



## MECHANICAL COMMITTEE MINUTES

May 13, 2009

10:00 a.m.

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

MEMBERS ABSENT: Chairman Dan Rial

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

### PROCEEDINGS:

Vice Chairman Ed Pine called the meeting to order at 10:00 a.m.

#### 1. **CONSIDERATION OF THE APRIL 8, 2009 MINUTES**

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the minutes as written, seconded by Mark Pellitier; the motion carried unanimously.

#### 2. **CONSENT LICENSE REQUESTS**

##### **Mechanical Contractor A (Commercial)**

FRIEND GROUP, INC. – WALTER FRIEND (NEW EXAMINEE)  
JET HEATING, INC. – JEFFREY STAUFFER  
MJ MECHANICAL, LLC – MICHAEL SALMON

##### **Mechanical Contractor C-1 (Gas Piping)**

CALIBER SERVICES, LLC – MICHAEL FRAMEL (EXAMINEE TO NEW CO.)  
SCOTT FREE PLUMBING, INC. – SCOTT PLUTOWSKI (ADDITIONAL LICENSE)  
TALLAKSON PLUMBING, LLC – THOMAS TALLAKSON (EXAMINEE TO NEW CO.)  
TIMBERWOLF PLUMBING, INC – SCOTT ROSS (ADDITIONAL LICENSE)

**Mechanical Contractor C-3 (Residential Repair/ Replacement)**

CALIBER SERVICES, LLC – MICHAEL FRAMEL (EXAMINEE TO NEW CO.)

**Heating Mechanic IV (HVAC Service Tech)**

ERIC CARRINGTON  
JAMES COSGROVE  
MICHAEL GARDNER  
STEVEN PAQUIN  
CALEB ORMONDE

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

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

\* Appearance required at the Mechanical Committee meeting.

**3. COMPLAINTS**

There were no complaints to be heard.

**4. CONSENT CALENDAR**

There were no Consent Calendar variance requests.

**5. VARIANCE UPDATES**

780 Highway 105, Unit B – Jason Anthony, requests a variance to Section 507.2.1, 2003 International Mechanical Code, to waive the requirement for a Type II hood in a commercial building. *Mr. Anthony was required to appear before the Mechanical Committee Wednesday, May 13, 2009, to give the Committee an update regarding the variance he received allowing a waiver of the requirement for a Type II hood in a commercial building. Mr. Anthony*

*contacted the RBD and informed RBD that he is closing the bakery and will not require the variance. The RBD will not pursue this issue.*

## **VARIANCE REQUESTS**

6. 13665 Railroad Street – James Rhein, Rhein Construction, requests a variance to Section 403.1, 2003 International Plumbing Code, to waive the requirement for plumbing fixtures in a new structure.

James Rhein appeared and presented the Committee members with a letter from the Peyton Fire Department, which stated the Fire Department requests a variance to allow the use of the restrooms in the main Fire Department building, rather than install new restrooms. Tim Crippen Plumbing Plans Examiner stated the adjacent building has separate gender restrooms available at all times. A motion was made by David Steward to recommend to the Board of Review **APPROVAL** of the variance because it is making the current situation better, seconded by Mark Pellitier; the motion carried unanimously.

7. 305, 311, 317, 335, 341, 365, 377 East Missouri Avenue – David Doren, Cornerstone Plumbing, Inc. requests a variance to Section RBC306.4.35, 2005 Pikes Peak Regional Building Code, waive the requirement for a floor drain to be installed in a crawl space with a water meter.

David Doren appeared and stated he is requesting this variance to install water meters in the crawl space without floor drains. Jim Vernon stated this project started in 2006 and was abandon for years. He said construction is commencing again, and the utility provider is not requiring a floor drain. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because the 2006 International Plumbing Code does not require a floor drain, and the utility provider does not require a floor drain, seconded by Jean Phillips; the motion carried unanimously.

8. 16835 Roller Coaster Road, Permit G79466 – Bart Daniel, owner, requests a variance to Section 405.3.1, 2003 International Plumbing Code, to allow a 12” clearance at the side of a water closet where a minimum of 15” is required.

Bart Daniel appeared and stated he is requesting a 12” clearance beside the water closet be allowed in the half bath in the basement. He said there is an additional full bath in the basement. A motion was made by David Steward to recommend to the Board of Review **APPROVAL** of the variance request because it is not the primary bath in the basement, seconded by Curt Miller; the motion carried unanimously.

9. 6215 Trout Creek Court, Permit G56865 – Kevin Sprehe, owner, requests a variance to Section 417.4, 2003 International Plumbing Code, to allow a shower floor area of 780 square inches where a minimum of 900 square inches and a minimum dimension of 30” is required.

A motion was made by Curt Miller to **TABLE** this item until the end of the meeting, seconded by Mark Pellitier; the motion carried unanimously.

*This item was heard after Item 11.*

10. 703 North Academy Boulevard, Permit G83923 – Jason Madson, Citadel Crossing Associates, requests a variance to Section 405.3.2, 2003 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Jason Madson appeared and stated they are building out a space because of the extensive remodel of the Citadel Crossing Shopping Center. He said the tenant will be Mattress Firm and they have a specific layout required for the store. He said they have only two employees working at a time, and not more than ten customers per day. Tim Crippen stated the showroom is filled with beds; and therefore, one restroom would be sufficient. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because of limited floor space and limited occupancy, seconded by Jean Phillips; the motion carried unanimously.

11. 2620 Lumberjack Drive, Permit D57504 – Jim Stevens, owner, requests a variance to Section 405.3.1, 2003 International Plumbing Code, to allow a 13.5” clearance at the side of a water closet where a minimum of 15” is required.

Jim Stevens appeared and stated he is the second owner of the home, and the previous owner installed the basement bathroom without a permit, and now he is trying to get the project approved. Mr. Stevens stated there are three other bathrooms in the home, and this is the only one in the basement. A motion was made by David Steward to recommend to the Board of Review **APPROVAL** of the variance because it not the primary bathroom, seconded by Curt Miller; the motion carried unanimously.

*Curt Miller recused himself for Item 11.*

12. 5725 Erindale Drive Suite 106, Permit G92336 – Mark Mahler, Mahler GC, General Contracting, Co., requests a variance to Section 504.6.1, 2003 International Mechanical Code, as amended by Section RBC304.4.41, 2005 Pikes Peak Regional Building Code, to allow a 50’ length dryer moisture exhaust duct where a maximum of 25’ is allowed.

Kevin Sprehe appeared and stated this is the only available route for the dryer vent to exit. He said the dryer is rated to handle this length of venting per the manufacturers specifications. Jim Vernon stated if they would connect the dryer vent at the ceiling and eliminate one elbow, RBD would be more comfortable with this variance request. Mark Mahler stated he is not opposed to installing the vent through the ceiling to shorten the vent length. A motion was made by Jean Phillips to recommend to the Board of Review **APPROVAL** of the variance request with the stipulation that the vent length be reduced as much as possible, and a plaque be installed behind the dryer stating the length of the vent, seconded by Mark Pellitier; the motion carried unanimously.

- 12a. 15504 Bradshaw Road, - Dan Kmiec, DDK Enterprise, LLC., requests a variance to Section 403.1, 2003 International Plumbing Code, to waive the requirement for plumbing fixtures in a structure

Dan Kmiec appeared and stated they are installing a 24' x 60' modular classroom for a church. He said there are restrooms available in the main church building. Tim Crippen stated he has checked the plans, and the main church building will provide sufficient facilities. A motion was made by David Steward to recommend to the Board of Review **APPROVAL** of the variance request because the church building provides adequate restroom facilities, seconded by Darrell Allen; the motion carried unanimously.

*The following item was heard out of order.*

9. 6215 Trout Creek Court, Permit G56865 – Kevin Sprehe, owner, requests a variance to Section 417.4, 2003 International Plumbing Code, to allow a shower floor area of 780 square inches where a minimum of 900 square inches and a minimum dimension of 30" is required.

Kevin Sprehe appeared and stated the inside of the shower is 30" x 26". He said this size was purchased because it is the largest shower that would fit down the stairs to the basement. He said there are other bathrooms in the basement. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of this variance request because it is not the primary bathroom, seconded by David Steward; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

13. **NEW BUSINESS**

a) Discussion for Drain, Waste and Vent in Garage/Warehouse Floor Drainage

Jim Vernon stated RBD has had problems in the past with floor drainage in large parking structures. He said the dirt and debris from vehicles provide too much for the P traps. He said our previous Code allowed installation of an area drain without traps in garage/parking type applications. A motion was made by Jean Phillips to recommend to the Board of Review **APPROVAL** of the recommendation to RBD staff to use discretion when reviewing plans as to the type of loading which may allow an alternate method of area drains without traps to an interceptor/trap, seconded by David Steward; the motion carried unanimously.

The meeting adjourned at 11:35 A.M.