

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

November 14, 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 Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Ed Pine called the meeting to order at 10:01 a.m.

1. CONSIDERATION OF OCTOBER 10, 2012 MINUTES

A motion was made by Curt Miller to **APPROVE** the October 10, 2012 Mechanical Committee Minutes as written, seconded by John Martin; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

BULLSEYE PLUMBING HEATING & AIR – MARCUS MORENO (EXAMINEE CHANGES CO.)

GOLDEN WAY MECHANICAL, INC. – DAVID LARSEN
THE HEAT DEPOT – PAUL HARDCASTLE (EXAMINEE CHANGES CO.)
HVAC SOLUTIONS – TIMOTHY DONEGAN (SECONDARY EXAMINEE)

Mechanical Contractor B (Residential)

SERVICE FIRST PLUMBING HEATING AND DRAINS LLC – TYLER POPE

Mechanical Contractor C-1 (Gas Piping)

SUNRISE SOLAR – EARL ANDERSON (EXAMINEE CHANGES CO.)

Mechanical Contractor E (Elevators/Escalators)

APPLIED ELEVATOR SERVICE & SALES, INC. – TROY VAN WYKE

Heating Mechanic I (Gas Fitter)

BRANDON DAVIS
DANIEL RICHARDSON
PATRICK PALACOL

Heating Mechanic IV (HVAC Service Tech)

BENJAMIN HOULE
BRANDON DAVIS
DANIEL RICHARDSON
JASON CARPENTER
KEVIN ARCHER
KEVIN DALTON
PATRICK PALACOL
STEVEN DINGMAN
TERRY KIRKSEY
WILLIAM CLEMENTE

A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Darrell Allen; 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. 7230 Coral Ridge Drive, Permit I29142 – Wayne Koski, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow an 18” diagonal clearance from front of water closet to corner shower where a minimum of 21” is required.

Wayne Koski appeared and stated this was a basement finish done prior to permit, and he has pulled the permit and is trying to correct Code issues that were made previously and complete the project. He stated this is the second bathroom in the house, and the rough-in plumbing had been installed when he bought 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 it is an angular shower so it does not intrude, seconded by John Martin; the motion carried unanimously.

6. 210 Avocet Loop, Permit I06095 – Sean Mulholland, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 13” clearance on the sides of a water closet where a minimum of 15” is required.

Sean Mulholland appeared and stated he is finishing his basement, and the rough-in plumbing does not allow for Code compliant clearances on the sides of the water closet. 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.

7. 1401 West Cheyenne Road, Permit I16350 – 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 chimney is in good condition, and both appliances are draft hood type. He stated he is replacing the water heater. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that Mr. Allen submit a letter to RBD to confirm the integrity of the chimney, seconded by Darrell Allen; the motion carried unanimously.

8. Lawrence Dwayne Williams requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the requirement of the 6-month waiting period to retest following two previous attempts for a Mechanical C1 License.

Lawrence Williams appeared and stated he currently has a license to install wood stoves, and he is applying for a “C1” (Gas Piping) License. He stated he has taken the test twice and would like to waive the 6-month waiting period to retest, so he can get his license. He stated the purpose for this license request is to give him the ability to install gas fire places. A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Curt Miller; the motion carried unanimously.

9. 5120 Centennial Boulevard – Daniel Light, owner, requests a variance to Article 403, Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures, and allow portable fixtures in lieu of permanent fixtures.

Daniel Light appeared and stated this project is a spectator sports arena for children. He stated the proposed plumbing fixtures will be port-o-lets, because currently there is no plumbing available. He stated it will be used primarily as a practice field for children’s sports, when approximately 30 players will be in the facility. Mr. Light stated this is a temporary situation, and eventually they will have locker rooms with restroom facilities. Jack Arrington stated there are other sports arenas with port-o-lets in Colorado Springs, but they are outdoor facilities. He stated in this situation, the arena is in a building, so it has to comply with Code. He stated there are two issues, i.e. available restrooms for the occupancy that the space requires, or the actual number of occupants in the facility; and if port-o-lets can be used in lieu of plumbing fixtures installed in a building with running water.

Jay Eenhuis appeared and stated this building has a foundation so he would not consider it a temporary building. He stated RBD reviewed the plans as a “non-temporary” structure, because in the building code, “temporary” is defined as 180 days. Mr. Light stated the purpose of the dome is to allow children to play during the winter months when there are no other facilities for them to play in. He stated during the summer the dome will be taken down. Jim Vernon stated when a structure is created, you will always have an occupancy load that has to be addressed with restroom facilities, regardless of whether the structure is temporary or permanent. Mr. Light stated this type of facility is not available in this area, and there is a great need. He stated the timeframe for installing the permanent structures totally depends upon financing, but he has to have the dome up and

running in order to show lenders that he has a viable business. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request for a time limit not to exceed two years from today, and future construction will be for restroom facilities to be constructed initially; and in addition, a contract for the port-o-lets showing that it is maintained and enforced while in business must be submitted to RBD, seconded by Dan Rial; the motion carried unanimously.

10. 2880 International Circle, Permit I47408 – Pikes Peak Regional Building Department requests a variance to Section 506.4.2, 2009 International Mechanical Code, to waive the requirement for a Type II Hood termination, where required.

Jim Vernon appeared and stated a hood has been installed in the coffee kiosk of the Pikes Peak Regional Development Center, even though the equipment used in this coffee kiosk does not require a hood. He stated the hood was installed on the back wall, and a café panel was installed reducing the lighting area in that immediate vicinity to facilitate that hood. He stated the current terminal is approximate 18” to 20” from an exit door, which is not a primary traffic door, but it does not meet the 3’ requirement. He said the hood is not required, but one has been installed to help facilitate that area. Jack Arrington stated RBD staff does not oppose the variance request. A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

- a) CO Detectors

Jack Arrington gave a presentation regarding an accidental death recently in Colorado Springs when a man passed away at an apartment complex due to carbon monoxide poisoning.

- b) Water Issue in Printers Park Medical Building

Jack Arrington gave a presentation regarding the recent water issue in the Printers Park Medical Building.

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The meeting adjourned at 11:16 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg