

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

March 14, 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
Mr. Neil Case

OTHERS PRESENT: Mr. Jim Vernon, Chief Plumbing/Mechanical Inspector
Mr. Todd Welch, Regional Building Counsel
Mr. Russell Kauk, Senior Plans Examiner
Mrs. Pattie Bengert, Licensing
Mrs. Bonnie Hart, Transcriber

PROCEEDINGS:

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

1. CONSIDERATION OF January 11, 2012 MINUTES

A motion was made by Curt Miller to **APPROVE** the January 11, 2012, Mechanical Committee Minutes as written, seconded by Mark Pelletier; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

LANDGRAF PLUMBING – BRUCE SCURLOCK (ADDITIONAL LICENSE)
WEATHERWISE, LLC – GREGORY VAN WEY

Mechanical Contractor B (Residential)

BRADLEY HEATING – BENJAMIN BRADLEY

LUXKOR CONTRACTING, LTD. DBA LUXTHERM ENERGY SOLUTIONS –
RYAN ABERLE

Mechanical Contractor C-2 (Refrigeration)

BOEING SPACE & COMMUNICATIONS – TIMOTHY SMITH

Mechanical Contractor C-3 (Residential Maintenance)

ROBERTS HEATING & AC – JUSTIN ROBERTS

Mechanical Contractor E (Elevators/Escalators)

HUDSON ELEVATOR, LLC DBA PEAK ELEVATOR PERFORMANCE GROUP –
RANDY MCGINNIS

Heating Mechanic I (Gas Pipe Fitter)

ARMONDO TRUJILLO
JOHN BUTTS
MARK MOORE
MICHAEL GREEN
NICHOLAS MAESTAS
RAYMOND WALTERS JR.
RYAN ELLIS

Heating Mechanic IV (HVAC Service Tech)

ALEXANDER MASTERS
DOUGLAS RADZANOWSKI
EVERETT HANES
JAMES RANDALL
KEVIN ASHTON
MATTHEW RENFRO
MICHAEL GREEN

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.

4. CONSENT CALENDAR

There were no Consent Calendar variance requests to discuss.

VARIANCE REQUESTS

5. 407 Camino Del Rey, Permit H80710 – Soley Holley, homeowner, requests a variance to Section 303.4, 2003 International Plumbing Code, to allow the use of a non third-party certified plumbing product.

Soley Holley appeared and stated she has installed a whirlpool steam shower unit in her home that she purchased online. Jim Vernon stated most of the components are listed, but the unit as a whole is not listed. He said there are no life safety issues, and the control mechanisms are low voltage or air operated and are located in an accessible portion of the unit. Ms. Holley said there has been two electrical inspections and two plumbing inspections, and it was in the final plumbing inspection that she was informed she needed the variance.

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, because the components in the unit are listed and it is just the unit as a whole that is not listed, seconded by Curt Miller; the motion carried unanimously.

6. 1001 North Weber Street, Permit H96656 – Mike Black, Four Bar 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.

Mike Black appeared and stated they have installed a draft converter boiler at this project, and the chimney is in sound condition. He said the home was built in 1920, and the chimney is brick and mortar construction with three natural draft appliances on the system.

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a letter of inspection be submitted to RBD

confirming the integrity of the chimney, seconded by Curt Miller; the motion carried unanimously.

7. 1116 East Madison Street, Permit I07800 – Jose Avila, Avila's Plumbing, 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.

William Hazelton, homeowner, and Andre Force of Avila's Plumbing, appeared and Mr. Hazelton stated this house was built in 1929 and has a brick and mortar chimney. He said there are two appliances on the chimney, i.e., a forced air furnace and the water heater. He said the expense to line the chimney would be a financial hardship.

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a letter of inspection be submitted by Avila's Plumbing confirming the integrity of the chimney, seconded by Darrell Allen; the motion carried unanimously.

Curt Miller recused himself from Item 8.

8. 2845 Country Club Drive, Permit I03436 – Curt Miller, Frontier Mechanical Systems, 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.

Curt Miller appeared and stated he replaced a water heater in a home with an unlined chimney, and the homeowner would like to spare the expense of the liner. He said the chimney is in good repair, and he has given RBD a letter of inspection. Jim Vernon said the chimney is lined with a tile liner, and the issue is the furnace is a high efficiency furnace, which requires a chimney liner by Code

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because a letter has been provided by Curt Miller confirming the chimney's integrity, seconded by Mark Pelletier; the motion carried unanimously.

9. 450 Delmonico Court – Ed Smith, EMC Associates, requests a variance to Section 404.6, 2009 International Fuel Gas Code, to waive the requirement for an underground conduit inspection.

Ed Smith appeared and stated he built this patio cover and put in stamped concrete, but he failed to have the underground conduit inspected to verify the depth. He said he had installed a 2" PVC pipe conduit in the slab with a line out to the edge of the patio because

the homeowner wants to install a free standing gas fireplace on the concrete pad. He said he is asking to waive the requirement for an underground conduit inspection. Mr. Smith said he intends to install a flexible line the five or six feet to get it to the center of the slab. Jim Vernon said the issue is RBD is not able to verify depth of conduit. He said the line must be a CSST stainless steel product, and the ends must stay open in case there is a breach in the gas line. Mr. Smith stated the fireplace is supplied by a mechanical contractor and will be 18" off the ground. He said there will be a shut off valve at the hard line junction of the flex line and the solid pipe.

A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a CSST stainless steel line be installed, with vents on both ends, and the rest of the piping must meet all Code requirements, seconded by Curt Miller; the motion carried unanimously.

10. John Stratton 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 license.

John Stratton appeared and stated since the second time he took this Mechanical IV test, he has taken a combustion air class that was taught by Jack Arrington, and he also worked with Mr. Arrington to prepare for his Mechanical IV test. He said he feels he is now able to pass the test. He said he has been working in this field for six months and graduated from Intellitech. 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 5:1. John Martin opposed.

- 10b. 6747 Southmoor Drive, Permit I09246 – Carl Christian, City of Fountain, requests a variance to Section 416.5, 2009 International Plumbing Code, to eliminate the need for tempered water for public hand washing facilities.

Carl Christian appeared and stated the City of Fountain would like to **WITHDRAW** this variance request.

- 10c. 39 Cheyenne Boulevard, Permit H92162 – Shawn Heer, Merastone Plumbing, LLC, 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.

Dennis Medina, Merastone Plumbing, appeared and stated Merastone Plumbing installed a 50 gallon water heater in this home with an unlined chimney. He said he has prepared a letter of inspection for RBD confirming the integrity of the chimney. A motion was

made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Curt Miller; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

a) State Approval of the 2009 International Mechanical Code (“IMC”).

Neil Case asked when the State would approve the 2009 International Mechanical Code. Roger Lovell stated he has been in contact with the State regarding the 2009 IMC for school inspections, and to the best of his knowledge they are still on the 2006 IMC. Mr. Lovell said he and Bob Croft attended the House Bill Committee Hearings at the State Capital with regard to allowing local building departments the authority to do plumbing and electrical inspections at schools. He said currently there is a House Bill that allows pre-qualified building departments to do building and mechanical inspections. He said RBD is currently doing building and mechanical inspections and plan reviews for 13 school districts.

The meeting adjourned at 11:14 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/bbh