

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

April 10, 2013

10:00 a.m.

MEMBERS PRESENT: Chairman Edward Pine  
Mr. Dan Rial  
Mr. John Martin  
Mr. Neil Case  
Mr. Mark Mahler  
Mr. Daniel McCully  
Mr. Larry Bobo

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector  
Mr. Dean Wemmer, Deputy Building Official/Electrical  
Mr. Jon Brazier, Senior Mechanical Inspector  
Mr. Russell Kauk, Senior Plans Examiner  
Mrs. Pattie Bengert, Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Jack Arrington introduced and welcomed the Committee members of the newly formed MEP Committee.

A motion was made by Neil Case to elect Edward Pine as Chairman of the MEP Committee for 2013, seconded by John Martin; the motion carried unanimously.

A motion was made by John Martin to elect Dan Rial as Vice Chairman of the MEP Committee for 2013, seconded by Mark Mahler; the motion carried unanimously.

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

Todd Welch stated all recommendations by the MEP Committee have to be reviewed and approved by the Board of Review. He stated the Committee members also have the responsibility to assist the Building Official in the interpretation of the Code. He stated the National Electrical Code is established by the State of Colorado and RBD does not have the ability to make changes to this Code.

1. **CONSIDERATION OF THE MARCH 12, 2013 ELECTRICAL COMMITTEE MINUTES**

A motion was made by Mark Mahler to **APPROVE** the March 12, 2013 Electrical Committee Minutes, as written, with the exception of Item 6a, which should state “that each home that is granted a variance for arc fault breakers”; and “a notice be attached to the electrical panel that notifies Pikes Peak Regional Building Department and all parties of this requirement”, seconded by Daniel McCully; the motion carried unanimously.

2. **CONSIDERATION THE OF MARCH 13, 2013 MECHANICAL COMMITTEE MINUTES**

A motion was made by Neil Case to **APPROVE** the March 13, 2013 Mechanical Committee Minutes as written, seconded by John Martin; the motion carried unanimously.

3. **COMPLAINTS**

There were no Complaints to discuss.

4. **CONSENT LICENSE REQUESTS**

**Mechanical Contractor A (Commercial)**

MIDLANDS MECHANICAL, INC. – ADAM BURNS  
ROBERTS HEATING & COOLING LTD. – JUSTIN ROBERTS

**Mechanical Contractor B (Residential)**

24/7 HEATING & COOLING – BENJAMIN BRADLEY (EXAMINEE CHANGES CO.)

**Water Connected Appliances**

IMPERIAL WATER GARDENS, INC. – DAVID AGA  
PAUL BRATZLER - PAUL BRATZLER (EXAMINEE CHANGES CO.)

**Heating Mechanic I (Gas Pipe Fitter)**

CODY BOGGS  
DAVID GARCIA

GARY MURPHY II  
LARRY KLAWITTER

**Heating Mechanic IV (HVAC Service Tech)**

CHRISTOPHER SHEETS  
DOUGLAS THROWER  
ERIC MITCHELL  
HEBER WALLACE  
JAMES MEDECK  
JOSHUA SANDERS  
MARCUS MORANO  
NICHOLAS WETHERILL  
TROY WESTERBUR  
WESLEY DELGADO

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Mark Mahler; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

There were no Individual License Requests to discuss.

**5. CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

**VARIANCE REQUESTS**

6. 14110 Marble Arch Court, Permit I56452 – Ashley Bast and Lukasz Kowalczyk, homeowners, request a variance to Section 407.1, 2009 International Plumbing Code, to waive bathtub conformance to the standards required by the Code.

Ashley Bast appeared and stated they are building a new house and would like to install a hammered copper bathtub. Jack Arrington stated this bathtub is not a listed plumbing fixture. John Martin stated he does not oppose this variance request because the tub can be ordered with a waste and overflow device. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Mahler; the motion carried unanimously.

7. 11310 Red Lodge Road, Permit I65691 – Emmett and Donna Loughridge, homeowners, request a variance to Section 417.4, 2009 International Plumbing Code, to allow a shower floor area of 676 square inches (26" x 26") where a minimum of 900 square inches and a minimum dimension of 30" is required.

Emmet Loughridge appeared and stated this is the fourth bathroom in the house, and the original intent was to install a 32" shower base, but the water closet infringed on the space so they installed an angle door which reduced the size of the shower base. Jack Arrington stated this bathroom was finished prior to permit, and the homeowner is selling the house and is now trying to permit the basement finish and have the inspections completed. Mr. Loughridge stated the outside dimensions of the shower are 32" x 32" with an angled door, so the interior radius of the shower is 26", and the shower was custom built for him. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request because there are three other bathrooms in the house, seconded by John Martin; the motion carried unanimously.

8. 619 Columbia Road, Permit I67719 - Peter Michaud, Allright Plumbing and Heating, 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 this chimney is terracotta lined and has an offset. Jack Arrington stated this chimney has two appliances vented through the chimney. Mr. Michaud stated the chimney 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, seconded by John Martin; the motion carried unanimously.

9. Howard Lee Fautt 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 IV License.

Jack Arrington stated this variance request has been **WITHDRAWN**.

- 9b. 4402 North Weber Street, Permit I66585 – Barbara Martinez, Construction Pros, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 13½" clearance at the side of a water closet where a minimum of 15" is required.

Barbara Martinez appeared and stated the homeowner discovered a permit had not been pulled for the project when she listed the house for sale, so they are now trying to correct all of the issues. She stated her measurements reflect 14" at the side of the water closet. Jack Arrington stated the inspector probably measured from the baseboard, so the actual measurement could be 13<sup>3</sup>/<sub>4</sub>", and it would be a consent variance at 14". Ms. Martinez stated there is a pedestal sink which sits back and does not create an issue. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that a substantially smaller sink, in the 17" range, be installed, seconded by John Martin; the motion carried unanimously.

9c. 10783 Bradley Road, 10853 Squirrel Creek Road, and 5820 Juniper Road – Travis Bogan, representing Colorado Springs Utilities, requests variances to:

- i) Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Travis Bogan appeared and stated this project is the Southern Delivery System Raw Water Pump Stations located at three different locations. He stated the actual occupancy at each facility is 4. He stated with less than 15 occupants, the Code requires only one restroom and a drinking fountain is not required. Russ Kauk stated because this is an unmanned pump station, RBD does not oppose the variance request. Steve Dolan with CSU stated there will be bottled water, an incinerator water closet, and a hand sanitizer device will be available for personnel. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because they are unmanned stations and they are providing facilities for maintenance personnel, seconded by Mark Mahler; the motion carried unanimously.

- ii) Sections 602.2, 602.3, 602.3.1, and 607.1, 2009 International Plumbing Code, to waive the requirements for both potable and hot water.

Travis Bogan stated these are pump stations and potable and hot water are not available. He stated they are unmanned stations, but there will be bottled water available when personnel are in the buildings. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request because plumbing fixtures for use of the water is not available, with the stipulation that bottled water is always available on the sites, seconded by Dan Rial; the motion carried unanimously.

- 9d. 395 South Ellicott Highway – David Walters, Farnsworth Group, requests a variance to allow the use of ASHRAE Standard 62.1-2007, in lieu of using ASHRAE Standard 62.1-2001, Section 403, 2006 International Mechanical Code regarding the quantity of outside air to meet current ventilation standards and reduce energy costs for the School District.

David Walters appeared and stated this project is the Ellicott Middle School. Jack Arrington stated the school districts are using the 2006 Codes per the State of Colorado. Mr. Walters stated LEED requires that the school districts use the ASHRAE Standards. Russ Kauk stated RBD has authority to grant minor variances for the school districts through an agreement with the State of Colorado. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request based on RBD's ability to grant minor variances to the school districts, seconded by Dan Rial; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

11. **NEW BUSINESS**

Jack Arrington stated the inspectors are now carrying personal CO detectors and they have been trained to use them. He stated the CO detectors are for personal protection, but it also allows the inspectors to notify the homeowners that there is a problem with carbon monoxide in their home, and an information flyer is left with the homeowner. Dan Rial stated the Pikes Peak Mechanical Contractors Association is going to purchase the personal CO detectors and push the contractors to have their service techs wear them for their own personal protection. Henry Yankowski stated RBD also bought a docking station to calibrate the CO detectors, and anyone from PPMCA is welcome to come over to RBD to use the docking station.

The meeting was adjourned at 11:31 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY:llg