

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

November 13, 2013

10:00 a.m.

MEMBERS PRESENT: Chairman Edward Pine
Mr. Dan Rial
Mr. John Martin
Mr. Mark Mahler
Mr. Larry Bobo
Mr. Neil Case
Mr. R. J. Steer

MEMBERS ABSENT:

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel
Mr. Jack Arrington, Deputy Building Official/Mechanical
Mr. Dean Wemmer, Deputy Building Official/Electrical
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Matt Seebach, Senior Electrical Inspector
Mr. Russell Kauk, Senior Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

1. **CONSIDERATION OF THE OCTOBER 9, 2013 MEP COMMITTEE MINUTES**

A motion was made by Mark Mahler to **APPROVE** the October 9, 2013 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **COMPLAINT**

- a) A complaint has been brought against Stephen Stegman, licensee for Super Charged Electric, Inc., by Regional Building Department for failing to pull a permit for an electrical service upgrade at 1370 Amstel Drive, Colorado Springs, Colorado, and then failed to respond to the homeowner in getting the work completed and inspected, in violation of Sections RBC105.1 and RBC109.2, 2011 Pikes Peak Regional Building Code; and for having nine (9) "A" Status Permits.

Stephen Stegman appeared. All parties testifying were sworn in. Mr. Stegman stated a permit was pulled, and it was the homeowner that did not want him to finish the project. Dean Wemmer stated Mr. Stegman has been working diligently to resolve the "A" Status Permits, and RBD has given Mr. Stegman an additional 60 days to complete the "A" Status Permits. He said he currently has two "A" Status permits, plus one for

the property which is the subject of the complaint today. Susan Geobow, homeowner, appeared and stated she paid the contractor in full for the electrical work, and he left for vacation before finishing the work. She said Mr. Stegman did not pull the permit prior to starting the work. She said Mr. Stegman has not been cooperative in completing the work and the work that was done by Mr. Stegman was not correct. Ms. Gebow stated she hired another contractor to finish the project.

Mr. Stegman stated he should have included the sauna in the permit that he pulled, and this was his error. He stated he is willing to make any necessary corrections, reimburse the homeowner for the costs for the additional permit for the sauna, and half of the costs for the contractor that completed the work. Ms. Gebow stated she is willing to accept the additional permit costs and one-half of the additional contractor's fees.

A motion was made by John Martin to recommend to the Board of Review that a Three-Year Letter of Reprimand be put in Mr. Stegman's contractor file because he knowingly failed to pull a permit and failed to complete the project, with the stipulation that Mr. Stegman have the work that he did inspect, and the work completed by the other electrical contractor should be inspected under that contractor's license, seconded by Dan Rial; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

AIR DOCTOR SOLUTIONS LLC – LEONARD BARLOW
DENVER HEATING & CONDITIONING – SCOTT SPENCE
DUCTS UNLIMITED MECHANICAL SYSTEMS, INC. - ROBERT LEISHMAN
JAMA ENTERPRISES, LLC DBA CUSTOM COMFORT – JENNIFER FLEMONS
SUMMIT INDUSTRIAL CONSTRUCTION LLC – MARK BRYAN

Heating Mechanic I (Gas Pipe Fitter)

RICHARD GATTUSO

Heating Mechanic IV (HVAC Service Tech)

BRADY HOSSFELD
CHRISTOPHER JAMISON
JACOB WOEHRMAN
MICHAEL BLACK
NATHAN OHLRICH
RICHARD GATTUSO
RYAN SULLIVAN

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the Consent License Request, seconded by Neil Case; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. CONSENT CALENDAR

- a) 5824 Walsh Point, Permit I21690 – John Zagst, Western National Contractors, requests a variance to Section 303.4, 2003 International Plumbing Code, to allow the installation of two waterless urinals, with the stipulation that a plastic fixture drain, and a correctly sized water line be roughed in.
- b) 111 East Van Buren Street, Permit I96366 – Frank Guadagnoli, homeowner, 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 or an induced draft appliance common-vented with a 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 Mark Mahler to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Dan Rial; the motion carried unanimously.

VARIANCE REQUESTS

Dan Rial stated he recuses himself from Item 5.

5. 105 North Spruce Street – Dean Doiron, Commercial Specialists of Southern Colorado, LLC, requests a variance to Section 607.3.3.2, 2009 International Mechanical Code, to allow Global Air Handler Shutdown and Damper Shutdown in lieu of providing smoke detectors at dampers. *This Item was postponed from the October 9, 2013 MEP Committee Meeting and the Committee requested that a representative from CSFD, a Fire Suppression Engineer and a Mechanical Engineer attend this meeting to give the Committee their input on this issue.*

Dean Doiron stated the Colorado Springs Fire Department (“CSFD”) has reviewed this issue of the global air handler shutdown in lieu of providing smoke detectors at dampers

and has given him it's approval. Jack Arrington stated Mr. Doiron contacted him once he received approval from CSFD, and he requested Mr. Doiron appear today to request a variance from the 2009 International Mechanical Code. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request based on the approval of the CSFD, seconded by Larry Bobo; the motion carried unanimously.

6. 1204 Mesa Road, Permit I95866 – J. P. and Sons Contracting, Inc. requests a variance to Section 405.3.2, 2009 International Plumbing Code, to allow lavatories to be placed outside of the restroom, where prohibited.

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

7. 12914 Pine Valley Circle, Permit I69978 – Amanda and Mark Bauer, homeowners, request a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 13" clearance at the side of a water closet where a minimum of 15" is required.

Amanda Bauer appeared and stated they purchased a bathtub that is curved on one side and an elongated water closet which prevented them from having a Code compliant clearance at the side of the water closet. She stated they do have multiple bathrooms in this house. A motion was made by John Martin to recommend to the Board of Review **APPROVAL** of the variance request because there are multiple other bathrooms in this home, seconded by R. J. Steer; the motion carried unanimously.

8. Jarrod Casebier requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a "C-1" License.

No one appeared. A motion was made by Dan Rial to **TABLE** this item to the end of the meeting, seconded by Larry Bobo; the motion carried unanimously.

- 8b. Daniel Bennett requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a "C-1" License.

Daniel Bennett appeared and stated he passed his Master Plumbing test under the Uniform Plumbing Code in 2005, which covered gas piping. Jack Arrington stated this is correct, and Mr. Bennett is qualified for this license. 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.

9. **UNFINISHED BUSINESS**

- a) Inspections on Residential Multi-Purpose Fire Sprinkler Systems

Jim Vernon appeared and stated he has been working with the local fire jurisdictions and there was an issue with residential fire sprinklers, i.e. the fire departments were inspecting these residential multi-purpose fire sprinkler systems, which included the potable water systems. He stated RBD has agreed that the inspections done by the fire jurisdictions does meet with RBD's approval. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of RBD's removal of the inspection for Residential Multi-Purpose Fire Sprinkler Systems, which includes the potable water systems, seconded by Neil Case; the motion carried unanimously.

b) Rules and Regulations of the State Plumbing Board

Jim Vernon stated the State Plumbing Board is in the process of the adoption the rules and regulations. He stated he does have an issue with the height requirement of the floor drains as installed in buildings because the plumbing contractor does not have any control over the height of the floor system. He stated the collection of the relief valve discharge is another issue that he does not agree with.

b) Extension of Services to Woodland Park

Jim Vernon stated RBD is moving forward to extend it's services for permits, plan reviews and inspections to the City of Woodland Park, commencing December 1, 2013. He stated licensed contractors in El Paso County will be approved to participate in Woodland Park; however, Teller County licensees will not be able to extend their services to El Paso County without going through RBD's routine license procedures. Todd Welch stated Woodland Park will not be considered another jurisdiction for RBD; RBD is entering into an IGA with Woodland Park. Mr. Vernon stated Woodland Park is accepting the Pikes Peak Regional Building Code. Mr. Welch stated Woodland Park has their own fee schedule, which differs from RBD's fee schedule.

10. **NEW BUSINESS**

a) Tabled Items

A motion was made by Mark Mahler to **POSTPONE** the tabled items until the December 11, 2013 MEP Committee meeting, seconded by Dan Rial; the motion carried unanimously.

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The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg