

Serrano, Ana G

From: Jay Eenhuis <jay@pprbd.org>
Sent: Thursday, June 25, 2020 7:55 AM
To: Serrano, Ana G
Subject: RE: Old North End Inquiry - Windows

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

yes

Currently, all plan reviewers are working remotely. Please submit **all plans** electronically, in PDF form, through our website as described in this "How To" video: <https://youtu.be/-R4mAh8LBCM>
Splices must also be submitted electronically through our website, by navigating to the Permit Details screen from the Contractor's Dashboard. Please have patience, as we are processing a large number of plans.

Thank you,

Jay Eenhuis, P.E.
Deputy Building Official - Plans
Pikes Peak Regional Building Department
O: 719-327-2910 E: jay@pprbd.org W: pprbd.org



From: Serrano, Ana G <Ana.Serrano@coloradosprings.gov>
Sent: Wednesday, June 24, 2020 10:40 PM
To: Jay Eenhuis <jay@pprbd.org>
Subject: RE: Old North End Inquiry - Windows

Hello Jay,

Thank you for the response. I reviewed the 2017 Regional Building Code and I see that Section R312.2 "Window Fall Protection" has been deleted. In my previous email, I stated that the appellant is citing Section IRC R 312.2.1 "Window Sills". Will this deletion also apply to "Section IRC R 312.2.1"? Please advise.

I want to make sure that all the information in my report is accurate for the Council members.

Thank you again for all your help!

Gaby

From: Jay Eenhuis <jay@pprbd.org>
Sent: Wednesday, June 24, 2020 8:14 AM

To: Serrano, Ana G <Ana.Serrano@coloradosprings.gov>

Subject: RE: Old North End Inquiry - Windows

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Gaby,

The 2017 Regional Building Code has deleted section R312.2 because it can conflict with the requirements for Emergency Escape and Rescue Openings (R310). See RBC303.4.20 for the amendment.

Un-amended, R312.2 requires fall protection on the window where the top of the sill is less than 24" above finished floor and greater than 72" above grade or exterior surface. It doesn't say that the window is required to be 24" above the floor, it says that IF the window is less than 24", you need to add fall protection.

See below for responses to your other questions.

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Thank you,

Jay Eenhuis, P.E.

Deputy Building Official - Plans

Pikes Peak Regional Building Department

O: 719-327-2910 **E:** jay@pprbd.org **W:** pprbd.org



From: Serrano, Ana G <Ana.Serrano@coloradosprings.gov>

Sent: Tuesday, June 23, 2020 4:41 PM

To: Jay Eenhuis <jay@pprbd.org>

Subject: RE: Old North End Inquiry - Windows

Hello Jay,

I have another question. (I apologize). The appellant is citing IRC R 312.2.1, which states that there is a requirement that if the window is operable it will need to be a minimum of 24 inches in height? Is this true? I found the below photo for reference.

- If the window height is lower than 24 inches, are there any exceptions?