



## MECHANICAL COMMITTEE MINUTES

December 9, 2009

10:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official  
Mr. Jim Vernon, Chief Mechanical/Plumbing Inspector  
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 NOVEMBER 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 Dane Chaney, Affordable Rooter, Inc., by Regional Building Department for performing plumbing work at 1124 Manitou Avenue, Manitou Springs, Colorado, without obtaining a permit, in violation of Section RBC105.1, 2005 Pikes Peak Regional Building Code.

Dane Chaney appeared and was sworn in. Jack Arrington appeared, was sworn in and stated a customer came in and showed documentation that Affordable Rooter had not pulled a permit for the project. He said the homeowner had hired another contractor to pull a permit, but no permit was on record for Affordable Rooter. Mr. Chaney stated the lack of a permit was an oversight and they apologize for the problem. Jim Vernon stated there are no other complaints on record with RBD for this contractor. A motion was made by Ed Pine to recommend to the Board of Review **DISMISSAL** of the complaint because this is the first offense, seconded by Curt Miller; the motion carried unanimously.

- b) A complaint has been brought against Mark Shellhammer, Paladin Mechanical Services, by Regional Building Department for performing mechanical work at 1122 Manitou Avenue, Manitou Springs, Colorado, without obtaining a permit, in violation of Section RBC105.1, 2005 Pikes Peak Regional Building Code; and for an Administratively Closed permit at 17745 Barrington Court, Monument, Colorado, in violation of Section RBC109.2, 2005 Pikes Peak Regional Building Code.

Mark Shellhammer appeared, was sworn in and stated the equipment was installed before the permit because the heat was out. He said soon after that, he left the business and forgot to obtain the permit. Jack Arrington appeared, was sworn in and stated that Paladin Mechanical Services has now pulled the permits and assured the project was completed properly. Jim Vernon stated that because the permits have been issued and no other complaints are on record, RBD should impose a fine equal to two (2) times the amount of the permit that was established for this scope of work. A motion was made by Jean Phillips to recommend to the Board of Review that an Incident Report be put in Mr. Shellhammer's file, seconded by Mark Pelletier; the motion carried unanimously.

A motion was made by Curt Miller to recommend to the Board of Review **DISMISSAL** of the complaint for 17745 Barrington Court, seconded by David Steward; the motion carried unanimously.

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

ALBERT ROGERS – ALBERT ROGERS (REINSTATEMENT, NAME CHANGE)

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

BIG D PLUMBING, INC. - DONALD LIPKA (ADDITIONAL LICENSE)

PIPE LINE SPECIALTIES – BRIAN CLARK (ADDITIONAL LICENSE)

TM SERVICE COMPANY – THOMAS MANSFIELD

W E M SERVICES, INC. – MARK WUERTHELE (ADDITIONAL LICENSE)

**Heating Mechanic I (Gas Pipe Fitter)**

SCOTT MARKLE

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

BRIAN COPELLI  
BRANDON ELSTON  
JEFF HOUGHTALING  
ROBERT KNIGHT, JR.  
CHRISTOPHER MILLER  
KEVIN PERSING  
ROY REITZ  
DURAN SLOAN  
EDWARD SWEAZY  
WILLIAM THAYNE  
GLEN N TOMPKINS  
MELVIN WRICE

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 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.

\* Appearance required at the Mechanical Committee meeting.

Break from 10:34 a.m. to 10:50 a.m.

**4. CONSENT CALENDAR**

There were no Consent Calendar variance requests.

**VARIANCE REQUESTS**

*The following Item was heard after Item 7.*

5. 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.

No one appeared. A motion was made by Ed Pine to **TABLE** the variance request until the end of the meeting, seconded by Curt Miller; the motion carried unanimously.

6. 415 North Cascade Avenue, Permit H11243 – Sean Reinhart, Rhino Mechanical Services, LLC, requests a variance to Section 402.3.1, Item 1, 2003 International Mechanical Code, to allow apartments to recirculate air between individual dwelling units.

Sean Reinhart appeared and distributed pictures of the project to the Committee Members. He stated the project started as a no heat situation, and he later found that the prior work was not done to Code. He said he designed a system that would work, but the owner did not agree to finance that project. He stated he has come up with another possible solution shown on the pictures, which does not meet Code, but he hopes it meets the intent of the Code. Jack Arrington stated air cannot circulate between dwelling units because of circulation of contaminants from one unit to another. Jean Phillips stated this could spread fire from unit to unit and be a life safety issue. Mr. Reinhart stated they could purify the air before and after the furnace, and put in a smoke shut down system, if any smoke passed through the system. A motion was made by Darrell Allen to recommend to the Board of Review **DENIAL** of this variance request due to life safety issues, seconded by Jean Phillips; the motion carried, 5:2, Curt Miller and Danny Rial opposed.

7. 750 West Garden of the Gods Road – Stan Lewis, Contractor, requests a variance to Table 403.1, 2003 International Plumbing Code, to allow five plumbing fixtures in an existing structure where six plumbing fixtures are required.

Stan Lewis appeared and stated because of the different uses, not all of the units will be occupied at the same time. Russ Kauk stated RBD staff does not oppose the variance request. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request due to RBD staff recommendation, seconded by Ed Pine; the motion carried unanimously.

*The following Item was heard out of order.*

5. 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.

Jim Vernon stated that the Committee has heard and approved several of these items in the past on basements finished without a permit and the contractor is trying to finalize this list of basement finishes. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that written instructions on how to remove the walls be posted on the wall, seconded by Mark Pelletier; the motion carried unanimously.

Break for lunch from 11:40 a.m. to 12:25 p.m.

## 8. UNFINISHED BUSINESS

### a) Review of 2009 International Fuel Gas Code Proposed Amendments

Jim Vernon commented on the proposed Amendment to the 2009 International Fuel Gas Code pertaining to the installation of residential fire pits. He said through investigation on this item, we have talked to fire and gas departments and other building jurisdictions, and found that no other jurisdiction regulates fire pits. He said that staff recommends we do not regulate fire pits and remove the wording from our Code. A motion was made by Curt Miller to recommend to the Board of Review that we remove Section 436 from the proposed Amendments to the 2009 International Fuel Gas Code regulating fire pits, seconded by Ed Pine; the motion carried unanimously.

## 9. NEW BUSINESS

### a) Presentation of 2009 International Plumbing Code Proposed Amendments

Jim Vernon presented an outline of the proposed Amendments to the 2009 International Plumbing Code. He asked the Committee to review the information during the upcoming months for meeting discussion.

The meeting adjourned at 12:50 p.m.