

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MECHANICAL COMMITTEE MINUTES**

October 10, 2012

10:00 a.m.

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

MEMBERS ABSENT: Mr. Neil Case

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  
Mrs. Pattie Bengert, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

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

#### **1. CONSIDERATION OF SEPTEMBER 12, 2012 MINUTES**

A motion was made by Darrell Allen to **APPROVE** the September 12, 2012 Mechanical Committee Minutes as written, seconded by Dan Rial; the motion carried unanimously.

#### **2. COMPLAINTS**

There were no Complaints to discuss.

#### **3. CONSENT LICENSE REQUESTS**

##### **Mechanical Contractor A (Commercial)**

AIRFLOW PROS – TIMOTHY JAMES PARKEY (SECONDARY EXAMINEE)  
ALLIED PLUMBING – DANIEL RICHARDSON (ADDITIONAL LICENSE)

##### **Mechanical Contractor B (Residential)**

TERRY-AIR - TERRY KIRKSEY

**Mechanical Contractor C-1 (Gas Piping)**

POWER PLUMBING, INC. – BILLY PERRY (SECONDARY EXAMINEE)  
POWER PLUMBING, INC. - RANDY ANDERSON (PRIMARY EXAMINEE)

**Mechanical Contractor C-2 (Refrigeration)**

CAMPBELL REFRIGERATION - JOSHUA CAMPBELL

A motion was made by Darrell Allen 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. 775 West Bijou Street, Permit I40534 – Bruce Barr, Art C. Klein Construction, Inc., requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Bruce Barr appeared and stated this structure is a wedding event center. He said only one wedding takes place at a time, and the group of people move from one room to another, i.e. the wedding takes place in the chapel and then that group of people move to the banquet room for the reception after the wedding is over. 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.

6. 425 Motor World Parkway – Joel Cox, Art C. Klein Construction, Inc., requests a variance for Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Bruce Barr appeared and stated this structure is an automobile showroom. He stated on a typical day there is rarely more than 15 people in the structure. Tom Buckley, President of Red Nolan Infinity, appeared and stated the plan is for 10 employees and three to five customers in the structure at any one time. Russ Kauk stated the automobiles take up a great deal of the floor space, and when that space is eliminated, the occupancy of the structure is reduced and one restroom per gender would be appropriate. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because of the nature of the business and the fact that the structure is in Motor City, seconded by Curt Miller; the motion carried unanimously.

7. 2516 Weston Road – Stan Lewis, Contractor, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Stan Lewis appeared and stated this project is an interior remodel, and the size of the building would require an occupancy of 17, but because of the nature of the business, the actual occupancy of the building will be three. Nick Brown, property owner, stated this structure is a medical marijuana growth facility, and there would be a maximum of three employees at any one time. He said he does not do any retail sales out of this structure. Jack Arrington 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 and the use of the facility, seconded by Dan Rial; the motion carried unanimously.

8. 1815 Lorraine Street, Permit I34372 – Springs Savings Heating & A/C 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.

Paul Clark, Springs Savings Heating & A/C, appeared and stated the homeowner installed the water heater himself, and requested Springs Savings Heating & A/C to line the chimney. He stated it is not possible to line the chimney due to the configuration of the chimney. He stated he has examined the chimney and it is in good condition, and he has submitted 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 because the contractor has inspected the chimney and submitted a letter to RBD confirming the integrity of the chimney, seconded by Curt Miller; the motion carried unanimously.

9. 137 North Monument Lake Road, Permit I44857 - Springs Savings Heating & A/C 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.

Paul Clark, Springs Savings Heating & A/C, stated he would like to **WITHDRAW** this variance request.

10. 1945 Heathercrest Drive, Permits I41009 and I42790 – Alexander Bailey, homeowner, requests a variance to Section 424.3, 2009 International Plumbing Code, to allow existing shower valves that are not balanced-pressure, thermostatic or combination balanced-pressure/thermostatic valves, limited to 120 degrees.

A friend appeared for Alexander Bailey, who is currently in Iraq. She said the shower valves are in working condition, and it would be expensive to replace them. Jack Arrington stated this is a basement finish prior to permit by the previous owner and the current homeowner is trying to correct that and get it inspected and approved. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, and the valve is in working condition, seconded by John Martin; the motion carried unanimously.

11. 5110 Edison Avenue – Cade McKee, Concrete Jungle, requests a variance to Section 402.1, 2009 International Plumbing Code, to allow a precast concrete vanity that is not compliant with this Code requiring plumbing fixtures constructed of approved materials, with smooth, impervious surfaces, free from defects and concealed fouling surfaces.

Nick Wardol, Concrete Jungle, stated they will be using a hybrid water base polyurethane finish on this precast concrete sink that should last 10 years. He stated they have installed concrete sinks for a number of residences and businesses. Douglas Carr, Architect, stated this is a high level of finish that is very durable. He stated the sink will be mounted to studs on three sides of the sink. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Curt Miller; the motion carried unanimously.

- 11b. 3317 Cinema Point – Bobby Hill, Architect, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Bobby Hill appeared and stated this is a restaurant that is expanding into a cupcake store next door that has only one restroom. He said the existing restaurant has two restrooms. He said when you combine the two spaces and add some exterior patio seating, the new occupancy requires an additional restroom. 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 Darrell Allen; the motion carried unanimously.

- 11c. 902 South Prospect Street – Rev. Willie Sutton requests a variance to Section 507.2.1, 2009 International Mechanical Code, to waive the requirement for a Type I hood, where required.

Rev. Willie Sutton appeared and stated this structure is the St. John's Baptist Church, and the kitchen in the church has a commercial stove. He stated they use the kitchen approximately five times per month. He stated although the kitchen was installed two years ago, they have not used it because of this issue. Jack Arrington stated RBD received a complaint two years ago regarding water heaters and kitchen equipment. He said RBD staff inspected the facility at that time, and the water heater issue has been resolved, but they had improper hoods for this type of stove. He said they risk filling the church up with smoke and grease, without the proper hood. A motion was made by Dan Rial to recommend to the Board of Review **DENIAL** of the variance request due to life safety issues, seconded by John Martin; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

- a) "A" Status CNC Process Letter.

Jack Arrington stated RBD has done an "A" status CNC letter, which is streamlining the process. He said it will be implemented on November 1, 2012. He stated it has been well received by our customers.

13. **NEW BUSINESS**

The Mechanical Committee moved into Executive Session at 11:00 a.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 11:40 a.m., Chairman Pine noted that no decisions were made during the Executive Session.

Pikes Peak Regional Building Department  
Mechanical Committee Meeting Minutes  
October 10, 2012  
Page 6

The meeting adjourned at 11:41 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY:llg