Mr. Cahill asked why PPRBD did not catch this at the time of plan review. Mr. Martinell responded that PPRBD does not require engineered foundation designs to be reviewed. The foundation design is site specific, sometimes designed after
the plans are approved, and that the heights of the foundation walls were not specified on this plan set. Mr. Carpenter surmised that the foundation engineer must have been compensating for the soils present on the site. Mr. Cahill asked how the project was allowed to proceed after this deficiency was noted at the time of the framing inspection. Mr. Martinell replied PPRBD is not required to perform a backfill inspection. Mr. Cahill asked if this should be a requirement, since similar variances have been requested in the past. Director Riley added that this the first house she knows of that Murphy Contractors have built with a crawl space in Woodland Park. Chairman McVicker encouraged Mr. Nagy and his architects to become familiar with the latest adopted building codes prior to any future builds in Woodland Park.

Mr. Olsen asked if the five-foot maximum crawl space height was a Woodland Park amendment to the building code. Mr. Martinell replied this is out of the RBC codes, which are PPRBD’s amendments to the adopted ICC family of codes.

**MOTION:** Made by Mr. Carpenter, that the Board of Review approve the variance request as discussed. Seconded by Mr. Olsen. Motion passed unanimously.

**VII. UNFINISHED BUSINESS:** None.

**VIII. NEW BUSINESS:** None.

**IX. DISCUSSION OR COMMENT:** Director Riley thanked the Board for their volunteer service. She stated that if the members had a term that is expiring this year, the City Clerk would notify them, and that appointments would take place in January.

Mr. Cahill asked Mr. Martinell if there were some inspection mechanism that could be put into place so that similar crawl space conditions are not repeated. Mr. Martinell replied that he has begun informing the builders of this restriction at the time of the foundation inspections.

**X. ADJOURNMENT:** Chairman McVicker adjourned the meeting at approximately 4:10 p.m. by unanimous vote.

Recorded by:

___________________________
David J. Burgess, Planning Technician

Approved this ______day of ______________________, 2019

___________________________
Mac McVicker, Chair
Planning Application Entry Form

ID

Permit Number 202003025
Project # EXT/Case # VAR2020-01(B)
Development Case ✓
Date Received 3/5/2020
Date Routed 3/5/2020
Date Initial Permit Approved
Date Permit Paid 3/5/2020
*NOTE: If Non-profit enter Date Approved in Date Permit Paid field for report

Project Type VAR
Project Type Number 11
Project Classification Building Variance
Non-Non, Residential or Commercial Commercial
*NOTE: Above Field required only for SInS and TUPs

Project Name Microtel Interior Door Variance
Site Address Number 722
Site Address Name Country Drive
Lot Number 2
Block Number -
Subdivision Tamarac Center
Filing # 3
Applicant Business Name Purple Mountain Hos
App First Name Mark
App Last Name Rabaut
App Phone Number 586-822-6006
PO Box -
Mailing Address Street # 730
Mailing Address Street Name Country Drive
City Woodland Park
State CO
Zip Code 80863
Owner First Name Purple Mountain Hos
Owner Last Name -
Zone Class PUD
Applicant Project Value $0.00

Open Permit Comments
BOR on 3/19/2020

Date CO Requested
Temp CO Auth Approved
Date Temp CO Expires

UTILITIES SECTION
Tap Allocation Date
Allocation Exp Date
Water Tap #
Sewer Tap #
Tap Paid Date
Tap Exp Date
Taps Refunded ☐
Inside/Outside User
Meter Installed ☐

Filed in Area Planning Director's Office
2020 BUILDING CODE
VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2020)

TYPE: ☑ Variance ☐ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. Applicant Information
   a. Applicant Name: Mark Rabaut
   b. Contractor ☐ Property Owner ☑

2. Property Owner Information
   a. Name: Purple Mountain Hospitality II, LLC
      Project Contact: Yes ☑ No ☐
   b. Mailing Address: 730 Country Drive Woodland Park CO. 80863
   c. E-mail Address: Mark@woodlandcountrylodge.com
   d. Phone Numbers: Home __________ Work __________ Mobile (586) 822-6006

3. Contractor Information
   a. Name: Jeff Smith, Smith-Woodland
      Project Contact: Yes ☑ No ☐
   b. Mailing Address: P.O. Box 515 Woodland Park CO 80863
   c. E-mail Address: SWI@earthlink.net
   d. Phone Numbers: Home __________ Work __________ Mobile (719) 338-0300
   e. Contractor License #: 20891 WP Business License #: 00683.1

4. Site Information
   a. Site Address: 722 Country Drive Woodland Park CO. 80863
   b. Lot 2 Block 1 Subdivision: Tamarac Business Center Filing 3
   c. Property Zoning: __________ Lot Size 2.038 Acres ☑ Square Feet ☐

5. Request
   a. Cite applicable Code sections: 2015 IBC Section 1020.6
   b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) Corridor Continuity. See attached description

The applicant MUST ATTEND meetings to represent the request.
March 5, 2020

Woodland Park Door Variance. Plan C99228

The purpose of this letter is to request a variance to remove a breakfast area door from the approved plans for the Woodland Park Microtel at 722 Country Drive, Woodland Park CO 80863.

The "upgrade to finish" construction plans were approved March 2, 2019. PPRBD required us to place a fire door between the corridor and the breakfast/flex area of the lobby despite the breakfast/flex area functionally being part of the lobby. The code is IBC 2015 Section 1020.6 "Corridor Continuity". See attached. The Code in Section 1020.6.1 specifically allows an exception for Foyers, Lobbies, or Reception rooms. PPRBD will not allow the breakfast/flex area to be included in the Lobby because it does not specifically name "breakfast/flex areas" in the Code.

As we get closer to completion of construction, it is clear the door creates many problems including life/safety of the functioning of the building in an emergency.

1. The door, as shown on the plans, blocks other functioning doors into the pantry and flex area creating a safety issue.
2. If the door was installed to swing the opposite direction, as shown on the plans, it would block normal function of the corridor and lobby.
3. If a door is installed as required, it would also block the closest emergency exit for someone standing in the corridor in the event the fire alarm is activated.

I have discussed the issue with Chip Taylor and Jay Eenhuis for the purpose of finding a solution.

Chip, from the Fire Department stand-point does not require a door. However, if PPRBD does require a door, then he would require the door to be held open with magnets and connected to the fire alarm so it will slam shut during an emergency. This would block an immediate "Emergency Exit" from the building.

Jay advised us to make sure from a construction point of view that the walls on either side of the breakfast/flex area be fire rated walls to maintain "Corridor Continuity" to the building exterior. Then he suggested we present the issue to the Building Committee to request a Variance based on "Different Interpretation" from building department to building department.

In an effort to maintain "Corridor Continuity" and "Life Safety", we have constructed the walls on either side of the breakfast/flex area portion of the lobby to be one-hour fire rated to maintain "Corridor Continuity" to an exterior wall per the IBC Code thus eliminating the need for a door.

Clearly, there is a difference of interpretation of the controlling code. From personal experience, the Loveland and Limon building departments interpret the Code in similar cases for breakfast/flex area to be part of the lobby.

Also, Wyndham Hotels has constructed many Microtel’s in the USA and they have not seen a situation for the Breakfast/flex area to be separated by a door.

Due to the difference in interpretation between building departments around the State of Colorado and the USA, we ask for a variance to include the breakfast/flex area to be a part of the Lobby.
March 5, 2020

Purple Mountain Hospitality II, LLC
Attn: Mark Rabaut
730 Country Dr.
Woodland Park, CO 80863

Re: Mictrotel, 722 County Dr. Woodland Park, CO

Mr. Rabaut:

I was forwarded your variance request to allow the first floor Breakfast and Flex Areas to be considered part of the first floor corridor eliminating the need to provide a fire rated door between the corridor and the Breakfast Area.

Since Colorado Springs Fire Department is performing the plan review and inspections of this project on behalf of Northeast Teller County Fire Protection District I also brought this variance request to Chief Tyler Lambert's attention to receive his comments and recommendations. The only possible impact this variance request would have to IFC requirements is that the Breakfast and Flex Areas would require smoke detection per 2003 IFC 907.2.8.2. The approved fire alarm plans already show smoke detection in these two rooms, so there are no modifications required due to this variance. Chief Lambert's only request is that the smoke detectors in these two rooms be changed to heat detectors due to the possibility of receiving false alarms from the fire alarm system due to burnt food. I have already spoken with Randy Orr the site superintendent and Steve McCann with Colorado Electrical Systems and they will be changing these detectors as requested by Chief Lambert.

Based on the variance information provided to me neither CSFD nor NETCO FPD take exception to the variance request to allow the Breakfast/Flex Areas to be considered extensions of the first floor corridor.

If you should have any additional questions, feel free to contact me.

Sincerely,

[Signature]

Chief Taylor, PE
CSFD Fire Protection Engineer I
Account Information (provided by Assessor)

Account No R0056402
Parcel Id 6329.243510020
2019 Values Click for 2019 Notice of Value
   Actual $952,601
   Assessed $276,250
   Tax Dist 63
   Acct Type Commercial
School Dist Re-2
   Acres 2.0400
   Map No. 3029-24
   Owner PURPLE MOUNTAIN
   Name HOSPITALITY II LLC
   Mailing 730 COUNTRY DR
   Address WOODLAND PARK, CO 808637900
   Physical 722 COUNTRY DRIVE
   Address
   Area COUNTRY INN AT TAMARAC CENTER #1 (3/95)
   Legal Description L2 TAMARAC CENTER 3
Show Map Commercial Sales List

Zoning Information (provided by Community Development Services Division for Questions call 719-687-3048)

Zoning PUD

Land Information (provided by Assessor)

<table>
<thead>
<tr>
<th>Land Type</th>
<th>Abst Code</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>2115</td>
<td>2.0400</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>2.0400</td>
</tr>
</tbody>
</table>

Building Information (provided by Assessor)

Building ID 1

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Abst code 2215</th>
<th>Year build 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Style Hotels - Limited Service</td>
<td>% Occ 100%</td>
<td>Adj Yr Blt 2018</td>
</tr>
<tr>
<td>SQFT 29,161</td>
<td></td>
<td>Remodeled</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bed Rooms</th>
<th>Baths Stories 3</th>
<th>Roof Type Hip/Gable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rooms 67</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Wood Siding</td>
<td>Story Ht 9</td>
<td>Roof</td>
</tr>
<tr>
<td>Interior</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Quality Average</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Building Permits

<table>
<thead>
<tr>
<th>Date</th>
<th>Permit No.</th>
<th>Description</th>
<th>Permit Issued By</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Account No R0056402
Legal: L2 TAMARAC CENTER 3
Address: 722 COUNTRY DRIVE
Owner: PURPLE MOUNTAIN HOSPITALITY II LLC
Show Assessor Info
Parcel PIC
Zoom to