



MECHANICAL COMMITTEE MINUTES

January 13, 2010

10:00 a.m.

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

MEMBERS ABSENT: Ms. Jean Phillips

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Jim Vernon, Chief Mechanical/Plumbing Inspector
Mr. Russell Kauk, Senior Plans Examiner
Mr. Jack Arrington, Senior Mechanical Inspector
Mr. Joel Segura, Commercial Plumbing Inspector
Ms. Jan Myers, Transcriber

PROCEEDINGS:

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

1. A motion was made by Curt Miller to elect Edward Pine as Chairman of the Mechanical Committee for 2010, seconded by Mark Pelletier; the motion carried unanimously.

A motion was made by Curt Miller to elect Dan Rial as Vice Chairman of the Mechanical Committee for 2010, seconded by David Steward; the motion carried unanimously

2. CONSIDERATION OF THE DECEMBER 9, 2009 MINUTES

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

3. **COMPLAINTS**

There were no Complaints to be heard.

4. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

RELIANCE HEATING AND AIR CONDITIONING, LLC – GREG ZYDONIS

Mechanical Contractor C-1 (Gas Piping)

BAIRD & SONS PLUMBING, INC. – JONATHON BAIRD (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

RICK RADKE

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 Ed Pine to recommend to the Board of Review **APPROVAL** of the above-listed Consent License Requests, seconded by Curt Miller; the motion carried unanimously.

5. **CONSENT CALENDAR**

There were no Consent Calendar variance requests.

VARIANCE REQUESTS

6. 7765 C & S Road – Jim Anders, Heritage of Praise Church, request a variance to Table 403.1, 2003 International Plumbing Code, to allow less than the required amount of fixtures in a modular that is temporarily set.

Jim Anders appeared and stated the church is planning a new building in the future. They are using a temporary modular for Sunday school at this time; the existing restrooms are 30' away in the church. A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the variance request because it is a temporary situation, and if attendance grows in the future, there will have to be additional provisions imposed, seconded by Curt Miller; the motion carried unanimously.

7. 6715 Granite Peak Drive, Permit G05621 – Robert Lowery, homeowner, requests a variance to Section 405.3.1, 2003 International Plumbing Code, to allow a 13 ½” clearance at the side of a water closet where a minimum of 15” is required.

Robin Lowery appeared and stated the bathroom is finished, but the clearance to the side of the water closet does not meet code. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because it is not the primary bathroom, and would cause a financial hardship for the homeowner to correct, seconded by David Steward; the motion carried unanimously.

8. 455 East Pikes Peak Avenue - Marc Taggart, MTA Architectural Consulting, request a variance to use Section 712.4.1, 2003 International Plumbing Code, for the installation of a Macerating Toilet System.

Marc Taggart appeared and stated they are unable to install sewer lines to this part of the building, and they wish to install an injection system with a Macerating toilet with the holding tank in the garage. Jim Vernon stated the plans do not show where the holding tank would be installed. He said if the tank were below grade, the variance would not be necessary; it would be an injection system. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because Macerating toilets are allowed by the 2003 International Plumbing Code, seconded by David Steward; the motion carried unanimously.

9. 1034 North Institute Street – Jennifer Devlin, homeowner, 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.

Jennifer Devlin appeared and stated they had a water heater installed and the inspection was not approved because of the unlined chimney. She said both the furnace and water heater are vented through the chimney, which runs through the interior of the house. She said this should keep the temperature at an even level. Jim Vernon stated the chimney is brick and mortar without a tile liner. He stated that a letter from a licensed contractor is needed to determine the condition of the chimney. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a letter from a licensed contractor is submitted to RBD which states the chimney is in good condition, seconded by Ed Pine; the motion carried unanimously.

10. 7170 Eagle Wing Drive, Permit H04712 – Matt Manzione, Mountain Top Custom Homes, requests as variance to Section 1002.1, 2003 International Mechanical Code, as amended by RBC304.4.79, 2005 Pikes Peak Regional Building Code, to allow a water heater with a lower first hour recovery rate than required by code.

Matt Manzione appeared and stated the plumbing contractor installed a 40-gallon water heater with only a 78% recovery rate. He said the home is being built for a retired couple, and they do not believe they require any additional water storage. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request due to customer usage, seconded by Ed Pine, the motion carried unanimously.

11. **UNFINISHED BUSINESS**

- a) Proposed Amendments to the 2009 International Fuel Gas Code.

Jim Vernon presented the proposed Amendments to the 2009 International Fuel Gas Code. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the Proposed Amendments to the 2009 International Fuel Gas Code as presented, seconded by Ed Pine; the motion carried unanimously.

- b) Proposed Amendments to the 2009 International Plumbing Code.

The Board members discussed the proposed amendments to the 2009 International Plumbing Code, and will continue the discussion at the February 10, 2010, Mechanical Committee meeting.

12. **NEW BUSINESS**

There was no New Business to discuss.

The meeting was adjourned at 11:45 a.m.