

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ELECTRICAL COMMITTEE AGENDA

March 13, 2012

2:30 p.m.

MEMBERS PRESENT: Chairman Dennis Hathcock
Vice Chairman Waldo Pendleton
Mr. Mark Mahler
Mr. Eddie Dunn
Mr. Daniel McCully
Mr. Ronald Holladay
Mr. Ashton Randall

MEMBERS ABSENTS: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Dean Wemmer, Chief Electrical Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hathcock called the meeting to order at 2:31 p.m.

Dean Wemmer stated RBD staff would like to present Eddie Dunn with a plaque to show their appreciation for his time and dedicated service as an Electrical Committee member for the past six years.

Dean Wemmer stated RBD would like to welcome Ronald Holladay and Ashton Randall to the Electrical Committee as new board members.

1. CONSIDERATION OF NOVEMBER 8, 2011 MINUTES

A motion was made by Eddie Dunn to **APPROVE** the November 8, 2011, Electrical Committee Minutes as written, seconded by Waldo Pendleton; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT CALENDAR

There were no Consent Calendar Variance Requests to be discussed.

VARIANCE REQUESTS

4. 9220 Gingerhill Court, Permit I00496 – Edward Survil, homeowner, requests a variance to Section 210.52(A)(1), to waive the requirement that receptacles be installed such that no point measured horizontally along the floor line in any wall space is more than 6’0” from a receptacle outlet.

Edward Survil appeared and stated he finished his sunroom ten years ago and discovered that a permit was not pulled for the three spotlights. He said he immediately pulled the permit for the spotlights and then discovered that the receptacles did not meet Code. He said the two receptacles in the sunroom have been adequate for his family for the past ten years. Dean Wemmer stated Code does require that sunrooms do comply with this Code. Mike McDermott, Mr. Survil’s friend that helped with the construction work, appeared and stated the receptacles are installed under the windows and the wall is a 1/4” panel, and it is very difficult to attach the receptacle to this panel. Dean Wemmer stated this is a homeowner permit, which means the homeowner should have done the work himself. Dennis Hathcock stated this work was done illegally to begin with and now they are asking for a variance to get approval of the work that was done without a permit and which did not meet Code. Mr. Wemmer stated there are three additional receptacles required to meet Code. He said the sunroom is unheated, and sits on a slab, and not a foundation. He stated RBD can do an inspection to confirm that the wiring has been done correctly and meets Code other than this one issue with the number of receptacles.

A motion was made by Ashton Randall to recommend to the Board of Review **APPROVAL** of the variance request because the work was done eleven years ago, and has not presented any problems, and this would be a hardship on the homeowner to have corrected, with the stipulation that the work be inspected by a licensed electrician. The motion **FAILED** due to lack of a second. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a receptacle is added between the existing receptacle on the house wall and the outside wall to meet spacing requirements, and continue that wire mode around the corner and add a single duplex on the right-hand wall, and have it permitted and inspected by RBD to ascertain that it is installed properly, seconded by Ronald Holladay; the motion carried 5:1. Ashton Randall opposed.

5. 7945 Bonfire, 10628 Mt. Evans, 17632 Cabin Hill, 9415 Sand Myrtle, 6260 Bearcat, 9297 Portmarnock, 775 Chesapeake, 7184 Red Cardinal, 7679 Manistique, 2324 Shady Aspen, 6268 Passing Sky, 6138 Water Trough, 9515 Shinnecock, and 7907 Brairthorn Lane – Melvin Denke, Fountain Valley Electric, requests a variance to Section 210.12, 2008 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers.

Dean Wemmer appeared on behalf of Melvin Denke and stated this variance is for nuisance arc fault breakers due to various electronics and appliances. He stated Fountain Valley Electric has a device that detects nuisance arc fault breakers. A motion was made by Eddie Dunn to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Ashton Randall; the motion carried unanimously. Ronald Holladay asked if the Electrical Committee would consider making this variance a Consent Variance in the future. Waldo Pendleton stated the Electrical Committee would like to bring the contractors in to appear before this Committee to be certain they are doing their due diligence to correct the problems, and Eddie Dunn agreed.

- 5.b. 2525 Gold Pass Heights – James Nakai, Architect, requests a variance to Section 505.7, 2009 International Energy Conservation Code, to waive metering of individual units, where required.

James Nakai appeared and stated this project is the Myron Stratton Independent Living Facility, consisting of 25 units, and all utilities are included in the tenants' rent payments. Arthur St. John, electrical engineer for the project, appeared and stated there is a distribution panel on each floor, and each unit has a refrigerator, range, garbage disposal, and a small fan coil for heating and cooling; the units are 600 to 1,000 square feet. He said there is a central laundry facility in the building. Dean Wemmer stated RBD staff does not oppose this variance request. A motion was made by Edde Dunn to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Waldo Pendleton; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

- a) Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Waldo Pendleton, move that the Electrical Committee meeting be held on the second Tuesday of each month at 2:30 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado

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Springs, Colorado 80910, Room 100-14, that the Electrical Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by Linda Gardner, Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Eddie Dunn; the motion carried unanimously.

Dean Wemmer asked if the Electrical Committee might consider making the variance to waive individual metering a Consent Variance, but the Committee determined that they would like each variance applicant to appear before the Electrical Committee.

The meeting adjourned at 3:34 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/lhg