

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

July 9, 2014

10:00 a.m.

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

MEMBERS ABSENT: Chairman Edward Pine

OTHERS PRESENT: Mr. Roger Lovell, Director of Building Operations
Mr. Todd Welch, Regional Building Counsel
Mr. Jack Arrington, Deputy Building Official -
Plumbing/Mechanical
Mr. Dean Wemmer, Deputy Building Official - Electrical
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Russ Kauk, Plans Examiner
Ms. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Dan Rial called the meeting to order at 10:00 a.m.

1. **CONSIDERATION OF THE JUNE 11, 2014 MEP COMMITTEE MINUTES**

A motion was made by R. J. Steer to **APPROVE** the June 11, 2014 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. **COMPLAINT**

a) A complaint has been brought against Kevin Dykman, licensee for Pikes Peak Heating & Cooling, LLC, by Regional Building for failing to pull a permit for work performed by his company at 1580 Bear Cloud Drive, Colorado Springs, Colorado, 6165 Ursa Lane, Colorado Springs, Colorado and 19455 Kings Deer Lane, Monument, Colorado, in violation of Section RBC105.1, 2011 Pikes Peak Regional Building Code.

No one appeared. A motion was made by Mark Mahler to **TABLE** this Complaint until the end of the meeting, seconded by Neil Case; the motion carried unanimously.
This Item was continued after Item 8.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

ABC PLUMBING AND HEATING – KURT BEAUVAIS (PRIMARY EXAMINEE)
ABC PLUMBING AND HEATING – PAUL OVERSTREET (SECONDARY EXAMINEE)
CUSTOM CLIMATE MECHANICAL – JOSEPH PHILLIPS
R.P. MECHANICAL INC. – RUSSELL PIANO
WN, LLC DBA THE WIRENUT – TIMOTHY PARKEY (EXAMINEE CHANGES CO.)

Mechanical Contractor C-3 (Residential Replacement)

A & E FACTORY SERVICES, LLC – LYNTEL STANDLEY

Heating Mechanic IV (HVAC Service Tech)

CHAD ELMER

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

5. 4250 Cheyenne Mountain Zoo Road – Amanda Orsillo, Architect, and Sol Chavez, Mechanical Engineer, request a variance to Section 303.4, 2009 International Plumbing Code, to allow the use of a non third-party certified plumbing product.

Amanda Orsillo and Sol Chavez appeared. Mr. Chavez stated this project is at the zoo in Colorado Springs. He stated the sinks in this facility at the zoo are made of washtubs that are unlisted fixtures and do not meet Code. He stated these washtub sinks are at varying elevations for children's use. Mr. Chavez stated each sink has a drain with an overflow, and the bottom of each sink is corrugated. He stated one of the issues is that the bottom of the sinks do not have a flat service; and therefore, they may not drain properly. He stated

to add a flat service in the sink would be a cost of \$1,400 per sink which is cost prohibitive. Mr Chavez stated on the other side of the wall is a drinking fountain and a Code compliant sink. He stated these sinks are utilized by students in caring for the small animals. He stated the purpose of these sinks is for getting water for the animals and cleaning the dishes. Mr. Chavez stated there are no soap dispensers which discourages hand washing at these sinks. He stated the sinks do have the ability to hold water. He stated there is always a zoo staff person supervising the students. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that two signs are installed on the wall over the sinks that state “No Drinking; No Hand Washing; Please Use Public Facilities Around the Corner”; and to require an open grid continuous drain without a stopper and with an overflow, seconded by R. J. Steer; the motion carried unanimously.

6. 4405 North Chestnut Street, Suite D – Brian Belliveau, Mechanical Engineer, and Bobby Lilley, Colorado Commercial Construction, requests a variance to allow use of Section 503.2.5, 2009 International Energy Conservation Code, regarding the ventilation rate, where use of Table 403.3, 2006 International Energy Conservation Code, is required.

Brian Belliveau appeared and stated they are converting this building into a school, and they are requesting that they be allowed to use Section 503.2.5, 2009 International Energy Conservation Code (“IECC”), with regard to the CO sensors, to save energy for the school. Jack Arrington stated schools are required to use the 2006 IECC, but RBD is currently enforcing the 2009 IECC; therefore, RBD staff does not oppose this variance request. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by John Martin; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

- a) Update on E-Cube Boiler

Jack Arrington stated during the April 2014 MEP Committee meeting, Carl Benton introduced a boiler to the Committee. He stated Mr. Benton has provided additional information. He stated Mr. Benton is working with the Colorado School of Mines to establish a BTU rating for this device. Mr. Arrington gave a presentation regarding the components of this device that would give Mr. Benton a means to establish a rating. He stated all of the components of this boiler do have a UL listing, but the unit as a whole does not have a UL listing. He stated Mr. Benton would like to request that he be allowed to install this boiler as “an alternate means and method” device. Dan Rial stated he would like to see that the device has an electrical engineer’s stamp, and a mechanical engineer’s stamp for each installation. Mr. Arrington stated Mr. Benton does have an electrical engineer that will stamp each plan, but currently they do not

have a mechanical engineer that has agreed to do so. He stated this device is 97.4 percent efficient. Neil Case stated he feels the device as a whole should have a UL listing. After further discussion, the Committee members stated they felt Mr. Benton is on the right track, but needs further testing and a mechanical engineer's stamp.

8. **NEW BUSINESS**

a) Tabled Items

A motion was made by Mark Mahler to **POSTPONE** this Complaint until the August 13, 2014 MEP Committee meeting, seconded by Larry Bobo; the motion carried unanimously.

The meeting adjourned at 11:03 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg