

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

July 11, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. Darrell Allen

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

PROCEEDINGS:

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

1. CONSIDERATION OF JUNE 13, 2012 MINUTES

A motion was made by Curt Miller to **APPROVE** the Minutes of the June 13, 2012 Mechanical Committee Meeting as written, seconded by Neil Case; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

CONTROL SERVICE CENTER INC – CLARENCE HILL

ENVIRONMENTAL EQUIPMENT SERVICES – JIM THOMAS (EXAMINEE CHANGES CO.)

Mechanical Contractor B (Residential)

ALTITUDE HEATING AND AIR – LONNY CRAWFORD

Mechanical Contractor C-2 (Refrigeration)

PEAK REFRIGERATION INC – DAVID GILLESPIE

Heating Mechanic I (Gas Pipe Fitter)

ROY MURRAY

Heating Mechanic IV (HVAC Service Tech)

HAROLD LAMBDIN

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Curt Miller; 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. 10480 Keeton Ranch Road – Bruce Smith, The Larson Group, requests a variance to Section 403, 2009 International Plumbing Code, to waive the requirement for plumbing fixtures within the facility and access requirements to plumbing fixtures.

Bruce Smith appeared and stated this variance is for the Louisiana State University (“LSU”) Geology Field Camp. He stated LSU has been in this camp since 1928. He stated the camp is for seasonal use only. Mr. Smith stated they are rebuilding one of the dormitory cabins, and remodeling the other dormitory cabins. He stated there is water to the kitchen/dining room/classroom building, and the shower/restroom building. He stated the dormitory cabins do not have water or plumbing fixtures. He stated the new cabin is

260 feet from the shower/restroom building. Jack Arrington stated this same variance was granted for another cabin at this camp approximately three to four years ago. Russ Kauk stated RBD staff does not oppose this variance request. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request based on RBD staff recommendations, seconded by Neil Case; the motion unanimously.

Curt Miller recused himself from Item 6 due to a conflict of interest.

6. 228 North Cascade Avenue – Joel Cox, Art C. Klein Construction, Inc., requests a variance to Section 410.1, 2009 International Plumbing Code, to allow bottled water dispensers to be substituted for 66 percent of the required drinking fountains, where a maximum of 50 percent is permitted.

Joel Cox appeared and stated the 2009 International Plumbing Code allows for 50 percent of the drinking fountains to be substituted by water bottle stations. He said there are three floors in the building, and they would like to eliminate the second and third floor drinking fountains and replace the first floor with a high/low ADA accessible drinking fountain. He said the first floor is for public use, and the second and third floors are for administrative staff. Jack Arrington stated when there are three floors, it is difficult to substitute 50 percent of the fountains. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

7. 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.

Larry Fish appeared and stated he changed a 5-ton existing rooftop unit out. He stated the insulation value of the rooftop unit is slightly less than R-2, the ductwork is R-5, and the old ductwork drop is R-4. He stated in order to correct this issue, he would have to take the unit apart, which would interrupt service. Jon Brazier stated he inspected this project, and Section 503.2.7, 2009 International Energy Conservation Code, states that when you are outside the envelope of the building, an R-8 insulation is required for ductwork. He said the exception for this unit states “when located within the equipment”, and everything exterior of this requires an R-8 insulation. He stated RBD staff does not oppose this variance request. 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.

8. 5840 Chokecherry Drive, Permit H00455 – Dan and Monica Vanderbeek, homeowners, request a variance to Section 405.3.1, 2003 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

Monica Vanderbeek appeared and stated this is a basement finish and there is not enough room between the water closet and the shower wall to meet the 15” clearance required by Code. She said this is the fourth restroom in the house. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because it is not the primary bathroom, and the shower stall does not allow for a Code compliant clearance at the side of the water closet, seconded John Martin; the motion carried unanimously.

- 8.b 2225 East Platte Avenue – J. B. Johnson, Becker-Johnson, Inc., requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Johnny Johnson appeared and stated this structure is Set Free Ministry. He stated the building was constructed in the 1940’s and it was renovated ten years ago for City Glass. He stated at that time they installed two ADA compliant restrooms. Mr. Johnson said the existing restrooms are situated in such a manner to make it difficult to add any more fixtures, and make them compliant with the ADA requirements. He stated in order to comply with Code, they would have to demolish the existing restrooms and reconstruct them to add one more fixture. Russ Kauk stated RBD staff does not oppose this variance request. 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, seconded by John Martin; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

Jim Vernon stated in the 2012 International Plumbing Code gray water is in the main body of the Code, Chapter 13. He stated the gray water section of the Code discusses subsurface irrigation, and the reason is that the gray water is discharged below ground so it is not able to contact human. He stated RBD may not have control over subsurface irrigation systems, other than the initial installation. Mr. Vernon said to use gray water above ground, would require a disinfectant tank. He said once the public is aware of the availability of the gray water system, he believes there will be a massive application.

10. **NEW BUSINESS**

Jack Arrington stated Jack Beuschel is with a company that sells Studer vents and he will be appearing next month at the Mechanical Committee meeting because he has a complaint regarding RBD’s restrictions on the air admittance valves he is installing. He

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said an air admittance valve is used in lieu of a vent for a plumbing fixture. He stated he would like the committee members to research this issue prior to the board meeting next month. Russ Kauk stated when the valves fail, they fail in a closed position, which causes the sewer gases to build up.

The meeting adjourned at 10:59 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg