

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

June 12, 2013

10:00 a.m.

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

MEMBERS ABSENT: Mr. Dan Rial

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Mr. Russell Kauk, Senior Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. CONSIDERATION OF THE MAY 8, 2013 MEP COMMITTEE MINUTES

A motion was made by Neil Case to **APPROVE** the May 8, 2013 MEP 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)

COLORADO SHEET METAL INC. – RANDALL FRISBEE (EXAMINEE CHANGES CO., SECONDARY EXAMINEE)

Mechanical Contractor B (Residential)

CALIBER SERVICES LLC – JAMES LATHROP (ADDITIONAL LICENSE)
BROTHERS HEATING AND COOLING INC. – THOMAS CHAPPELL (EXAMINEE
CHANGES CO.)

Heating Mechanic IV (HVAC Service Tech)

CARLOS RICHARDSON
DERRICK HARVARD
JAMES LATHROP
JONATHAN HOPE
MATTHEW KOERNER
NATHAN DICK
RALPH JUDKINS JR.
RILEY MCFEE
WILLIAM HARRIS

A motion was made by Neil Case 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 are no Individual License Requests to discuss.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

5. 6827 Mesa Ridge Parkway – Jack Paulson, Paulson Architects, P.C., requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Jack Paulson appeared and stated this is Sports Clips, a hair salon, and it is 1,180 square feet. He stated the space is very limited and they do not have enough space for another restroom. Russ Kauk stated it is the reception area in the salon that puts them over the occupant load, i.e. 13 people for the reception area and 10 people for the area where the

services are rendered. He stated RBD staff does not oppose this variance request. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request for this tenant only, seconded by Neil Case; the motion carried unanimously.

6. 9741 Pinnacle Knoll Court, Permit I69342 – Steven Sanchez, homeowner, requests a variance to Section 501.2.1, No. 3, 2009 International Mechanical Code, to allow a dryer vent exhaust at 26” from operable window, where 36” is required.

Steven Sanchez appeared and stated he is installing a washer and dryer in a utility room, and the shortest run to the exterior vents the dryer at 26” from the window. Jack Arrington stated if the applicant moved the dryer vent, he would have to get a variance for a longer dryer vent, and RBD believes this variance to have the vent closer to the window is more acceptable. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan McCully; the motion carried unanimously.

Break from 10:38 a.m. to 10:48 a.m.

7. **UNFINISHED BUSINESS**

- a) Discussion to Add Tile Lined Chimneys With Two (2) Appliances as a Consent Variance Request.

Jack Arrington stated RBD staff would like approval to add the following language to RBD’s Consent Variance Request, as follows:

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 **or an induced draft appliance common-vented with a draft hooded appliance** provided the installation meets the following requirements:

- a. The appliance is a replacement.
- b. The area of the chimney does not exceed 7 times the area of the draft hood outlet.
- c. 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.

Mr. Arrington said RBD has had this variance request a number of times during the past year, and by making this a Consent Calendar Variance Request, we will not have

to have the contractor/homeowner appear before the Committee for approval. He stated this variance is always approved by the Committee, so it will also save time during the MEP Committee meetings. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** to add the above highlighted language to the Consent Calendar Variance Requests, seconded by John Martin; the motion carried unanimously.

8. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:59 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg