

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

June 11, 2014

10:00 a.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Mr. Roger Lovell, Director of Building Operations
Mr. Jack Arrington, Deputy Building Official -
Plumbing/Mechanical
Mr. Dean Wemmer, Deputy Building Official - Electrical
Mr. Jon Brazier, Senior Mechanical Inspector
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 MAY 14, 2014 MEP COMMITTEE MINUTES

A motion was made by R. J. Steer to **APPROVE** the May 14, 2014 Minutes of the MEP Committee meeting as written, seconded by Neil Case; the motion carried unanimously.

2. COMPLAINT

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

ALL ABOUT YOU HVAC/R – KABLE HEDRICK (EXAMINEE CHANGES CO.)
ANY TIME SEWER AND DRAIN – CHRIS BARKER (EXAMINEE CHANGES CO.)
VISION AIR HVAC, INC. – ROSS SINGLETON (CO. CHANGES EXAMINEE)

Mechanical Contractor C-3 (Residential Replacement)

INFINIUM DISCOUNT WATER HEATERS – SCOTT NOFZINGER

Heating Mechanic I (Gas Pipe Fitter)

BENJAMIN MCCAIG
KYLE MCCARTHY
MARCUS MORENO

Heating Mechanic IV (HVAC Service Tech)

JOSE GARCIA (REINSTATEMENT)
ROBERT WESTMAN
STEVEN OUTLER

A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the Consent License Requests, 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) 5520 Woodmen Ridge View, Permit I57905 – Western National Contractors requests a variance to Section 303.4, 2009 International Plumbing Code, to allow the installation of a waterless urinal, with the stipulation that a plastic fixture drain, and a correctly sized water line be roughed in.
- b) 5 West Willamette Avenue, Permit I95529 – Michael Edde, Comfort Control, 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 Neil Case to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Mark Mahler; the motion carried unanimously.

VARIANCE REQUESTS

5. 5885 Stetson Hills Boulevard, Suite 120 – Michael McShea, Engineer, requests a variance to Section 240.24(B), 2011 National Electrical Code, to allow a 110 panel board to remain in adjoining tenant space, where prohibited.

Fred Robinson, property owner, appeared and stated the front half of the suite is occupied by Gold Rush and the back half of the suite is occupied Holy Cow. He stated he is asking for a variance to leave the electric panel in the existing location in the Holy Cow tenant space. He stated if there was a need to reset the breaker, they would have the ability to go into the Holy Cow space to reset the breaker. Dean Wemmer stated this may be an issue if either tenant leaves the space and whether the new tenant would allow the neighboring tenant to enter the space to reset the panel. Mr. Robinson stated if either tenant sells their business, they have an agreement that the neighbor tenant will take over that space. Mr. Wemmer stated the Code is very clear about accessibility to their breakers. Mr. Robinson stated each tenant space is individually metered. Mark Mahler stated he is concerned about whether the access will remain if the tenants change in the future. Dean Wemmer stated in most cases the space with the electric panels is separated from either tenant space and both tenants have access to this space without going through their neighbor's tenant space. Larry Bobo stated he does not feel that it would be difficult to relocate the panel into Gold Rush's space. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that if there is ever a complaint by either tenant about shared access being an issue, then the panel will have to be relocated, and a complete splice to the plans must be submitted to RBD, seconded by Larry Bobo; the motion carried 5:1. Neil Case opposed.

6. 4926 Daredevil Drive, Permit J17216 – Mark Salas, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 13½" clearance at the side of a water closet where a minimum of 15" is required.

Mark Salas appeared and stated there is a 13½" clearance between the water closet and the bathtub. Jack Arrington stated the plumbing inspector brought this issue to the attention of Mr. Salas. Mr. Salas stated he has ordered an 18" vanity, which will allow adequate clearance between the water closet and the vanity. He stated this is the third bathroom in his home. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of a 13½" clearance between the water closet and the bathtub, seconded by Mark Mahler; the motion carried unanimously.

7. Chad Elmer requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the requirement of the 6-month waiting period to retest following two previous attempts for a Mechanical IV License.

This Item has been **WITHDRAWN**.

8. **UNFINISHED BUSINESS**

- a) Update re License for Lisa LaRochelle.

Pattie Benger stated Ms. LaRochelle has pulled two permits, but she has not obtained Workmen's Compensation Insurance yet. She said Ms. LaRochelle is required to reappear before the MEP Committee on August 13, 2014, to give an update to the Committee regarding the permits she has pulled and her ability to complete the permits pulled by Jeremy Fitzgerald.

- b) Solar Array Update

Henry Yankowski stated there is a link in RBD's website that shows the amount of power produced by the solar array at the Pikes Peak Regional Development Center ("RDC") on a daily basis. He stated the solar array is producing 20 to 30 percent of the energy necessary for the RDC, or approximately 50 houses per day. He stated RBD's solar array is constructed with 99.9 percent American made products.

9. **NEW BUSINESS**

- a) Plumbing/Mechanical Inspection Report

Jack Arrington appeared and gave a presentation regarding inspections performed by the Plumbing/Mechanical Inspectors. He stated there are 14 Plumbing/Mechanical Inspectors, and this past Monday, they performed 301 inspections; last week they performed 1,465 inspections, and during the month of May they performed 6,062 inspections. He stated the remodel of the Broadmoor Hotel is near completion and has kept his inspectors very busy.

- b) Electrical Inspection Report

Dean Wemmer appeared and gave a presentation regarding inspections performed by the Electrical Inspectors at RBD. He stated we have 10 inspectors and in the first quarter of this year they performed 9,100 electrical inspections; and again in the second quarter of 2014, they performed 9,100 electrical inspections.

c) Report on Solar Energy Permitting

Dean Wemmer stated Sam Mathias appeared before the MEP Committee in March 2014 regarding the Solar Energy Permitting Process, and Mr. Wemmer gave a presentation regarding a new procedure implemented by RBD to streamline this process.

d) Update on RBD's IT Department

Jim Vernon appeared and gave a presentation regarding RBD's IT Department's role in the electronic plan review process, and streamlining the inspection processes.

The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg