



MECHANICAL COMMITTEE MINUTES

August 12, 2009

10:00 a.m.

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

MEMBERS ABSENT: No members were absent.

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 10:00 a.m.

1. CONSIDERATION OF THE JULY 8, 2009 MINUTES

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

2. COMPLAINTS

- a) A complaint has been brought against Dan Gillis, licensee for Henderson Propane Services, Inc., by Pikes Peak Regional Building Department for allegedly performing mechanical work at seventeen (17) locations in El Paso County without permits, in violation of Section RBC105.1, 2005 Pikes Peak Regional Building Code.

Jim Vernon appeared, was sworn in, and stated RBD received information that Mr. Gillis was doing work without permits in eastern El Paso County. Dan Gillis appeared, was sworn in, and stated that Blue Flame Gas pulled many of these permits. He said while Mr. Gillis was working

to get his license, Blue Flame Gas pulled the permits and did the necessary gas piping. He said other jobs that are listed on the complaint were repair work and did not require a permit. Todd Welch stated the complaint is **WITHDRAWN** by Regional Building Department.

COMPLAINT UPDATES

- b) 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 seventeen (17) “A” status permits, and 151 open permits, in violation of Sections RBC105.9 and RBC109.2, 2005 Pikes Peak Regional Building Code.

Jim Vernon appeared, was sworn in, and stated that Colorado Delta Mechanical does water heater installations for Home Depot. He said when their license was due for renewal, we found that many of their permits have gone into “A” status, or they have permits without inspections. Darcy Tokraks appeared, was sworn in, and stated they took over many of the old permits from contractors no longer working with Home Depot and they got behind. She said they have hired a new employee to call customers and set inspection dates, and if the homeowner is not cooperative, a certified letter is sent to the homeowner explaining the requirement for an inspection. Jim Vernon stated he is happy to see that some progress has been made and is willing to work with the contractor to get the permits finalized. He stated he would be willing to give 60 days to complete the permits. A motion was made by Curt Miller to recommend to the Board of Review that the license be extended for 60 days to allow the contractor time to complete the inspections, and if staff reviews and is satisfied, no further action will be necessary, seconded by Ed Pine; the motion carried unanimously.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

FOUR BAR MECHANICAL – STEVEN SMITH (BACKUP EXAMINEE)
TED’S PLUMBING AND HYDRONICS – THEODORE POPE (ADDITIONAL LICENSE)
TOLIN MECHANICAL SYSTEMS CO. – DAVID SCHLEY (NEW EXAMINEE)
WG MECHANICAL – RICK GRINE

Mechanical Contractor C-1 (Gas Piping)

WAYNE’S HEATING AND COOLING – WAYNE MADRILL (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

BENJAMIN BRADLEY
CHARLES GADSON
SHANE NEWSOME

LYNTEL STANDLEY

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

Mechanical Contractor A (Commercial)

CLIMATE DESIGN – GARETT EDDE (NEW EXAMINEE)

Garrett Edde appeared and stated that all of the existing open permits will be staying with Climate Design. A motion was by Curt Miller to recommend to the Board of Review **APPROVAL** of the Mechanical Contractor A (Commercial) license, seconded by Darrell Allen; the motion carried unanimously.

COMFORT CONTROL, INC. – MICHAEL EDDE (EXAMINEE TO NEW CO.)

Michael Edde appeared and stated he agrees that the open permits should stay with Climate Design. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the Mechanical Contractor A (Commercial) license, seconded by Jean Phillips; the motion carried unanimously.

4. CONSENT CALENDAR

There were no Consent Calendar variance requests.

VARIANCE REQUESTS

5. 6665 Walker Road, Permit G93134 – Edwin Housley, homeowner, requests a variance to Section RBC306.4.75, 2005 Pikes Peak Regional Building Code, to allow the installation of a Saniflo Macerating Toilet System where prohibited.

Edwin Housley appeared and stated he would like to use the Saniflo System because he does not have plumbing in his basement floor. Jim Vernon stated that the Regional Building Code has deleted that section from the International Plumbing Code allowing the Macerating Systems. A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the variance request, because this is not the primary bathroom for the residence and the equipment is listed, seconded by Ed Pine; the motion carried unanimously.

6. 6436 South Highway 85-87 – Roi Steiner, Beckett Development LLP, requests the following variances to:

- a) Section 403.3, 2003 International Plumbing Code, to allow the use of Table 403.1, 2006 International Plumbing Code, for the installation of bathtubs in an adult day care facility.

Jerry White, YOW Architects, appeared and stated this church is building an adult day care facility and does not have the need for the number of bathtubs for a daily use only day care facility. A motion was made by Mark Pelletier to recommend to the Board of Review **APPROVAL** of the variance request because it meets the 2006 International Plumbing Code requirements, seconded by Ed Pine; the motion carried unanimously.

- b) Section 310.4 Exception 2, 2003 International Plumbing Code, to allow fewer water closet compartments than required in a day care facility for children.

Jerry White stated the State of Colorado requires day care facilities to eliminate the dividers in the toilet area so the supervisor has full view of the children to provide for their safety. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request because this is a safety issue for the children, seconded by Mark Pelletier; the motion carried unanimously.

7. 600 South 21st Street, Suite 130 – Permit H01553 - Larry Whittaker, YOW Architects, requests a variance to Table 403.1, Footnote A, 2003 International Plumbing Code, to reduce the number of plumbing fixtures required.

Larry Whittaker, YOW Architects, and Kelly Crosby, owner of the facility, appeared and Mr. Whittaker stated that the facility is being remodeled and they wish to use a unisex restroom. Kelly Crosby stated there would be a maximum of 12 people in the facility at any one time. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the rough plumbing be installed for second bathroom for future use, seconded by Ed Pine; the motion carried unanimously.

8. 3355 West Kiowa Street- Geoffry Vean, homeowner, requests a variance to Section 603.1, 2003 International Plumbing Code, to allow a 1/2" diameter water supply line where a minimum of 3/4" diameter water supply line is required.

Geoffry Vean appeared and stated he has recently bought this property and he is trying to remove the Certificate of Noncompliance from the property. He said the existing 1/2" water line runs under concrete and would be difficult to replace. Jean Phillips stated there would be a problem

with water pressure for the shower. A motion was made by Jean Phillips to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the piping is approved up to the outside wall of the detached garage and that the shower in the loft be removed, seconded by Curt Miller; the motion carried unanimously.

9. 8660 Avens Circle, Permit G82101 – Mike Laurenz, American Siding & Construction Co., requests 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 Laurenz appeared and stated that the basement is being finished with a removable wall system. Jim Vernon stated the water heater lacks frontal access for maintenance and clearance to combustibles. Jack Arrington stated this project came about because we found several basement finishes done without permit, and Mr. Laurenz is now trying to complete the permits and inspection requirements. A motion was made by Darrell Allen to recommend to the Board of Review **DENIAL** of the variance request because there is a reasonable solution for the problem, seconded by Jean Phillips; the motion carried unanimously.

10. Mark Warner 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 A License.

Mark Warner appeared and stated he wants to expand his business by getting the Mechanical A Contractor's License. He stated he has taken classes to help him pass the test, and feels he is ready to take the test again. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that if he does not pass the test this time, he must wait six months to retest, seconded by David Stewart; the motion carried unanimously.

11. Ryan Cimino 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 IV License.

Jack Arrington stated that he met with Mr. Cimino to discuss the test and he has taken a class on combustion air. Ryan Cimino appeared and stated he has taken the combustion air class and feels he is ready to retest. A motion was made by Ed Pine to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that if he does not pass the test this time he must wait the six months to retest, seconded by Jean Phillips; the motion carried unanimously.

12. Don H. Martin, Alpine Crest Plumbing & Heating Inc., requests a variance to Section RBC201.6.1, 2005 Pikes Peak Regional Building Code, to waive the testing requirement for a Mechanical C-1 License.

Don Martin appeared and stated he has worked for Mountain Shadows Plumbing for years and is now taking over the business under a new name. Jim Vernon stated that when Mr. Martin took his Master Plumbing Test it included gas piping. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, because he has tested on the material already, seconded by Ed Pine; the motion carried unanimously.

13. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

14. **NEW BUSINESS**

Jack Arrington stated we are now doing electronic testing, and the computer will print out test results immediately to show if the applicant has passed or failed, and what percentage of questions in each chapter were answered correctly for the failing tests. He said at this time, this is only available for the Mech IV test, but will be set up soon for all tests.

The meeting adjourned at 12:53 p.m.