



MECHANICAL COMMITTEE MINUTES

July 8, 2009

10:00 a.m.

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

MEMBERS ABSENT: Ms. Jean Phillips

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

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 10:02 a.m.

1. CONSIDERATION OF THE JUNE 10, 2009 MINUTES

A motion was made by Curt Miller to **APPROVE** the Minutes as written, seconded by Ed Pine; the motion carried unanimously.

2. COMPLAINTS

- a) A complaint has been brought against Anton Tchakarov, Svetlin Tchakarov and Rodin Stanev, Licensees for Colorado Delta Mechanical, Inc., by Pikes Peak Regional Building Department for allegedly having 30 "A" Status permits, and 158 open permits, in violation of Section RBC105.9 and RBC109.2, 2005 Pikes Peak Regional Building Code.

Todd Welch stated Mr. Tchakarov is out of town and unable to attend today's meeting. A motion was made by Ed Pine to recommend to the Board of Review that the

Complaint be **POSTPONED** until the August 12, 2009, Mechanical Committee meeting, seconded by Curt Miller; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

COLORADO MECHANICAL – JEREMY FITZGERALD
KELLER SERVICE COMPANY – JEFF KELLER
RHINO MECHANICAL SERVICES, LLC – SEAN REINHART

Mechanical Contractor C-1 (Gas Piping)

NOLAN PLUMBING, LLC – PATRICK NOLAN (REINSTATEMENT)

Mechanical Contractor C-2 (Refrigeration)

UINTAH REFRIGERATION & ELECTRICAL, LLC – WILLIAM WERNLI

Heating Mechanic I (Gas Pipe Fitter)

GEORGE ESPINOSA

Heating Mechanic IV (HVAC Service Tech)

BENJAMIN RIVERA
CHRISTOPHER SMITH

Jim Vernon stated all of the 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 Consent License Requests, seconded by Ed Pine; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. **CONSENT CALENDAR**

There were no Consent Calendar variance requests.

VARIANCE REQUESTS

5. 6035 Terminal Avenue – Jon Haman, Haman Enterprises LLC., requests a variance to Section 403.1, 2003 International Plumbing Code, to allow less than the required plumbing fixtures in a new structure.

Mike Edwards, Newvision Custom Builders, appeared and stated this structure is a 10,000 square foot building. He said this is a private storage building, and is not used for retail or any public occupancy. Russ Kauk stated the occupancy is S-2 and would require two bathrooms, but with the letter from Mr. Haman stating the use of the building, RBD is not opposed to the variance. Todd Welch stated a document recorded on the title of the property is the only way to be sure the next owner will know the requirements and the reason for the variance. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that notification be recorded on the title to alert future owners of the variance, seconded by Mark Pelletier; the motion carried unanimously.

6. 4130 Pony Tracks Drive - Mike Lavrenz, Americas Best Home Remodelers, to request a variance to Section 306.1, 2003 International Fuel Gas Code, as amended by Section RBC305.4.28, 2005 Pikes Peak Regional Building Code, to allow a gas appliance to be installed in a location where it will become necessary to remove additional equipment in order to replace the appliance in the future.

Mike Lavrenz appeared and stated they are using the Owens Corning Building System, and the wall was built too short; the water heater cannot be removed. He said the wall system is easily removed, and he has attached a notification to the interior of the removal wall. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the wall system is removable and a contact phone number listed with the directions to remove the wall system, seconded by Ed Pine; the motion carried unanimously.

7. 933 East Costilla Street – Thomas Salazar, owner, requests a variance to Section 503.5.3, 2003 International Fuel Gas Code, to allow an unlined chimney to serve as a gas vent where a chimney lined with an approved material is required.

Thomas Salazar appeared and stated he tested the chimney with a smoke bomb and it worked fine. Jim Vernon stated that brick and mortar is not considered an acceptable material for a chimney vent, but a letter of inspection could be supplied by the contractor indicating the chimney condition. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request, with a stipulation that the contractor supply a letter stating the chimney has been inspected and is in good condition, seconded by Curt Miller; the motion carried unanimously.

8. David Sabo requests a variance to Section RBC201.6.1, 2005 Pikes Peak Regional Building Code, to waive the requirement of the 6-month waiting period to retest following two previous attempts for a Mechanical C-3 License.

David Sabo stated he missed the first and second test by only 2 and 3 points. He said Jack Arrington suggested to him to study the combustion air portion of the Code again. David Sabo stated he has studied the combustion air sections and believes he is ready to retest. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, based on staff recommendation, seconded by Ed Pine; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

10. **NEW BUSINESS**

Jim Vernon stated he will be ready to present the Code revisions to the Mechanical Committee for the next Pikes Peak Regional Building Code in the near future.

The meeting adjourned at 10:55 a.m.