

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ELECTRICAL COMMITTEE MINUTES

March 12, 2013

2:30 p.m.

MEMBERS PRESENT: Chairman Dennis Hathcock
Vice Chairman Waldo Pendleton
Mr. Daniel McCully
Mr. Mark Mahler
Mr. Ronald Holladay
Mr. Ashton Randall

MEMBERS ABSENTS: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Dean Wemmer, Chief Electrical Inspector
Mr. Todd Welch, Regional Building Official
Mr. Matt Seebach, Senior Electrical Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hathcock called the meeting to order at 2:38 p.m.

Dean Wemmer appeared and stated this is the last Electrical Committee meeting, and the newly formed Pikes Peak Regional Building Department Mechanical/Electrical/Plumbing Committee will commence in April. He said the staff at RBD would like to express their appreciation to the Committee members for their dedication and service to the Electrical Committee, with the presentation of an appreciation plaque for each Committee member.

1. CONSIDERATION OF NOVEMBER 13, 2012 MINUTES

A motion was made by Ronald Holladay to **APPROVE** the November 13, 2012 Electrical Committee Minutes as written, seconded by Waldo Pendleton; the motion carried unanimously.

2. COMPLAINTS

There were no complaints to discuss.

3. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to be discussed.

The follow Item 6a was heard out of order.

6. **NEW BUSINESS**

a) Discussion of Stipulation Regarding Arc Fault Breakers.

Dean Wemmer appeared and stated RBD staff is proposing that a condition of granting the variance for arc fault breakers is the requirement that a certified letter from the homeowner be submitted to the RBD which states the arc fault breakers will be reinstalled in the house upon sale of the house. Dennis Hathcock stated he has serious concerns about the homeowners reinstalling the arc fault breakers upon sale of the house. He stated he realizes it is a liability issue for RBD, but he feels it is an injustice to the homeowner to make this requirement. Waldo Pendleton stated realtors always look up the address on RBD's website and will see that a variance was requested for this issue, and the fact that the breakers have to be reinstalled. Mark Mahler suggested that RBD require that a notice be attached to the electrical panel in each home requesting this variance which notifies the homeowner, realtor and home inspector of the requirement. A motion was made by Mark Mahler to recommend to the Board of Review that each home that is granted a variance for arc fault breakers have the stipulation that a notarized letter be required from the homeowner that confirms that the original AFCI breakers will be reinstalled at the time of sale of the property, and a notice be attached to the electrical panel that notifies Pikes Peak Regional Building Department and all parties of this requirement, seconded by Ashton Randall; the motion carried unanimously.

VARIANCE REQUESTS

4. 7715 Crestone Peak Trail, 2425 Veneto Way, 3710 Tail Wind Drive, 15636 Colorado Central, 714 Woodmoor Acres Drive, 4836 Daredevil, 3843 Tahoe Forest, 740 Black Arrow, 6103 Harney Drive, 10162 Silver Stirrup, 1064 Diamond Rim, 17584 Cabin Hill, 2374 Great Sky, 2633 Sierra Springs, 6248 Bearcat, 7738 Forest Valley, 7456 Willowdale, 9375 Sand Myrtle, 12950 Lacevine Place, 8455 Woodcrest, 12945 Lacevine, 3879 Shining Star, 2358 Spring Blossom, 12065 Sunset Crater, 10997 Middlegate, 7715 Crestone Peak Trail, 875 Woodmoor Acres, 9263 Water Edge, 3763 Winter Sun Drive, 7383 Willowdale, 17230 Cherry Stage Road, 7705 Wrangler Ridge Drive, 12918 Devils Thumb, 7318 Running Deer Way, 3848 Swainson, 7998 Chasewood Loop, 13149

Diamond Edge, 12950 Laceyvine, 714 Woodmoor Acres Drive, 3853 Winter Sun, and 7401 Willowdale Drive – Mel Denke, Fountain Valley Electric, requests a variance to Section 210.12, 2008 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, where prohibited.

A motion was made by Waldo Pendleton to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a notarized letter is required from each homeowner that confirms the original AFCI breakers will stay with the home and be reinstalled upon sale of the house, and a notice be attached to the electrical panel that notifies all parties of this requirement, seconded by Mark Mahler; the motion carried unanimously.

5. **UNFINISHED BUSINESS**

Dean Wemmer stated there have been a number of basement finishes that were done without a permit, that are coming to light upon the sale of a home. He stated RBD is proposing a new process to accommodate the homeowners that will be a limited inspection to search for potential problems with life safety items. He stated this will show the banks and potential buyers that a full inspection was not completed, but this limited inspection was done to search for life safety problems.

6. **NEW BUSINESS**

b) Discussion of Stipulation Regarding Arc Fault Breakers.

This Item was discussed after Item 3.

The meeting adjourned at 3:30 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg