



Present Fire Board of Appeals Members (6):

Vince Colarelli  
Dean Doiron, Vice-Chair  
David Helmer  
John Putnam  
Christine Riggs (8:31 a.m.)  
Roger Wallace, Chair

Industry Represented:

Construction  
Citizen at Large  
Large Business  
Insurance  
Architecture  
Fire Suppression

Vacant:

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Industry Represented:

Small Business

Present Fire Board of Appeals Secretary

Brett Lacey, Fire Marshal

Representing:

Colorado Springs Fire Department

Additional Attendee(s):

Kris Cooper, Deputy Fire Marshal  
Janine DeSalvatore, Associate Director  
Saeng Mallek, Senior Project Manager  
Cynthia McKenzie, Office Specialist  
Rebecca Mulder, Communications  
Coordinator  
Frederick Stein, Attorney  
Katha Snow, Administrative Technician  
Mira Theisen, Senior Associate  
Dee Withee, Fire Protection Engineer  
Wyman Taylor, Fire Protection Engineer

Representing:

Colorado Springs Fire Department  
United States Olympic Committee  
United States Olympic Committee  
Colorado Springs Fire Department  
Pikes Peak Regional Building  
Department  
City of Colorado Springs  
Colorado Springs Fire Department  
Perkins+Will  
Colorado Springs Fire Department  
Colorado Springs Fire Department

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## **CALL TO ORDER**

**Fire Board of Appeals Chair Wallace called the meeting to order at 8:30 a.m.**

## **ADMINISTRATIVE**

### **1. Review previous Fire Board of Appeals (FBA) meeting's minutes**

**Motion by Vice-Chair Doiron, seconded by Board Member Helmer, to accept March 9, 2018's Fire Board of Appeals Meeting Minutes without amendments.**

**The motion passed with a vote of 5-0-0-1**

**Aye:** 5 – Colarelli, Doiron, Helmer, Putnam, and Wallace  
**Nay:** 0 – None  
**Recused:** 0 – None  
**Absent:** 1 – Riggs

Board Member Riggs in attendance, 8:31 a.m.

## 2. Contractor Licensing

### A. Fire Alarm Contractor (FAC) A

i. Applicant: Stilson Electric Service Inc.  
Owner: Shawn Stilson  
Licensee: Shawn E. Stilson  
RME: Shawn Stilson

Presenter:

Brett Lacey, Fire Marshal (FM), Colorado Springs Fire Department

FM Brett Lacey reported that Stilson Electric Service Inc. meets Pikes Peak Regional Building Code's FAC A licensing requirements. FM Lacey recommended approval.

Due to Board Member Doiron's contractual business relationship with Stilson Electric Service Inc.'s Responsible Managing Employee (RME) Shawn Stilson, Board Member Doiron was recused.

**Motion by Board Member Colarelli, seconded by Board Member Putnam, to grant Stilson Electric Service Inc. a FAC A license. The motion passed with a vote of 5-0-1-0**

**Aye:** 5 – Colarelli, Helmer, Putnam, Riggs, and Wallace  
**Nay:** 0 – None  
**Recused:** 1 – Doiron  
**Absent:** 0 – None

## 3. Appeals

A. **Request by Robert J. Corry, Jr., on behalf of Academy Tower Plaza Suite 221, for relief of International Fire Code (2009 Edition) as amended; Section 111 Stop Work Order; subsection 111.4 Failure to comply. Any *person* who shall continue any work after having been served with a stop work order, except which work as that *person* is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than [AMOUNT] dollars.**

**Location: 221 North Academy Boulevard, Colorado Springs, Colorado**

Presenter:

Brett Lacey, Fire Marshal, Colorado Springs Fire Department

FM Lacey provided the following update: As of Wednesday, May 9, 2018, Academy Tower Plaza Suite 221's occupant complied with the "cease and desist" order (stop work order). Therefore, the appeal is to be pulled from the agenda.

- B. Request by Mira Theisen, on behalf of Colorado Springs Olympic Training Center Velodrome, for relief of International Fire Code (2009 Edition) as amended; Section 903 Automatic Sprinkler Systems; subsection, 903.2.1.4 Group. An *automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:***

- 1. The *fire area* exceeds 12,000 square feet (1115m<sup>2</sup>).**
- 2. The *fire area* has an *occupant load* of 300 or more.**
- 3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.**

**Location: 250 South Union Boulevard, Colorado Springs, Colorado**

Presenter:

Brett Lacey, Fire Marshal, Colorado Springs Fire Department (CSFD)  
Wyman Taylor, Fire Protection Engineer (FPE), CSFD

**Staff Presentations:**

FM Lacey summarized FPE Taylor's Fire Board of Appeals Staff Summary Report.

FPE Taylor restated details contained within Fire Board of Appeals Staff Summary Report.

**Questions:**

Board Member Riggs asked for the temporary structure's calculated occupant load and its number of exits. FPE Taylor stated that in 2014 the occupant load was determined to be two hundred (200) and the structure contains four (4) exits.

Board Member Colarelli asked if the structure contains a means to ventilate smoke, and/or provides emergency/battery-pack lighting. FPE Taylor stated that he does not know if the structure contains a system that will ventilate smoke and he believes emergency lighting, as well as a system that will keep the dome inflated, allowing occupants adequate time to vacate, are in place.

Board Member Colarelli asked, if something caught fire and there was a large amount of smoke, would there be adequate time for occupants to safely vacate? FPE Taylor stated that CSFD's recommendation to maintain a minimum combustable load will minimize the production of smoke within the structure.

Board Member Helmer asked for clarification on inflatable buildings and code specifics. FPE Taylor stated that International Fire Code (IFC) does not specify an occupancy classification for inflatable buildings; however, because the structure acts as an enclosed arena, it maintains an A-4 occupancy class. International Building Code (IBC) classifies noncombustible membrane structures as Type IIB construction.

Chair Wallace asked if the building has a public address system. FPE Taylor is not aware of public address capabilities.

Board Member Riggs asked what type of hardware is on exit doors. FPE Taylor stated panic hardware.

Chair Wallace requested details as to how occupants would exit the structure if it collapsed and asked if there is a caged area of some sort that would keep it from falling. FPE Taylor stated that along the far sides of the cycling track are two (2) exit doors that allow for egress. There is not a "cage" that would double protect; therefore, emergency back-up power is essential to keeping the structure from deflating.

**Appellant Remarks:**

Senior Associate (SA) Mira Theisen of Perkins+Will offered the following: According to IBC's special construction chapter, when an air-supported membrane structure is permanent, its construction classification is Type IIB. Because the structure's primary function is sports participation, it maintains an A-4 occupancy classification. If all systems fail, the dome will fully deflate in approximately two (2) hours, which is an adequate amount of time to vacate occupants through the four (4) exits. Current manual fire

alarm pull stations automatically relay to United States Olympic Center's security center. The security center is staffed twenty-four (24) hours a day and emergent event notification, by way of the pull station is received by security center personnel and "Colorado Springs Fire Department." Provisions currently limit utilization of the structure (the dome) to a maximum period of 180 days. Each time the structure is deconstructed it is costly and causes wear and tear. Granting the building permanent status will extend the dome's life and provide more opportunity for use.

**Questions:**

Board Member Riggs asked for travel distance to exits located on the long side. SA Theisen explained that four exits were placed in 2014 at optimal locations where the track's slope contains the least amount of grade, because of this, exits cannot be located elsewhere. The track's north and south ends are the most remote points and contain the steepest banks. Because the most remote portion of egress is approximately two hundred fifty feet (250') and code requires a maximum of two hundred feet (200'), technical infeasibility to add additional exits indicates that a variance from Pikes Peak Regional Building Department (PPRBD) will be required.

Board Member Colarelli asked if additional variances are needed. SA Theisen stated that "an allowable area variance" and a variance to the eighty feet (80') height requirement will be requested.

Board Member Riggs asked, other than requiring the non-sprinklered structure to have a manual fire alarm, have additional concessions or alternative methods been proposed; for example, additional pull stations. SA Theisen stated, if required, USOC would elect to not hold large occupancy events in the structure and limit its use to only training.

Chair Wallace asked FM Lacey if manual standpipe systems have been considered. FM Lacey stated, CSFD has not considered manual standpipe systems because apparatus access into and throughout the facility is good.

**Presenter Remark:**

FM Lacey remarked that a variance to increase the occupancy load for temporary events to a maximum of four hundred (400) was previously granted. Under no circumstances will FM Lacey entertain a request for

additional loads beyond four hundred (400). Also stated was, a structure with a number of variances is not good.

**Questions:**

Board Member Colarelli asked if exits are marked and illuminated. SA Theisen responded, yes.

Board Vice-Chair Doiron asked for the structure's length and width. SA Theisen replied that the provided copy is not legible, and she does not know.

**Motion:**

**Motion by Board Member Putnam, seconded by Board Member Colarelli, to approve the recommendation for a variance as negotiated, worked out, and presented in the packet. The motion passed with a vote of 6-0-0-0**

**Aye: 6 – Colarelli, Doiron, Helmer, Putnam, Riggs, and Wallace  
Nay: 0 – None  
Recused: 0 – None  
Absent: 0 – None**

**Board Member Explanation (Verbatim):**

**Board Member Putnam: I am not the technical person; I am the insurance person. My sense was: You recognized a problem. You negotiated. You worked out the problem. It seems like you got the best possible solution under the circumstances. I go by the Velodrome every time I come here and didn't realize that it presented so many issues. I appreciate the fact that you went through the process and now you have some concurrence from our board that this is okay or is agreed that it is a variance that we can live with.**

**Board Member Riggs: I voted to affirm the variance request, as well. I think you have additional access, which is required for the minimum, which is helpful. It is a noncombustible structure and it sounds like there is going to be plenty of time for people to get out, in an event of a deflation.**

**Board Member Colarelli: I concur with Christy.**

**Board Chair Wallace: I made the decision to approve this variance with one of the caveats that the fire department mention, that the occupancy load would be kept at four hundred (400) or less.**

**Board Vice-Chair Doiron: I voted in favor because I do believe that USOC apparently has taken reasonable measures to make the place as safe as it can be for the use that it was intended for. I think that's reasonable.**

**Board Member Helmer: I agree with my fellow board members, and it looks like we've covered the human side. Obviously, the sprinklers are impossible in an inflatable building, but we've take care of the human side and made sure that people can get out, and we only have big events once in a while. That's why I approved the vote.**

#### **4. Impromptu Updates**

- A. FM Lacey explained to members of the Board that 2015's fire code and its amendments went before City Council on May 8<sup>th</sup>. On May 22<sup>nd</sup> it should be on the consent calendar and then pass without issues. The signed ordinance will, most likely, go into effect in June.
- B. FM Lacey referenced Administrative item 3.A when explaining that a zoning code, has gone before City Council stating medical marijuana shall only be grown in a licensed facility or residence. If passed, growing marijuana outside of zoning requirements will be considered illegal, a criminal offense.

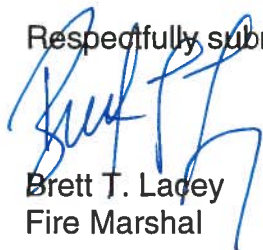
### **ADJOURN**

**Motion made by Board Vice-Chair Doiron, seconded by Board Member Helmer to adjourn.**

**Aye:** 6 – Colarelli, Doiron, Helmer, Putnam, Riggs, and Wallace  
**Nay:** 0 – None  
**Recused:** 0 – None  
**Absent:** 0 – None

**Meeting adjourned 9:07 a.m.**

Respectfully submitted by,



Brett T. Lacey  
Fire Marshal