

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

June 13, 2012

10:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
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
Mrs. Pattie Benger, Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. CONSIDERATION OF MAY 9, 2012 MINUTES

A motion was made by Dan Rial to **APPROVE** the Minutes of the May 9, 2012, Mechanical Committee Meeting as written, seconded by John Martin; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

GDS HEATING & AIR, INC. – GILBERT DOCTOROFF (ADDITIONAL LICENSE)

HARTFORD MECHANICAL LLC – MARCUS MORENO
LARRY LOSS – LARRY LOSS (EXAMINEE CHANGES CO.)
M-1 MECHANICAL INC. – ALBERT ROGERS (EXAMINEE CHANGES CO.)
SIMPLY HEATING & AIR, INC. – CANDI BRIGHTWELL

Mechanical Contractor B (Residential)

FIRST STOP HEATING AND AIR – KEVIN WORLEY

Mechanical Contractor C-1 (Gas Piping)

PROSPECT PLUMBING, LLC – RODIN STANEV (EXAMINEE CHANGES CO. &
PRIMARY EXAMINEE)
PROSPECT PLUMBING, LLC – SVETLIN TCHAKAROV (SECONDARY
EXAMINEE)
WESTERN FIREPLACE SUPPLY, INC. – JOHN FERGUSON III (SECONDARY
EXAMINEE)

Mechanical Contractor E (Elevators/Escalators)

NATIONWIDE LIFTS – WILLIAM SCOTT (REINSTATEMENT)

Heating Mechanic I (Gas Pipe Fitter)

JOHN FERGUSON III

Heating Mechanic IV (HVAC Service Tech)

DANNY CAUDLE (REINSTATEMENT)
JAMES WALTON
JOHN STRATTON
KEVIN WORLEY
PAUL HOSKINS
RODNEY OSTBY

A motion was made by Curt Miller to **APPROVE** 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. 325 Delaware Drive – Douglas Fullen, Architect, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Douglas Fullen appeared and stated this is a change of occupancy on this project, and they are requesting approval to allow one unisex restroom and eliminate the requirement for a water fountain. He stated there will be a water dispenser available. Russ Kauk stated RBD does not oppose this variance request as long as water is provided. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that rough-in plumbing remains in the second restroom that will be utilized as a storage space, seconded by Curt Miller; the motion carried unanimously.

6. 954 Manitou Avenue – Daniel McCully, Architect, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Daniel McCully appeared and stated this project has been a café and work was completed without a permit in 2009. He stated his client bought the building since that time, and it remains a café with an occupancy of 45, which requires one restroom per gender. Russ Kauk stated RBD staff does not oppose this variance request. Todd Welch stated if the variance is approved and there is a change of ownership, as long as the occupancy remains the same, there would be no need to change the variance. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request based on RBD staff's recommendation and the difficulty in adding another restroom, seconded by Neil Case; the motion carried unanimously.

7. 6920 Oak Hills Circle, Permit I18540 – Dennis Schweitzer, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 11½" clearance at the side of a water closet where a minimum of 15" is required.

Dennis Schweitzer stated he completed his basement in 1996, and his contractor did not pull a permit, but he did not know that at the time. He stated this is the fourth bathroom

in this house. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because this is not the primary bathroom in the house, seconded by John Martin; the motion carried unanimously.

- 7.b. 975 East Garden of the Gods Road, Permit I13511 – Larry Fish, Holbrook Service, Inc., requests a variance to Section 503.2.7, 2009 International Energy Conservation Code, to allow less R value insulation than required by Code, i.e. R-5 insulation used, where R-8 insulation is required.

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

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

a) Complaint Regarding Trip Fees

Jack Arrington stated J. D. Vigil filed a complaint regarding a trip fee charged because CO detectors were not installed at job sites at the time the final inspections were called in. He stated the 2011 Pikes Peak Regional Building Code requires installation of CO detectors. He stated RBD gave contractors two 90 day grace periods after August 1st to allow contractors an opportunity become accustomed to this new Code, before charging a trip fee. He stated the grace periods have expired and there are only a few contractors that are still having issues with this new Code.

J. D. Vigil appeared and stated he is appealing the Mechanical Supervisor's decision to assess re-inspection fees on a technical code failure on first time inspections as detail in the Code. He said this is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the technical codes, but as controlling the practice of requesting inspections before the job is ready for such an inspection or re-inspection. He stated this should be a "rejected" inspection in lieu of an assessment of a trip fee. Curt Miller stated if the CO detector is not installed at the time of final inspection, than you are not finished with the job. Darrell Allen stated the CO detector is not an option, it is required by Code.

Mr. Arrington stated the job is not ready for inspection if the CO detector is not installed. Dan Rial stated Mr. Vigil should start including inexpensive CO detectors

with all of his jobs, so this does not happen again. Mr. Arrington stated there are just a few contractors that are still having problems with this issue.

Jim Vernon stated the trip fee was set to minimize the impact for the inspection department because the fees for each permit are associated with the number of trips required for a particular scope of work. He stated an inspection should not be ordered if the job is knowingly not ready. He stated if the homeowner is going to be responsible for a portion of the work scope, the homeowner should take care of his part prior to the inspection being done. Mr. Vernon said RBD's cost include the Gray Water Appendix in the 2009 IPC to send an inspector to the job site is approximately \$42.00. Todd Welch stated RBD does not make money on the inspections; RBD is trying to cover its costs for the inspection.

Henry Yankowski stated RBD is not going to raise the price of a permit for everyone in order to address issues for a handful of people. He said those contractors that comply with the Code, pay less than those that do not comply with the Code.

A motion was made by Curt Miller to recommend to the Board of Review that if the CO detector is not installed, the job is not ready for inspection, and a trip fee should be charged, seconded by Darrell Allen; the motion carried unanimously.

b) Gray Water Systems for Irrigation

Jack Arrington stated Section C101 and C103 of the 2009 International Plumbing Code ("IPC") addresses gray water as an alternate means of irrigation. He stated it would be limited to drain water from bathtubs. He said essentially it acts like a leach field. Jim Vernon stated the reason this is coming to the Mechanical Committee is because the Appendix regarding gray water installation in the 2009 Code has now moved to the main body of the Code in the 2012 Code. He stated whatever Code the State adopts, the local jurisdictions must adopt the same Code within twelve months. He said RBD has always had the ability to amend the Code as long as it is equal to or better than the Code adopted by the State. He stated RBD would like to look at gray water irrigation to irrigate lawns, and not to flush fixtures.

Mr. Vernon stated the correct way to include the Gray Water Appendix in the 2009 IPC is to amend the Code. He said the State probably intends to adopt the 2012 IPC, and Gray Water is in the main body of the Code, not an appendix. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** for RBD to move forward with the ability to accommodate such customers looking for gray water

in an irrigation type system only, seconded by Darrell Allen; the motion carried unanimously.

c) Tabled Items

A motion was made by Curt Miller to **POSTPONE** the tabled items until the July 11, 2012 Mechanical Committee Meeting, seconded by Dan Rial; the motion carried unanimously.

The meeting adjourned at 11:40 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg