

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MECHANICAL COMMITTEE MINUTES**

November 10, 2010

10:00 a.m.

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

**MEMBERS ABSENT:** Mr. David Steward  
Mr. Neil Case

**OTHERS PRESENT:** Mr. Henry Yankowski, Building Official  
Mr. Jim Vernon, Chief Mechanical/Plumbing Inspector  
Mr. Todd Welch, RBD Counsel  
Mr. Jack Arrington, Senior Mechanical Inspector  
Mr. Russell Kauk, Senior Plans Examiner  
Ms. Pattie Benger, Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

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

#### **1. CONSIDERATION OF SEPTEMBER 8, 2010 MINUTES**

A motion was made by Curt Miller to **APPROVE** the September 8, 2010, Mechanical Committee Minutes as written, seconded by Dan Rial; the motion carried unanimously.

#### **2. COMPLAINTS**

- a) A complaint has been brought against Garrett Edde, licensee for Climate Design, by the Pikes Peak Regional Building Department for performing mechanical work at 19320 Robin Hood Way, 8540 Pepperidge Drive, 3615 Saddle Rock Court, 2435 Shiprock Way, 6045 Wilson Road, and 2575 Prescott Circle East, in violation of Sections RBC201.2(3), (5), (6), (7), (8), and (9), RBC 201.8.1, RBC201.11.1 and RBC201.11.3, 2005 Pikes Peak Regional Building Code.

Garrett Edde appeared and was sworn in. Jim Vernon appeared, was sworn in, and stated the details of the complaint. He said Mr. Edde's company has had several furnace vent

installations that did not pass initial inspection, and RBD has requested Mr. Edde to appear before the Mechanical Committee to inform RBD about the steps he is taking so this does not continue to occur. He said Mr. Edde has made the corrections on a number of the installations and they have now passed inspection. Mr. Edde said he has performed a pressure test at all of the addresses in the complaint and they all passed inspection. Mr. Vernon stated when we have a contractor that repetitively has problems with life safety portions of a furnace installation, RBD believes it to be a very serious matter. Mr. Edde said he does quality control inspections for his company on every job to be certain they are done correctly. He said the new policy at Climate Design is that he performs a pressure test on all installations, and he has spent a lot of time and money to retrain his employees so he does not continue to run into problems with his installations. A motion was made by Darrell Allen to recommend to the Board of Review that a one-year Incident Report be placed in Garrett Edde's contractor file regarding the installation practices on the PVC pipe connections, seconded by Curt Miller; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

**Mechanical Contractor A (Commercial)**

ABC PLUMBING & ELEC. SUPPLY – MARK BUSH (ADDITIONAL LICENSE)  
AIR TECH MECHANICAL, INC. – WALTER HALL (CO. CHANGES LICENSEE)  
ALL TEMP MECHANICAL INC – KENNETH FLEES  
DON'S HTG & A/C SERVICE – DON CAMPBELL (LICENSEE CHANGES CO.)  
EXCEL MECHANICAL SYSTEMS, INC. – STEVEN SMITH (LICENSEE CHANGES CO.)

**Mechanical Contractor B (Residential)**

GROUNDHOG CONSTRUCTION – PATRICK LOHR (LICENSEE CHANGES CO.)

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

SUMMIT PLUMBING – JASON GRADE (ADDITIONAL LICENSE)

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

RICARDO T. TRUJILLO

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

BRANDON COX  
BRANDON HENDRICKS  
CHANDI DURAN  
EDWARD MATHEWS  
ERIK BENNETT  
JOHN JAMES  
KEVIN D. KELLY  
MARK A. TERNES  
MICHAEL HICKS  
RICK D. BLAKE  
ROKE SAN NICHOLAS, JR.  
STEVE BROWN  
TIMOTHY LOWDER  
WALTER HALL

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the above-listed Consent License Requests, seconded by Dan Rial; 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. 2815 North El Paso Street, Units B and C – Stan Lewis, contractor, requests a variance to Table 403.1, 2003 International Plumbing Code, to allow one plumbing fixture in a new structure where two are required.

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

*This Item was heard out of order after Item 9a.*

6. 3225 Broadmoor Valley Road – Marty Rickett, J. E. Dunn Construction, requests a variance to Section 403, 2003 International Plumbing Code, to allow a reduction in fixture count due to the fact that the building and deck are not occupied at the same time.

Don Massey, the Design Firm, appeared and stated this is a proposed wedding deck at the Cheyenne Mountain Resort. He said they will always have room inside the building to cover the number of occupants on the deck should there be inclement weather and the occupants have to be brought inside the building. He said the deck is an additional venue for wedding ceremonies. Russell Kauk stated RBD staff does not oppose this variance request. A motion was made by Mark Pelletier to **APPROVE** the variance request because it does not require any additional fixtures and RBD staff does not oppose the variance request, seconded by Darrell Allen; the motion carried unanimously.

7. 20120 Lockridge Drive, Permit H49134 – Lisa Kawahara, homeowner, requests a variance to Section 303.4, 2003 International Plumbing Code, to allow the installation of a plumbing fixture that does not conform to the standards of the International Plumbing Code.

Lisa Kawahara appeared and stated she is installing a copper 16 gauge tub that does not have the Code compliant overflow drain. Jim Vernon stated this variance request is for a product that is not listed in the International Plumbing Code. Russell Kauk stated the homeowners understand that since this is a free standing tub, the faucet will have to be installed above the lip of the tub with a one-inch air gap. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because it does not present a life safety issue, seconded by Dan Rial; the motion carried unanimously.

8. 18970 Wing Tip Road, Permit H19190 – Douglas Barber, Rawhide Homes, Inc., requests a variance to Section 417.4.1, 2003 International Plumbing Code, to allow deco tiles that protrude past the other tile, where prohibited.

Douglas Barber appeared and stated this is a very contemporary home and the homeowner designed the tiles in the bathroom. He said there are nine deco tiles that protrude past the shower wall about 3/8" to 1/2". He said they are not sharp protrusions. Jim Vernon stated RBD staff does not oppose this variance request. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because it is in a bathroom that will seldom be used, seconded by Darrell Allen; the motion carried unanimously.

9. Victor Abeyta 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.

Jim Vernon stated Victor Abeyta is not here today. He said Mr. Abeyta is an employee of Colorado Springs Utilities and RBD staff has been working with his supervisor to try to get Mr. Abeyta a Mechanical IV License to maintain his employment. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Pelletier; the motion carried unanimously.

- 9a. Mark Bell 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.

Mark Bell appeared and stated he has failed the test twice, and he would like to retest immediately so he is not demoted at his place of employment. He said he has been working with Jack Arrington to prepare for the test, and he is confident he can pass the test now. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request based on Mark Bell's employment situation, seconded by Mark Pelletier; the motion carried unanimously.

*The following item is being heard out of order.*

5. 2815 North El Paso Street, Units B and C – Stan Lewis, contractor, requests a variance to Table 403.1, 2003 International Plumbing Code, to allow one plumbing fixture in a new structure where two are required.

Russell Kauk, Regional Building Department, appeared on behalf of Stan Lewis. He said this structure is a plant growth facility and there will be no more than four employees occupying the building at any one time, but because of the square footage involved, an additional plumbing fixture would be required by Code. He said RBD does not oppose this variance request. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request based on RBD staff's recommendation, seconded by Mark Pelletier; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

Break from 11:22 a.m. to 11:30 a.m.

11. **NEW BUSINESS**

- a) Polypropylene Vent Systems

Steve Kroh, Shamrock Sales, Inc., appeared and gave a presentation regarding Polypropylene Vent Systems. He said this product is for condensing appliances that have lower temperatures. Bruce Faul, Shamrock Sales, Inc., appeared and stated he is a contractor and has been using this product in the Boulder area. He said this product has a fire retardant and so it has a rating. He said this product is UL tested and will tolerate the higher temperatures. Mr. Faul said this is a complete system and it is inexpensive, somewhere between PVC and stainless steel. Jim Vernon stated we do not have a national UL listing on this product, but we have European and Canadian listings, and RBD would like to have it approved by the Mechanical Committee, for installation in El Paso County. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the Polypropylene Vent Systems, based on the manufacturer's recommendations, for installation in El Paso County, seconded by Darrell Allen; the motion carried unanimously. .

b) Emergency Showers and Eye Wash Stations

Jim Vernon stated currently Code requires that the Emergency Showers and Eye Wash Stations meet the ISEA/ANSI standards. He said the mandatory portion of the standard requires that the delivered flushing fluid temperature be tepid and defines tepid as being lukewarm. He said it is unclear where emergency showers under this section are considered to be individual showers according to this Code. Mr. Vernon said individual showers would require mixing valve conforming to ASSE 1016 or CSA B125. He said with respect to eyewash stations, the Code and the ISEA/ANSI standard are silent on what type of temperature control is necessary. He said the arguments are that they are there for a specific purpose; and the real issue is hot and cold water. Since the Code does not require the emergency fixtures, Mr. Vernon said RBD would rather not control the water temperature. A motion was made by Curt Miller to recommend to the Board of Review that RBD not enforce the tepid water requirement used by emergency showers and eyewash stations because it is not required by Code, seconded by Dan Rial; the motion carried unanimously.

The meeting adjourned at 11:58 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg