

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

September 12, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. John Martin

OTHERS PRESENT: Henry Yankowski, Building Official
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
Ms. Mindy Stuemke, Permit Supervisor
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Ed Pine called the meeting to order at 10:03 a.m.

1. CONSIDERATION OF AUGUST 8, 2012 MINUTES

A motion was made by Curt Miller to **APPROVE** the August 8, 2012 Mechanical Committee Minutes as written, seconded by Darrell Allen; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

MURPHY COMPANY – RICHARD LA ROSE (COMPANY CHANGES EXAMINEE)
REYMOND REYNOLDS – RAYMOND REYNOLDS (EXAMINEE CHANGES)

COMPANY)
WESSON SERVICES COMPANY DBA ALL AMERICAN MECHANICAL –
WESLEY DORRIES (EXAMINEE CHANGES CO. & SECONDARY EXAMINEE)

Mechanical Contractor B (Residential)

CHRISTOPHER HIGHTOWER – CHRISTOPHER HIGHTOWER

Mechanical Contractor C-1 (Gas Piping)

FLOW RIGHT PLBG HTG & IRR. INC. – LANCE HARVEY (ADDITIONAL
LICENSE)

Mechanical Contractor C-3 (Residential Maintenance)

24/7 HEATING & AIR CONDITIONING – DAVID SABO (REINSTATEMENT)

Heating Mechanic IV (HVAC Service Tech)

GERARD GRIMMIG
STEVEN VASICKO
WILLIAM HANES SR.

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded 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. 115 South 27th Street, Permit I29439 – Douglas Rykerd, Foothills Plumbing & Heating, 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.

No one appeared. A motion was made Dan Rial to **TABLE** this variance request until the end of the meeting, seconded by Darrell Allen; the motion carried unanimously. *This Item was heard out of order after Item 9c.*

6. 411 East Caramillo Street, Permit I03988 – Alex Allen, Olson Plumbing & Heating Co., 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.

Alex Allen appeared and stated this is a water heater replacement and the chimney is in good condition. Jack Arrington stated there are two appliances in this chimney and there is not enough room for a liner. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request based on the letter submitted by the applicant confirming the integrity of the chimney, seconded by Neil Case; the motion carried unanimously.

7. 1624 North Nevada Avenue, Permit I24543 - Alex Allen, Olson Plumbing & Heating Co., 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.

Alex Allen appeared and stated this is a water heater replacement and the chimney is in good condition. Jack Arrington stated there are two appliances in this chimney and there is not enough room for a liner. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request based on the letter submitted by applicant confirming the integrity of the chimney, seconded by Curt Miller; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

a) Unlocked Gas Meters

Darrell Allen stated he has been on three different job sites in the Black Hills distribution area of Falcon that had a live gas meter with a wafer stop, but they do not have a lock, and he is concerned about the life safety issues. He stated he believes this is a potential fire hazard. Jack Arrington stated he believes that CSU has run out

of the appropriate locks for these meters. He stated there have also been instances where the meters are unlocked waiting for the contractors to make the connection. He stated this issue is not under the control of RBD. Mr. Arrington stated he will contact Colorado Springs Utilities to bring this issue to their attention again.

b) Admin Closed Permits

Jack Arrington gave a presentation regarding RBD's procedure for Admin Closed Permits. He stated RBD has a form letter for contractors to use to send to their homeowners to request that the inspections be completed. Edward White stated he feels the noncompliance lien issue should also be explained to the homeowner in the letter. Todd Welch stated RBD sends the homeowners a notice prior to filing a lien.

c) Code Adoption

Jim Vernon stated RBD has been through every jurisdiction, except the City of Colorado, with the Code adoption. Todd Welch stated we ran into some problems with the City due to the Waldo Canyon Fire, and possible Code changes that have been discussed due to the fire. He stated the Electrical Code is the big issue.

Break from 10:30 a.m. to 10:41 a.m.

The following Item 5 was heard out of order.

5. 115 South 27th Street, Permit I29439 – Douglas Rykerd, Foothills Plumbing & Heating, 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.

Douglas Rykerd appeared and stated this is a water heater replacement. He stated this is a tile lined chimney and in good condition. He stated he can provide a letter to 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, with the stipulation that a letter is provided to RBD which confirms the integrity of chimney, seconded by Curt Miller; the motion carried unanimously.

d) Residential Fire Sprinklers

Jim Vernon appeared and gave a presentation regarding Residential Fire Sprinklers, that are also potable water systems.

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The meeting adjourned at 11:12 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg