

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

January 11, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. Neil Case

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Jim Vernon, Chief Plumbing/Mechanical Inspector
Mr. Todd Welch, Regional Building Counsel
Mr. Russell Kauk, Senior Plans Examiner
Mrs. Rebecca Mulder, Licensing
Mrs. Bonnie Hart, Administrative Assistant

PROCEEDINGS:

Chairman Ed Pine called the meeting to order at 10:02 a.m.

1. ELECTION OF OFFICERS

A motion was made by Curt Miller to re-elect Edward Pine as Chairman for 2012, seconded by Mark Pelletier; the motion carried unanimously.

A motion was made by Curt Miller to re-elect Dan Rial as Vice Chairman for 2012, seconded by Mark Pelletier; the motion carried unanimously.

2. CONSIDERATION OF DECEMBER 14, 2011 MINUTES

A motion was made by Curt miller to **APPROVE** the December 14, 2011, Mechanical Committee Minutes as written, seconded by Darrell Allen; the motion carried unanimously.

3. COMPLAINTS

There were no Complaints to discuss.

4. CONSENT LICENSE REQUESTS

Heating Mechanic I (Gas Pipe Fitter)

MICHAL POTASZ

Heating Mechanic IV (HVAC Service Tech)

BRANDON VANDERWALKER
DANIEL VIGIL
DAVID MASON
JACOB LANGNESS
JOHN SPEISER
JOSEPH KILE
JOSEPH PHILLIPS
MICAH PITTENGER

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no Individual License Requests to discuss.

5. CONSENT CALENDAR

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

6. 4101 Centennial Boulevard – Doug Allen requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Doug Allen with Allentown Homes appeared with client, Alan Roberts, owner of the beauty salon, and Mr. Allen stated the owner wants to remodel and update the facility to service existing clientele which are primarily women. He said they want to move the current unisex restroom to where the current pedicure station is located and move the pedicure station to where the restroom is located to enlarge the pedicure area.

Russ Kauk stated the 1994 plans show two restrooms and anything over 15 occupants requires two restrooms. Mr. Allen stated before the new owner purchased the property, the present pedicure station was installed and the second restroom removed. He said the rough-in plumbing remains.

Mark Pelletier stated many facilities push the limit of the Code with one restroom and it would be worthwhile to keep the second restroom. Mr. Roberts stated if they build another restroom, there would not be enough room for another pedicure station.

A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the rough-in plumbing remains, and the variance is for this usage only, seconded by Dan Rial; the motion carried 4:1. Mark Pelletier opposed.

7. 4655 Town Center Drive, Unit 160 - Darin Mathews, business owner, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Darin Mathews with Freewheel Mobility appeared and stated he presented this same variance last year and has consulted with several contractors, whom suggested he bring photos in for the Committee to see the need to remove the second restroom to allow a second handicapped vehicle in the showroom.

Dick Licciardi, owner of the building, appeared and stated the second restroom has rough-in plumbing and if the building use is changed in the future the second restroom can be constructed. He said as long as Mr. Mathews has a permit and does the work according to Code, he approves this modification to the building.

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because the rough-in plumbing remains for future tenants and the owner approves the modifications, with the stipulation that a letter from the building owner approving this modification be sent to RBD, seconded by John Martin; the motion carried 3:2. Mark Pelletier and Darrell Allen opposed.

8. 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.

This Item has been **WITHDRAWN**.

9. 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. *This Item was **POSTPONED** to the January 11, 2012 Mechanical Committee Meeting due to non-appearance.*

Jim Vernon said Colorado Delta Mechanical Inc.'s representative was on his way from Denver and detained by traffic. He stated the variance request is typical and has been presented many times to the Committee. He said the issue is the chimney integrity; in most cases the contractor inspects the chimney and provides a letter to verify its condition.

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 confirming the chimney is in operable condition be submitted to RBD, seconded by Mark Pelletier; the motion carried unanimously.

- 9b. Trent Cooper 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 Contractor "A" License.

This Item has been **WITHDRAWN**.

10. **UNFINISHED BUSINESS**

Dan Rial asked if RBD had considered the question brought up during the last meeting about Plan Review solving more problems at the table instead of having to take questions back to the engineers.

Roger Lovell stated RBD cannot modify a design professional's drawings because it is a liability. He said to do too much at Plan Review would have DORA and design professionals calling for tighter regulations creating a "slippery slope".

11. **NEW BUSINESS**

- a) El Paso County Strategic Plan 2012 - 2016

A motion was made by Curt Miller to thank El Paso County for the information provided and commend them on it, seconded by Dan Rial, who wanted to also commend the County Commissioners and County employees for their hard work and number of hours worked to provide this document; the motion carried unanimously.

- b) Sunshine Act Requirements

Pursuant to the Colorado Sunshine Act, I, Darrell Allen, move that the Mechanical Committee meeting be held on the second Wednesday of each month at 10:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Mechanical 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 Curt Miller; the motion carried unanimously.

c) State Plumbing Board

Jim Vernon stated the current activity at the State Plumbing Board is review of the statutes and rules. He said the Sunshine Law will affect the Plumbing Board in July of 2013; a draft of the proposed changes to be assembled by July 2012.

d) Master Plans

Russ Kauk stated the deadline for updating current master plans to the 2009 IECC with Duct Design is February 1st. He said any master not updated will not be permitted after this date until the update is submitted and approved.

e) Sprinkler Systems

Bob Croft stated RBD staff gave a presentation at the El Paso County Commissioners' meeting this week regarding the adoption of the 2009 International Fire Code Regulation to require sprinkler systems in structures of 6,000 square feet or larger. He stated Monument and Palmer Lake have already adopted this Code. Henry Yankowski stated this Code does not take into consideration square footage of areas in a home that are non-living areas, i.e. garages and covered porches. He said this Code will adversely affect the building of structures, and it is far more restrictive in practical application.

f) Previous Variance Approvals

Mark Pelletier stated he visited a few sites where a variance had been approved for a single restroom where two were required, and found they exceeded the stated occupancy load by large numbers. Roger Lovell said the Fire Department is not concerned until the occupancy is over 50. Mr. Pelletier stated the Health Department does have concerns about this issue.

Pikes Peak Regional Building Department
Mechanical Committee Meeting Minutes
January 11, 2012
Page 6

The meeting adjourned at 11:25 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/bbh