

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

August 14, 2013

10:00 a.m.

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

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. Dean Wemmer, Deputy Building Official/Electrical
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Russell Kauk, Senior Plans Examiner
Mrs. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Edward Pine called the meeting to order at 10:01 a.m.

1. **CONSIDERATION OF THE JULY 10, 2013 MEP COMMITTEE MINUTES**

A motion was made by Mark Mahler to **APPROVE** the July 10, 2013 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **COMPLAINTS**

- a) A complaint has been brought against Richard Green by Regional Building Department for submitting falsifying documents that are required for the renewal of your license, in violation of Sections RBC201.11.3(4) and/or RBC204.5(4), 2011 Pikes Peak Regional Building Code.

No one appeared. A motion was made by Mark Mahler to **TABLE** this item until the end of the meeting, seconded by Neil Case; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

ABACUS MECHANICAL INC. – MICHAEL SNYDER
COOPER HEATING AND COOLING, INC. – DANIEL GARCIA (ADDITIONAL
LICENSE & PRIMARY EXAMINEE)
TESCH MECHANICAL CORP. – CHRISTOPHER TESCH

Mechanical Contractor E (Elevators/Escalators)

CENTRIC ELEVATOR CORPORATION – BRUCE HOGY
SCHINDLER ELEVATOR CORP. – DOUGLAS CRANE (CO. CHANGES
EXAMINEE)

Heating Mechanic I (Fitter)

BRANDON VALDEZ
ERIC GIBSON

Heating Mechanic IV (HVAC Service Tech)

CHRISTOPHER BARKER
DONALD PIANO (REINSTATEMENT)
JORDAN MATTHEWS
KEITH CANTARA
MICHAEL CHILDERS
THOMAS WALTER

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

Mechanical Contractor A (Commercial)

B & L PLUMBING, INC. – WILLIAM HANES*

Pattie Bengner stated this license request was on the agenda last month and Mr. Hanes was unable to attend the meeting. She said all issues with Mr. Hanes's license request have been cleared up so RBD no longer has any issues with his license request. William Hanes appeared and stated he would like to upgrade his license so he can do commercial work. Jack Arrington reviewed a list of commercial work performed by Mr. Hanes with the Committee. A motion was made by Mark Mahler to recommend to the Board of Review

APPROVAL a Mechanical Contractor “A” (Commercial) License, seconded by John Martin; the motion carried unanimously.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

5. 6139 Leon Young, 6365 Sandray, 13386 Crane Canyon, 10114 Mt. Lincoln, 13194 Crane Canyon, 7677 Colorado Tech, 13289 Dominus, 8051 Cinnamon, 8414 Admiral Way, 7456 Willowdale, 6266 Bearcat, 9253 Waters Edge, 16681 Curled Oak, 16673 Curled Oak, 12965 Lacevine, 6560 Tranters Creek, 13183 Devils Thumb, 1150 Crystal Basin, 6039 Thurber, 6629 Alliance, 13174 Cake Bread, 13061 Penfold, and 7784 Renegade Hills – Melvin Denke, Fountain Valley Electrical, requests a variance to Section 210.12, 2011 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with 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.

Dean Wemmer appeared and stated RBD asked Mr. Denke to appear today regarding this variance request because we have a new Committee, and RBD would like Mr. Denke to review the arc fault breaker issue with the new Committee members. He stated the arc fault breaker was designed to detect abnormal arc signatures, in which case they will trip. He stated the contractors have found that the arc fault breakers are tripping unnecessarily and becoming a nuisance. Melvin Denke appeared and gave a presentation on the device that detects an arc fault breaker problem. He stated this device will detect which piece of equipment is creating the arc fault breaker issue. Mr. Wemmer stated RBD requires that an electrical contractor be involved in this variance request process, so we are certain that the proper testing has been done. Todd Welch stated RBD did request that the State waive the arc fault breaker requirement, but it would not do so. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

6. 1360 Lindenwood Grove, Unit B – Jan Handke, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 12” clearance at the side of a water closet where a minimum of 15” is required.

Jan Handke appeared and stated she is finishing a bathroom in her basement and the pre-existing rough in plumbing does not allow for a Code compliant distance between the water

closet and the shower. She said she is just installing the fixtures at this time and will be completing the walls, etc. as her budget allows. Dean Wemmer stated this scope of work may also require an electrical permit. Mark Mahler stated the plumber that did the work should have pulled the permit, instead of the homeowner. Todd Welch suggested that the variance be postponed for 30 days so RBD staff can assess the situation. A motion was made by Mark Mahler to **POSTPONE** the variance request for 30 days to give RBD staff an opportunity to do an inspection of this project, seconded by John Martin; the motion carried unanimously.

7. 1730 Oak Hills Drive, Permit I67741 – Theodore Moge, homeowner, requests a variance to Section 303.4, 2009 International Plumbing Code, to allow the use of a non third-party certified plumbing product.

Theodore Moge appeared and stated he is remodeling a bathroom and he purchased a shower panel that does not have an anti-scald valve. Jack Arrington stated the product information indicates that it was built to UPC certification requirements, although it has not received the UPC Certification test. He said this shower panel does have a thermostatic valve to moderate the water temperature to prevent scalding, but it does not have the UPC Certification. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** the variance request, seconded by Mark Mahler; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

- a) Civil Suit Filed by Pikes Peak Regional Building Department

Todd Welch stated RBD filed suit against Costco, Lowes, Home Depot and Sears for doing work without a license. He stated RBD has found that all of these entities are selling products, i.e. water heaters, and they are having them installed by licensed contractors. He stated he has had contact with all of them and they are working on resolving this issue.

- b) Report on MEP Inspections

Jon Brazier appeared and stated over the past 12 months we have hired four inspectors in the Mechanical Department. He stated each of the 14 inspectors are doing an average of 25 inspections per day. He stated there has been a 24% increase in inspections over this same time last year. Jack Arrington stated RBD is one of the first jurisdictions utilizing the CO detectors on a daily basis in their inspections, which has been well

received by the community. He stated he has been working with Intellitec College and Bob Dwyer to educate the community on carbon monoxide issues. Mr. Arrington stated a Mechanics IV Enhancement class has been set up for the MECH IV contractors regarding CO detection, giving them credit required to maintain their license.

c) Report on Electrical Inspections

Dean Wemmer stated the Electrical Department has hired three inspectors due to the increased volume in electrical inspections. He stated for the past 6 months, 25 inspections per day per inspector is quite common.

2. **COMPLAINTS**

- a) A complaint has been brought against Richard Green by Regional Building Department for submitting falsifying documents that are required for the renewal of your license, in violation of Sections RBC201.11.3(4) and/or RBC204.5(4), 2011 Pikes Peak Regional Building Code.

Todd Welch suggested the Committee postpone this Complaint for 30 days, and RBD will send the complainant another notice to appear. A motion was made by Mark Mahler to **POSTPONE** this Complaint for 30 days, seconded by Larry Bobo; the motion carried unanimously.

The meeting adjourned at 11:48 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg