



MECHANICAL COMMITTEE MINUTES

March 11, 2009

10:00 a.m.

MEMBERS PRESENT: Chairman Dan Rial
Vice Chairman Ed Pine
Mr. Mark Pelletier
Mr. Curt Miller
Ms. Jean Phillips
Mr. Darrell Allen
Mr. David Steward

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Jim Vernon, Chief Mechanical/Plumbing Inspector
Mr. Jack Arrington, Senior Mechanical Inspector
Mr. Russell Kauk, Senior Plans Examiner
Mr. Todd Welch, Regional Building Counsel
Mr. Brett Phillips, Senior Licensing Specialist
Ms. Jan Myers, Transcriber

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 10:00 a.m.

Jim Vernon introduced new board member, Jean Phillips, to the Committee members.

1. CONSIDERATION OF FEBRUARY 11, 2009 MINUTES

A motion was made by Ed Pine to **APPROVE** the February 11, 2009, Mechanical Committee Minutes as written, with the correction that the motion under Item 10b should exclude the words "and a properly sized future water line is roughed in to the wall behind the urinal," seconded by Curt Miller; the motion carried unanimously.

2. COMPLAINTS

A complaint has been brought against Richard Stilson, licensee for Replumb Specialties, Inc., by Pikes Peak Regional Building Department for allegedly performing mechanical work at 1812 Pine Grove, Colorado Springs, Colorado in October 2008, without the proper license, in

violation of Section RBC105.1, 2005 Pikes Peak Regional Building Code.

Todd Welch appeared and stated Richard Stilson was unable to attend and the Complaint has been **POSTPONED** until the April 8, 2009, Mechanical Committee meeting.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

ACADEMY SCHOOL DISTRICT 20 – JAN FISHER (EXAMINEE TO NEW CO.)

Heating Mechanic I (Gas Pipe Fitter)

ERIC BETTIS
JEROD ROECKER

Heating Mechanic IV (HVAC Service Tech)

KYLE DAWSON
KYLE MCCARTHY
DAVID MOODY
DAVID ROLLINS

Jack Arrington stated all above-listed examinees have passed their required tests and met the requirements for their license. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the above-listed license requests, seconded by Darrell Allen; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

COLORADOSCAPES.COM – JOHN NASH (REINSTATEMENT, NAME CHANGE)

John Nash appeared and stated he let his Water Connected Appliance license lapse last year, and now wished reinstatement to start a new company. Jim Vernon stated there are three “A” status permits under the original company name that will need to be finalized. Todd Welch stated RBD has filed a suit against John Nash for allegedly performing gas piping without a license, and settlement is being negotiated. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the reinstatement of the Water Connected Appliance license to the new company name of Coloradoscapes.com, with the stipulation that the license be granted for a 60-day period to allow Mr. Nash time to final the “A” status permits; and if they

are completed within 60 days, the requirement for retesting will be waived, seconded by Ed Pine; the motion carried unanimously.

4. **CONSENT CALENDAR**

- a) 14510 Mill Haven Place, Permit G63168 – Tim Davis, Unique Radiant Heating & Plumbing, Inc., requests a variance to Section 417.4, 2003 International Plumbing Code, to allow a shower floor to encompass a 27 ½” diameter circle where a minimum of 30” is required.

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Request, seconded by Ed Pine; the motion carried unanimously.

VARIANCE REQUESTS

5. Andrew Knauf requests a variance to Section RBC201.6.1, 2005 Pikes Peak Regional Building Code, to waive the testing requirement for a Mechanical “A” License.

Andrew Knauf appeared and stated he was not notified when the Building Department divided the gas licensing for commercial and residential work. He said he is requesting his residential gas license to be upgraded to a commercial license. Jim Vernon stated the license was established prior to the adoption of the International Codes, which separated the license to commercial and residential. He said Mr. Knauf’s permit history did not show commercial work at that time and he was deemed a residential contractor. Mr. Knauf stated he would like to be able to do commercial remodels and interior finish work. Jim Vernon suggested a Commercial Limited “A” license to install systems less than 7.5 tons. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation it be a Limited “A” license to install units less than 7.5 tons, seconded by Darrell Allen; the motion carried unanimously.

6. 4413 Forest Hill Road – G76250 – Ted Bacon, T & N Design, requests a variance to Section 1004.3, 2003 International Mechanical Code, to allow a 13” unobstructed clearance around the boiler where a minimum of 18” is required.

Ted Bacon appeared and stated this was an emergency replacement and the closest “fix” available. James Beardsley, Engineer, stated the space available will be adequate to service the boiler. Jim Vernon stated the combustible requirements are being met; it is the service that is the issue. He said the burners can be removed and serviced as required. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request

because all safety issues are being met, and service of the equipment is possible, seconded by Jean Phillips; the motion carried unanimously.

Dan Rial and Mark Pellitier recused themselves from Item 7.

7. 6965 Mesa Ridge Parkway, Unit 110 – Byron Wolf, Wolf Construction, Inc., requests a variance to Table 403.3, 2003 International Mechanical Code, to waive the requirement for ventilation in a bank vault.

Byron Wolf appeared and stated they installed a vault in the shell of the building because of the weight of the unit. He said a partial glass door stays closed during the day, and at night the door is closed and locked with a key. He said a ventilation fan is available in the vault, which can be turned on to supply adequate ventilation for the size of the vault. Pat Trockmorton, Director of Support Services and Security Officer for ENT, stated there are motion detectors and heat sensors to notify security if anyone is trapped in the vault. Russ Kauk stated the ICC requires all vaults to have ventilation, but because of the existing safeguards, there should not be any concern with this unit. Jim Vernon stated the vault is in place and core drilling for ventilation at this time would not be an advantage. A motion was made by David Steward to recommend to the Board of Review **APPROVAL** of the variance request because of the existing safeguards, seconded by Jean Phillips; the motion carried unanimously.

Break from 11:05 a.m. to 11:15 a.m.

8. 314 West Bijou Street – Permit G80232 – Jeff Maxwell, G.A. Maxwell Construction, Inc., requests a variance to Table 403.3, 2003 International Mechanical Code to waive the requirement for exhaust fans in hotel restrooms.

Jeff Maxwell appeared and stated they are remodeling a hotel built in the 1970's, and converting two bathrooms to be handicapped accessible, which do not have existing bath fans. A motion was made by Mark Pelletier to recommend to the Board of Review **APPROVAL** of the variance request because of the small scope of work, and only upgrading for handicap use, seconded by Ed Pine; the motion carried unanimously.

9. Fred Hamilton requests a variance to Section RBC201.6.1, 2005 Pikes Peak Regional Building Code, to waive the testing requirement for a Mechanical "B" License.

Fred Hamilton appeared and stated he has extensive years of experience and wishes to start his own company. Jack Arrington stated he has personal experience with Mr. Hamilton, and feels he is knowledgeable in his trade, but is concerned about taking the test with the current time limitations and language barrier. A motion was made by Ed Pine to recommend to the Board

of Review **DENIAL** of the variance request because all contractors should pass the required test for public safety reasons, seconded by Curt Miller; the motion carried unanimously.

A motion was made by Ed Pine to recommend to the Board of Review to **APPROVAL** of the variance request to alter the testing time limit, to allow Mr. Hamilton to test in two 3-hour segments, i.e., one-half of the test in each 3-hour session, seconded by Curt Miller; the motion carried unanimously.

- 9a. 5910 Omaha Blvd., Permit G52296 – Bill Ferrier, Universal Mechanical, requests a variance to Section 507.2, 2003 International Mechanical Code, to allow a Type I hood required to be installed on an existing non-conforming exterior wall, with the use of alternate methods and materials.

Bill Ferrier appeared and stated the business in question had a hood installed and inspected years ago, but the new tenant required additional hood space. He said the new hood was inspected, but the wall did not present adequate clearances for combustibles. Jim Vernon stated the hood installed in 2000 met the Code because it was installed under the Uniform Mechanical Code, but now the International Mechanical Code requires a noncombustible wall. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request because the Type I hood will sit next to a hood which is Code compliant, seconded by Mark Pelletier; the motion carried unanimously.

- 9b. Jay Gleiforst requests a variance to Section RBC201.6.1, 2005 Pikes Peak Regional Building Code, to waive the testing requirements for a Mechanical “C-1” Gas License.

Jay Gleiforst appeared and stated he has been in business for three years and was under the assumption he could pull a gas permit with his current license. Jim Vernon stated the gas test was included with the plumbing test when Mr. Gleiforst tested at the State level. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because Mr. Gleiforst was tested under the Uniform Plumbing Code when gas piping was included in the plumbing test, seconded by Ed Pine; the motion carried unanimously.

10. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

11. **NEW BUSINESS**

Curt Miller stated the current requirement for vented floor drains should go back to the process of over sizing the waste and drain lines, and using unvented floor drains. Jim Vernon stated that Section 912.2.2 of the 2003 International Plumbing Code, states that a combination drain and vent system may be connected to a horizontal drain that is vented in an approved method. He said the Code commentary suggests that this method may also apply to a building drain. He said it may not apply to a building drain that receives only the discharge of a stack or stacks. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of a combination drain and vent system to connect to a building drain that is vented, and does not only receive the discharge of a stack or stacks, seconded by Ed Pine; the motion carried unanimously.

The meeting adjourned at 12:14 p.m.