

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MECHANICAL COMMITTEE MINUTES**

December 14, 2011

10:00 a.m.

**MEMBERS PRESENT:** Vice Chairman Dan Rial  
Mr. Mark Pelletier  
Mr. Curt Miller  
Mr. Neil Case  
Mr. John Martin  
Mr. Darrell Allen

**MEMBERS ABSENT:** Chairman Edward Pine

**OTHERS PRESENT:** Mr. Jack Arrington, Senior Mechanical Inspector  
Mr. Marty Williams Senior Plumbing Inspector  
Mr. Todd Welch, Regional Building Counsel  
Mr. Russell Kauk, Senior Plans Examiner  
Mrs. Pattie Bengler, Licensing  
Mrs. Bonnie Hart, Administrative Assistant

### **PROCEEDINGS:**

Vice Chairman Dan Rial called the meeting to order at 10:01 a.m.

#### **1. CONSIDERATION OF NOVEMBER 9, 2011 MINUTES**

Vice Chairman Rial stated Item 7b has been amended to reflect that Darrell Allen made the motion and Dan Rial seconded the motion. A motion was made by Curt Miller to **APPROVE** the November 9, 2011 Mechanical Committee Minutes, as amended, seconded by Mark Pelletier; the motion carried unanimously.

#### **2. COMPLAINTS**

There were no Complaints to discuss.

#### **3. CONSENT LICENSE REQUESTS**

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

ACTIVE AIR, INC. – BRUCE CARDELLA (UPGRADE)  
COLORADO COMFORT HTG. & A/C – MICHAEL STINE (UPGRADE)  
GRAND CENTRAL HEATING AND AIR CONDITIONING LLC – WILLIAM  
CLEMENTE

HEATMISER LLC – DAVID VARNEY

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

ANDY'S PLUMBING AND ASSOCIATE, LLC – ANDREW JACOBSON

**Mechanical Contractor C-2 (Refrigeration)**

CHAMBERS MECHANICAL – WILLIAM CHAMBERS

**Mechanical Contractor C-3 (Residential Maintenance)**

HOPLITE ENTERPRISES LLC – CREGG TERASA

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

CURTIS BERUMEN

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

ANTHONY DAVID SIFFRING  
BRIAN BOHL  
DRAGAN JAJCANIN  
JASON EAKS  
JED O'CONNOR  
KEVIN MORGAN  
RONALD HENRY

A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Neil Case; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

There were no Individual License Requests to discuss.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

## VARIANCE REQUESTS

5. 2365 Patriot Heights – Mark Crowe, Earl Swensson Associate Architects, requests a variance to Section 403.1, 2009 International Plumbing Code, to waive the requirement to install a drinking fountain.

Jack Arrington stated this Item is **POSTPONED** until the January 11, 2012 Mechanical Committee meeting.

6. 6805 Bismark Road – Dan Sievers, Architect, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to allow lavatory to be located outside the restroom in the daycare center classrooms for supervision of children for hygiene issues.

Dan Sievers, Architect, appeared and stated the owner of the daycare facility currently has plans for an addition with four new classrooms. He said due to state requirements teachers must supervise hygiene issues for children. He stated it is more convenient to supervise the children when the sink is outside the lavatories. Russ Kauk stated RBD does not oppose this variance request.

A motion was made by Mark Pelletier to recommend to the Board of Review **APPROVAL** of the variance request because the State requirements are different than the Code requirements, seconded by Curt Miller; the motion carried unanimously.

*Vice Chairman Dan Rial recused himself from Item 7.*

7. 1025 Elkton Drive – Daniel Rial, Rial Heating, requests a variance to Table 503.3.1, 2009 International Energy Conservation Code, to eliminate the required economizer on RTU, where required.

Dan Rial stated as a subcontractor for Skyline Construction, they are building a clean room at IC Interconnect. He said they are replacing a 20-year old roof top unit and requesting to eliminate the economizer due to the fact that when put into full position, the dirty air will be dispersed into the Heppa filters. He said because of the tar and gravel roof, using the economizer would be a large maintenance and expense issue to maintain the certification for a clean room.

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by John Martin; the motion carried unanimously

8. 615 Winding Hills Road – Darcy Tokracks, Colorado Delta Mechanical Inc., requests a variance to Section 503.5.3, 2009 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.

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

9. John Speiser requests a variance to Section RBC201.6.1, 2011 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 Contractor License.

John Speiser appeared and stated he wanted to waive the 6-month waiting period to retest for a Mechanical IV Contractor License. Jack Arrington appeared and stated he has been working with Mr. Speiser and he observed the wrong answers on the test were associated with Mr. Speiser's understanding of the old Code. He said Mr. Speiser would not have a problem answering the questions in the future. He said Mr. Speiser has a job that depends on this license to keep his job.

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, because Mr. Speiser's job depends on this license, seconded by Darrell Allen; the motion carried unanimously.

Break from 10:19 a.m. to 10:29a.m.

- 9b. 1534 North Circle Drive – Jack Paulson, Architect, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Jack Paulson, Architect, appeared and stated this structure is an ice cream shop with 14 fixed seats and one small restroom. He said the store wants to upgrade and put in a new unisex handicapped restroom. Russ Kauk stated RBD staff has no objections to this variance request based on the floor layout, fixed seating, and the staff working at any one time.

A motion was made by Mark Pelletier to recommend to the Board of Review **APPROVAL** of the variance request due to the occupancy of the structure, seconded by Curt Miller; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

- a) Review Plumbing Consent Calendar Item – Waterless Urinals.

Jack Arrington stated RBD thought waterless urinals were approved in the 2009 International Plumbing Code (“IPC”). He said Amendment 419.1 of the 2009 IPC states waterless urinals are prohibited. He said RBD would like waterless urinals added to the 2011 Plumbing Consent Calendar.

A motion was made by Curt Miller to adopt the 2011 Plumbing Consent Calendar, as amended, for waterless urinals; seconded by John Martin; the motion carried unanimously.

11. **NEW BUSINESS**

- a) Tabled Items

A motion was made by Curt Miller to **POSTPONE** the Tabled Items until the January 11, 2012 Mechanical Committee meeting, seconded by Neil Case; the motion carried unanimously.

- b) Ventilated Curbs

Russ Kauk stated with the change in the Code regarding the ventilated curb, RBD is in discussion with the Fire Department to see if ventilated curbs will be required at all Type-I hood applications, or when a grease duct is installed in a shaft.

- c) Plan Review

Dan Rial proposed that he would like to have a future discussion about giving Plan Review more authority to approve plans at the counter, allowing RBD to help the public get permits in a more timely fashion. Roger Lovell stated the Permit Counter works hard to get plans approved and permits issued. He said for Plan Review to be consistent, they must enforce the requirements consistently. He said the variance route is one of last resort, and they try to exhaust all other options first. He stated not enforcing the Code consistently, creates a liability issue.

Pikes Peak Regional Building Department  
Mechanical Committee Meeting Minutes  
December 14, 2011  
Page 6

The meeting adjourned at 11:01 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/bbh