

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 (Wilderness). 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.

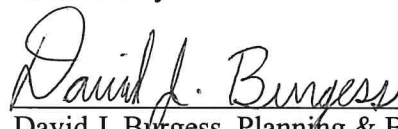
VIII. NEW BUSINESS: None.

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.

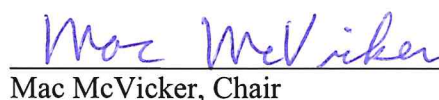
X. ADJOURNMENT: Chairman McVicker adjourned the meeting at approximately 4:10 p.m. by unanimous vote.

Recorded by:



David J. Burgess, Planning & Building Technician

Approved this 20th day of August, 2020


Mac McVicker, Chair