Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MECHANICAL COMMITTEE MINUTES

March 13, 2013 10:00 a.m.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. 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 10:04 a.m.

Jack Arrington appeared and stated this is the last Mechanical 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 Mechanical Committee, with the presentation of an appreciation plaque for each Committee member.

1. **CONSIDERATION OF JANUARY 9, 2013 MINUTES**

A motion was made by Curt Miller to **APPROVE** the January 9, 2013 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)

CLANTON HEATING & AIR – DANIEL CLANTON (UPGRADE)

Mechanical Contractor B (Residential)

JET INDUSTRIES INC – OLIVER RAAB (ADDITIONAL LICENSE)

Plumbing Water Connected Appliance

GRASS ROOTS – MICHAEL HOWARD

Heating Mechanic I (Gas Fitter)

ADAM CORDOVA
RYNE SOLBERG

Heating Mechanic IV (HVAC Service Tech)

ADAM CORDOVA
DAVID GARCIA
DAVID REITZ
KEITH DIFABIO
KENNETH CARPENTER
MARK CHAMBERLAIN
RYNE SOLBERG

A motion was made by Dan Rial 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**

a) 20 West San Miguel Street, Permit I59355 – Alex Allen, Olson Plumbing & Heating Co., requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance, provided the installation meets the following requirements:

- The appliance is a replacement;
- The area of the chimney does not exceed 7 times the area of the draft hood outlet;
- Not more than 1 side of the chimney is exposed to the outside;
- A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

b) 46 West Cheyenne Mountain Boulevard, Permit H58341 – All Seasons Heating & A/C, Inc., requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance, provided the installation meets the following requirements:

- The appliance is a replacement;
- The area of the chimney does not exceed 7 times the area of the draft hood outlet;
- Not more than 1 side of the chimney is exposed to the outside;
- A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

A motion was made by Darrell Allen to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests as written, seconded by Dan Rial; the motion carried unanimously.

VARIANCE REQUESTS

5. 55 South Parkside Drive, Permit I26817 – Ric Ruedin, Golden Triangle Construction, Inc., requests a variance to Section 306.5.1, 2009 International Mechanical Code, to eliminate the requirement for a working platform adjacent to exhaust fans.

Dan Rial recused himself from Variance No. 5.

Jeff Galin, Advanced Healthcare, appeared and stated this structure is a skilled nursing facility. He said the height of this roof is 11' at the soffit, and they are willing to install

safety tie-backs. He stated this is on the front of the building and they would like to maintain the current aesthetic appearance. Jon Brazier suggested putting a three-sided platform around the equipment, since the purpose of the platform is to hold not only the repair technician, but the tools for the technician's use. A motion was made by John Martin to recommend to the Board of Review **DENIAL** of the variance request because it does not meet the Code requirement and the property owner needs to seek another solution, seconded by Curt Miller; the motion carried unanimously.

6. 2465 Sweet Water Court, Permit I50347 – Mark Montgomery, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 12½" clearance at the side of a water closet where a minimum of 15" is required.

   Mark Montgomery appeared and stated this is a very small secondary bathroom in the basement. He stated the plumbing was already roughed-in when he bought the house. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request because this is a secondary bathroom, seconded by Neil Case; the motion carried unanimously.

7. 15 North Walnut Street, Permit I38508 – 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 Olson appeared and stated this is a brick chimney and there is an offset in the middle of the chimney which prevents the installation of the liner. He stated the chimney is in very good condition. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because the contractor has submitted a letter to RBD verifying the integrity of the chimney, seconded by Darrell Allen; the motion carried unanimously.

8. 229 Blue Sun Place, Permit I62419 – Gregory Heinrich, Rocky Mountain Climate, Inc., 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.

   Bob Bockin appeared and stated his company installed a new furnace at this home and the chimney is clay-lined. He stated this chimney is in good condition. He stated there is also a hot water heater vented through this chimney. Mr. Bockin stated they were unable to install a liner in this chimney. A motion was made by Dan Rial to recommend to the

Board of Review **APPROVAL** of the variance request because the contractor has submitted a letter to RBD verifying the integrity of the chimney and they were unable to install the liner, seconded by John Martin; the motion carried unanimously.

9. 1215 North Cascade Avenue, Permit I56854 – Peter Michaud, Allright Plumbing, 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.

Peter Michaud appeared and stated there is an offset in this chimney so they were unable to install a liner. He stated he has submitted a letter verifying the integrity of the chimney to RBD. A motion was made by Curt Miller to recommend to the Board of Review **APPROVAL** of the variance request because the contractor was unable to install a liner in the chimney and a letter verifying the integrity of the chimney has been submitted to RBD, seconded by Darrell Allen; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

a) Section 506.3.10.4, 2009 International Mechanical Code.

Jack Arrington stated the issue is how to get a grease duct through a non-rated single story assembly and noncombustible building construction for clearance from combustibles. He stated RBD staff has done considerable research regarding this issue and has approved installation of fire grease wrap from 18" above the roof to 18" below the roof line, as an alternate method and materials for complying with the Code. Dan Rial stated his engineer has prepared a drawing reflecting this method of complying with the Code, which he can distribute to mechanical contractors through the Pikes Peak Mechanical Contractors Association.

11. **NEW BUSINESS**

a) New Programs Sponsored by RBD

Jim Vernon appeared and gave a presentation regarding new programs sponsored by RBD for the greater good of the community.

b) Dan Rial gave a presentation regarding a program, funded by RBD and implemented by PPMCA, to assist the elderly with reroofing projects where the roof vents have been damaged. He stated RBD and PPMCA are working together on this project.

c) MEP Committee

Jack Arrington gave a presentation regarding the new committee members for the newly formed Pikes Peak Regional Building Department MEP Committee.

The meeting adjourned at 11:09 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg