

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MECHANICAL COMMITTEE MINUTES**

May 9, 2012

10:00 a.m.

**MEMBERS PRESENT:** Chairman Edward Pine  
Vice Chairman Dan Rial  
Mr. John Martin  
Mr. Darrell Allen

**MEMBERS ABSENT:** Mr. Neil Case  
Mr. Curt Miller

**OTHERS PRESENT:** Mr. Jim Vernon, Deputy Building Official/Small Business Development  
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector  
Mr. Jon Brazier, Senior Mechanical Inspector  
Mr. Russell Kauk, Senior Plans Examiner  
Mr. Todd Welch, Regional Building Counsel  
Mr. Terry Brunette, Special Investigator  
Mrs. Pattie Bengner, Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

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

#### **1. CONSIDERATION OF APRIL 11, 2012 MINUTES**

A motion was made by John Martin to **APPROVE** the Mechanical Committee Minutes as written, seconded by Darryl Allen; the motion carried unanimously.

#### **2. COMPLAINTS**

- a) A complaint has been brought against James Fine and Rodney Cox, President and licensee for Replumb Specialties, Inc., by Regional Building Department for performing plumbing work at 435 Brandywine Drive, Colorado Springs, Colorado without obtaining a permit, in violation of Section RBC105.1, 2011 Pikes Peak Regional Building Code; and because he has an "A" status permit at 4212 Carnoustie Court, Colorado Springs, Colorado, in violation of Section RBC109.2, 2011 Pikes Peak Regional Building Code.

Terry Brunette appeared, was sworn in, and stated the details of the complaint. No one appeared. A motion was made by Dan Rial to **TABLE** this Complaint until the end of the meeting, seconded by Darryl Allen; the motion carried unanimously.

*This Item was heard out of order after Item 5.*

3. **CONSENT LICENSE REQUESTS**

**Mechanical Contractor A (Commercial)**

ENERGY RESOURCE CENTER – STEVEN KEITH HEDGER (UPGRADE)

**Mechanical Contractor A (Commercial)**

ALLTYPE MECHANICAL INC. – DAVID SHERMAN  
KEITH A. CANTARA HVAC CONTRACTING – KEITH CANTARA  
PINECREEK HEATING AND AIR CONDITIONING – STEVEN PAQUIN  
WESSON SERVICES COMPANY DBA ALL AMERICAN MECHANICAL – JOHN DORRIES

**Mechanical Contractor B (Residential)**

CLEMENT LEE – CLEMENT LEE

**Water Connected Appliance**

SPRINKLERS INC. – TODD CARTER

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

JEREMY MARTINO

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

BENJAMIN BONNER  
CHRISTOPHER HOFMANN  
CLEMENT LEE  
GREGORY VANWEY  
JEFFREY SWAIN  
LAWRENCE HOLTZ  
NICHOLAS HOLLIER

VICTOR WEGER  
WYLIE ALLEN

A motion was made by John Martin 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**

a) 1715 North Nevada Avenue, Permit I15376 – Cornerstone Plumbing, Inc. requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance, provided the installation meets the following requirements:

- The appliance is a replacement.
- The area of the chimney does not exceed 7 times the area of the draft hood outlet.
- Not more than 1 side of the chimney is exposed to the outside.

A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

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

#### **VARIANCE REQUESTS**

5. 15210 Marblehead Court, Permit I17569 – Susan Wood, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 12<sup>3/4</sup>" clearance at the side of a water closet where a minimum of 15" is required.

Susan Wood appeared, was sworn in, and stated there are 12<sup>3/4</sup>" between the water closet and the shower wall. She said the work was done 20 years ago without a permit, and they are selling their house and trying to permit the work and have it inspected. She said this is the third bathroom in the house. A motion was made by John Martin to recommend to

the Board of Review **APPROVAL** of the variance request because it is the third bath in the house, seconded by Dan Rial; the motion carried unanimously.

*The following Item 2a was heard out of order.*

## 2. **COMPLAINTS**

- a) A complaint has been brought against James Fine and Rodney Cox, President and licensee for Replumb Specialties, Inc., by Regional Building Department for performing plumbing work at 435 Brandywine Drive, Colorado Springs, Colorado without obtaining a permit, in violation of Section RBC105.1, 2011 Pikes Peak Regional Building Code; and because he has an "A" status permit at 4212 Carnoustie Court, Colorado Springs, Colorado, in violation of Section RBC109.2, 2011 Pikes Peak Regional Building Code.

James Fine and Rodney Cox appeared and were sworn in. Jack Arrington appeared, was sworn in, and stated a permit was not pulled for the work done two years ago at 435 Brandywine Drive. He said the homeowner discovered this when she was trying to sell her home. He stated he did an inspection on the work done, and it was completed satisfactorily. Mr. Arrington stated this company was brought before the Mechanical Committee in April of 2009, on another violation for doing work without a permit. Mr. Fine stated that over the years he has had homeowners request that a permit not be obtained for the work being done, usually because other work in the home was completed without a permit. He stated in this particular case, it was an oversight on his company's part. Jim Vernon appeared, was sworn in, and stated Messrs. Fine and Cox were asked to appear before the Mechanical Committee today to notify them of RBD's permitting policies. He said a permit has now been pulled and the inspection has been completed. Mr. Fine stated Replumb Specialties, Inc. has implemented a new policy in this company that a permit must be obtained for all work done. A motion was made by Darryl Allen to recommend to the Board of Review **DISMISSAL** of the Complaint because RBD staff and the Committee members have determined that Replumb Specialties, Inc. has remedied this problem within their company, seconded by John Martin; the motion carried unanimously.

Break from 10:32 a.m. to 10:44 a.m.

## 6. **UNFINISHED BUSINESS**

- a) RBD's Proposal to Combine the Electrical Committee and the Mechanical Committee.

Jim Vernon stated RBD is proposing combining the Electrical Committee and the Mechanical Committee and forming an “MEP” Committee, because of lack of activity for both Committees during the past year. He said the proposed “MEP” Committee would be comprised of seven Committee members, consisting of an architect, an engineer, an electrical contractor, a mechanical contractor, a building contractor, a master plumber, and a citizen at large. He said RBD is recommending that this proposal be taken to the jurisdictions for approval.

b) Small Business Development

Jim Vernon gave a presentation regarding the work he is doing with regard to Small Business Development. He stated he is not trying to take the position of a design professional, but he is trying to assist the customers with the permitting process.

c) State Plumbing Board

Jim Vernon stated he had a meeting with the Program Director regarding the Sunset Review, and DORA’s attempt to get the various boards to conduct business in the same manner. He said they are trying to get the Codes adopted at the State level, also adopted at the local level within twelve months.

**7. NEW BUSINESS**

a) Position Available on the Mechanical Committee.

Jack Arrington stated Mark Pelletier has resigned from the Mechanical Committee due to his relocation to Texas.

The meeting adjourned at 11:14 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY:llg