

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

January 8, 2014

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. 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 10:00 a.m.

1. ELECTION OF OFFICERS

A motion was made by Neil Case to re-elect Edward Pine as Chairman of the MEP Committee meeting for 2014, seconded by Mark Mahler; the motion carried unanimously.

A motion was made by Neil Case to re-elect Dan Rial as Vice Chairman of the MEP Committee meeting for 2014, seconded by Mark Mahler; the motion carried unanimously.

2. CONSIDERATION OF THE DECEMBER 11, 2013 MEP COMMITTEE MINUTES

A motion was made by John Martin to **APPROVE** the December 11, 2013 MEP Committee Minutes as written, seconded by R. J. Steers; the motion carried unanimously.

3. COMPLAINT

There were no Complaints to discuss.

4. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

COOPER HEATING & COOLING, INC. – GARY COOPER (ADDITIONAL &
PRIMARY EXAMINEE)
DREAM CATCHER MECHANICAL – DARRELL DECKER
TOTAL HOME COMFORT LTD. TIMOTHY REINI

Mechanical Contractor C1 (Gas Pipe Fitter)

CASEBIER MECHANICAL CONTRACTORS – JARROD CASEBIER
(ADDITIONAL LICENSE)

Mechanical Contractor C3 (Residential Replacement)

ALL AMERICAN HEATING/AC - JIMMIE BEARDIN

Heating Mechanic I (Gas Pipe Fitter)

MICHAEL COLMAN

Heating Mechanic IV (HVAC Service Tech)

JACOB HARRIS
JEREMY BRACKEN
KYLE TOPE
MARK THOMPSON
MATTHEW CALHOUN
MICHAEL GEARHART
PATRICK BENNETT
SHAWN BEDELL
THOMAS ALLAIN

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 were no License Requests to be Considered Individually.

5. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

6. 415 West Rockrimmon Boulevard – Bruce Barr, Art C. Klein Construction, Inc., requests variances to:
 - a) Table 403.1, 2009 International Plumbing Code, to allow one water closet per gender, where prohibited.
 - b) Section 403.2, 2009 International Plumbing Code, to allow combined facilities for an occupant load of 52, where prohibited.

Chairman Pine stated this Item has been **POSTPONED** until the February 12, 2014 MEP Committee meeting.

7. 1523 West Colorado Avenue, Permit J01687 – Tom Morgan, Water Heaters Plus, 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.

Tom Morgan appeared and said there are three draft hooded appliances in this chimney, and there is an offset in the chimney which would make it very difficult to install a liner in this chimney. Jon Brazier stated RBD staff does not oppose this variance request, but he suggests that the vent sizing be changed when the boiler is replaced. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request due to existing conditions, with the stipulation that Mr. Morgan submit a letter to RBD verifying the integrity of the chimney, seconded by John Martin; the motion carried unanimously.

8. 1013 Jupiter Drive, Permit J02872 – Paul Clark, homeowner, 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.

Paul Clark appeared and stated he recently had a water heater installed in his home by Tom Morgan. Tom Morgan appeared and stated he replaced Mr. Clark's water heater, and he verifies the integrity of this chimney. He stated there are two appliances vented through this chimney, which is tile lined. Jon Brazier stated he does not believe a variance is required for this water heater, but the mechanical inspector can make this determination when the water heater is inspected. Mr. Clark stated he would like to **WITHDRAW** this variance request.

9. 738 Count Pourtales Drive, Permit J02769 – Michael Morley, Everhaven, Inc., requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 22” clearance between a water closet and a bidet, where a minimum of 30” is required.

Michael Morley appeared and stated this project has a water closet and bidet side by side and the clearance between the two fixtures is 22”, where 30” is required. He stated this bathroom is off the master bedroom, and for the use of the elderly homeowner only. John Martin stated he does not feel there is adequate room in this bathroom for a bidet. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because there are other bathrooms in the home that are Code compliant, with the stipulation that the clearance measurements are 11” on the side of the bidet, 22” between the bidet and the water closet, and 15” on the side of the water closet, seconded by Neil Case; the motion carried 5:1. John Martin opposed.

- 9b. 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. *This Item was postponed from the December MEP Committee Meeting due to non-appearance.*

Debra Greer appeared and stated currently there are no utilities available to this building, and they are requesting that the requirement for plumbing fixtures be waived. She said there is a portable sanolet on site, as well as hand washing water and drinking water. She said the owner intends to install a Code compliant bathroom in this building as soon as Colorado Springs Utilities (“CSU”) brings utilities to this area, but they do not know when that will occur. Ms. Greer stated a permit for the foundation has been pulled, and she believes the owner would be willing to install rough-in plumbing for a future bathroom. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of a temporary exemption from providing the required plumbing fixtures until such time as utilities are brought to the site, with the stipulation that following the note from the Zoning Department, the owner will install those plumbing fixtures required by Code within six months, and the plan for the shell building shall show a future Code compliant bathroom and rough-in plumbing in the foundation, and that this building cannot be converted to an occupiable structure until utilities are provided by CSU, seconded by Larry Bobo; the motion carried unanimously.

10. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

11. **NEW BUSINESS**

- a) 2014 Colorado Sunshine Act Requirement

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Pursuant to the Colorado Sunshine Act, I, Dan Rial, move that the MEP Committee meeting be held on the second Wednesday of each month at 10:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the MEP Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org., and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Mark Mahler; the motion carried unanimously.

The meeting adjourned at 11:32 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg