

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

December 12, 2012

10:00 a.m.

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

MEMBERS ABSENT: None

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 Bengert, 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 NOVEMBER 14, 2012 MINUTES

A motion was made by Curt Miller to **APPROVE** the November 14, 2012 Mechanical Committee Minutes 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)

COLORADO MECHANICAL SYSTEMS, INC – BRENT COLVIN
MICHAEL BASILE – MICHAEL BASILE

Mechanical Contractor B (Residential)

MOUNTAIN AIR HEATING & COOLING-CALEB ORMONDE

Heating Mechanic IV (HVAC Service Tech)

CARLOS HERRERA
JOSHUA THOMAS
MICHAEL WAHL
ROBERT TRUESDELL
SCOTTY JOHNSON
STEPHEN MUELLER

A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of 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. 3110-A North Stone Avenue – Levity Wellness, LLC requests a variance to Section 405.3.2. 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Robert Harvey appeared and stated this project is a marijuana grow facility and the square footage of the structure requires an occupancy of 21, but there are only two full-time employees and two part-time employees in the facility at any one time. Russell Kauk stated RBD 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's recommendation, seconded by Neil Case; the motion carried unanimously.

6. 8306 Cessna Drive – Steve Johnson, Contractor, requests a variance to Sections 403.1 and 403.2, Exception 2, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Erin Oberling appeared and stated there is no service to this lot and it is not large enough to support a well and septic system, so it is prohibitive to install a restroom in this facility. She said there is a public restroom in another hangar 400' from this building. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

7. James Rocks, Jolly Plumbing & Heating, Inc., requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a Mechanical "C1" License.

James Rocks appeared and stated he is requesting this license so he can do hot water and gas piping. Jack Arrington stated the company's "C1" licensee passed away recently, and they are requesting this license so they can continue doing the hot water and gas piping work that they have done in the past. Mr. Rocks stated he passed the State Uniform Plumbing Code test in 2005, which included gas piping. He stated he currently has eight projects lined up that require this license. Jack Arrington stated Mr. Rocks tested for gas piping when he took the State test, and Mr. Rocks stated he has done gas piping in Teller County. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because Mr. Rocks has passed the State Uniform Plumbing Code test, which included gas piping, seconded by Darrell Allen; the motion carried 4:1. John Martin opposed.

- 7b. 3215 Fillmore Ridge Heights – Brock Green, Ed Green Construction Co., requests a variance to Sections 403.1 and 403.2, Exception 2, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Brock Green appeared and stated this structure is a storage facility and is owned by the same people that own the building across the street, which is 215' away from this structure, so the occupants in the new building can use the restroom facilities in their other building. He said this new structure does not have water or a septic system. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request based on the fact that the building does not have water, sewer or heat and is strictly a storage building owned by the same owner of the building across the

street and 215' feet from this structure, seconded by Darrell Allen; the motion carried unanimously.

Break from 10:20 a.m. to 10:39 a.m.

8. UNFINISHED BUSINESS

a) Plumbing Variance to Reduce Fixture Count

Jim Vernon appeared and stated he believes Mechanical Committee members could improve upon the motion making process by including a short descriptive reason. A motion should not be based on any RBD staff recommendation. RBD staff should only facilitate information without an opinion or recommendation.

9. NEW BUSINESS

a) Section 506.3.10.4, 2009 International Mechanical Code

Dan Rial stated he would like to have the ability to use Section 506.3.10.4, 2009 International Mechanical Code, regarding grease duct enclosures in several projects that he will be doing in the near future. He stated he would like to utilize this Code in non-fire rated buildings with a Class 1 kitchen hood and not be required to install a fire grease wrap on the duct in these commercial kitchens. He stated he would like to run grease wrap from the top of the curb to 18" below the roof line, which would be a considerable costs savings. Jack Arrington stated the problem is not a Code item, it is the product installation instructions for the fire wrap, i.e. the fire wrap should be a double wrap from the hood to the exhaust vent. Jim Vernon stated the issue is how to get a non-combustible clearance through the roof, because Code requires that there is an 18" clearance around the duct. He stated this can be done by building a shaft that gives you the clearance that is required. Jon Brazier suggested that RBD can research this issue and update the Committee at the January 9, 2013 Mechanical Committee Meeting.

b) Note of Appreciation to RBD

Darrell Allen stated he would like to express his appreciation to RBD for expediting some inspections for a project that he has been working on for a disabled homeowner, so they can finish her house before Christmas. He stated a number of trades people came together to help this homeowner.

The meeting adjourned at 11:14 a.m.

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Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg