

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

December 11, 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. Jon Brazier, Senior Mechanical Inspector  
Mr. Russell Kauk, Senior Plans Examiner  
Mr. Tim Crippen, Plumbing Plans Examiner  
Ms. Pattie Benger, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Edward Pine called the meeting to order at 10:03 a.m.

1. **CONSIDERATION OF THE NOVEMBER 13, 2013 MEP COMMITTEE MINUTES**

A motion was made by John Martin to **APPROVE** the November 13, 2013 MEP Committee Minutes as written, seconded by Mark Mahler; the motion carried unanimously.

2. **COMPLAINT**

There were no Complaints to discuss.

3. **CONSENT LICENSE REQUESTS**

**Mechanical Contractor A (Commercial)**

COLORADO COMMERCIAL KITCHENS – DAVID BLANC (EXAMINEE CHANGES CO.)

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

GILES WHEELER  
JOHNNY NAVARETTE  
WILLIAM DALTON

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

#### **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

There were no License Requests to be Considered Individually.

#### **4. CONSENT CALENDAR**

a) 929 Arcturus Drive, Permit I98551 – Louis Hofmann, L & L Mechanical, 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 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 request, seconded by Neil Case; the motion carried unanimously.

#### **VARIANCE REQUESTS**

5. 600 South 21<sup>st</sup> Street, Suite 100 – Larry Whittaker, YOW Architects, requests a variance to allow the lavatory to be located outside the restroom, where prohibited.

Larry Whittaker appeared and stated it is a State requirement for drug testing, that the sink cannot be located in the same room with the water closet. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request because it is a State requirement, seconded by Dan Rial; the motion carried unanimously.

6. 5512 East Pikes Peak Avenue – Hiawatha Brice, HB&S Pallets, requests a variance to Table 403.1, 2009 International Plumbing Code, to waive plumbing fixtures, where required.

No one appeared. A motion was made by Neil Case to **TABLE** this variance request until the end of the meeting, seconded by R. J. Steer; the motion carried unanimously.

7. 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.

Jarrod Casebier appeared and stated he took the UPC test in 1997, which included the gas piping test. He stated he currently has a Plumbing A License with RBD. Jack Arrington stated RBD staff does not oppose this variance request. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Mahler; the motion carried unanimously.

8. 2112 North Wahsatch Avenue, Permit I88096 – Kenton Pass, The Sawhorse Company, Inc., requests a variance to Section 403.3, Table Private Dwelling, Bathroom, Required Exhaust Note G, to allow installation of a recirculating bath fan in lieu of a ducted bath fan.

Kenton Pass appeared and stated this is a two-story addition on the back of a house, and in building the addition, they covered up a window in the existing bathroom. He stated it is very difficult to run a vent through the structure. He stated there are two other bathrooms in the house. The Committee members agreed that there are alternative solutions that would be Code compliant. A motion was made by John Martin to recommend to the Board of Review **DENIAL** of the variance request because there are viable alternate solutions that do meet Code, and the variance as stated would pass on to a future owner, seconded by Dan Rial; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

- a) Complaint Update

Jack Arrington stated during the Board of Review on November 21, 2013, the Committee overturned the decision of the MEP Committee and elected to reduce Jeremy Fitzgerald’s license from an “A” to “C3 and a Mech IV” Licenses, and Mr. Fitzgerald is on probation for one year and must appear before the Board of Review in one year to give the Committee an update.

10. **NEW BUSINESS**

- a) New Consent Plumbing Variance to 2009 International Plumbing Code

Section 405.3.2 Public Lavatories. In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet.

*EXCEPTION 1: In toilet rooms used primarily for drug testing, the lavatory and water closet are NOT required to be in the same room.*

*EXCEPTTION 2: In toilet rooms used primarily for children in I-4 Child Care Facilities, the lavatory and water closet are NOT required to be in the same room.*

Jack Arrington stated the Committee heard this same variance today and he would like to make it a Consent Calendar Variance Request, because it has been brought before the Committee in the past. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the following Consent Calendar Variance request, seconded by John Martin; the motion carried unanimously.

Section 405.3.2 Public Lavatories. In employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet.

*EXCEPTION 1: In toilet rooms used primarily for drug testing, the lavatory and water closet are NOT required to be in the same room.*

*EXCEPTTION 2: In toilet rooms used primarily for children in I-4 Child Care Facilities, the lavatory and water closet are NOT required to be in the same room.*

*The following Item 6 was heard out of order.*

6. 5512 East Pikes Peak Avenue – Hiawatha Brice, HB&S Pallets, requests a variance to Table 403.1, 2009 International Plumbing Code, to waive plumbing fixtures, where required.

No one appeared. Tim Crippen stated the owner purchased a flag lot from the City and there are no utilities available at this time. Jack Arrington stated there is a permit for a foundation for a storage shed. A motion was made by R. J. Steer to **POSTPONE** this variance request until the January 8, 2013 MEP Committee meeting, seconded by John Martin; the motion carried unanimously.

The meeting adjourned at 10:43 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official  
HWY:llg