

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

September 10, 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

MEMBERS ABSENT: Mr. John Martin

OTHERS PRESENT: Mr. Henry Yankowski, Building Official  
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, Senior Plans Examiner  
Ms. Pattie Benger, Contractor Licensing  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

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

#### **1. CONSIDERATION OF THE AUGUST 13, 2014 MEP COMMITTEE MINUTES**

A motion was made by Neil Case to **APPROVE** the August 13, 2014 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried 4:1. R. J. Steer abstained.

#### **2. COMPLAINT**

- a) A complaint has been brought against Lisa Larochelle, licensee for Integral Mechanical Solutions LLC, by Regional Building for offering to pull permits for another contractor, and her continued working relationship with Jamie Fitzgerald, in violation of Section RBC201.11.3, Nos. 2 and 3, 2011 Pikes Peak Regional Building Code.

Todd Welch stated this Complaint has been **POSTPONED** for 30 days.

3. **CONSENT LICENSE REQUESTS**

**Mechanical Contractor A (Commercial)**

ANYTIME SEWER AND DRAIN – KABLE HEDRICK (EXAMINEE CHANGES CO.)

BUILDING MECHANICAL SYSTEMS INC. – FLOYD BRUNS

DESIGN MECHANICAL INC. – BRIAN SMITH (CO. CHANGES EXAMINEE)

**Heating Mechanic I (Gas Fitter)**

SCOTT PODOLL

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

ABRAHAM VENNIK

DEREK DAVIS

PHILLIP ROMERO

SHAWN JACKSON

A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the Consent License Requests, 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) 411 East Bijou Street, Permit J11353 – Paige and Seth Kelsey, homeowners, request a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 14” clearance at the side of a water closet where a minimum clearance of 15” is required.

A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Neil Case; the motion carried unanimously.

**VARIANCE REQUESTS**

5. 7689 North Union Boulevard – Larry Gilland, LGA Studios, requests a variance to Section 403.2, 2009 International Plumbing Code, to allow two (2) unisex bathrooms where separate facilities are required per gender.

*Mark Mahler recused himself from Item 5.*

Larry Gilland stated this project is a music studio, and the two existing restrooms are not ADA compliant. He stated due to space limitations, they would like to have one ADA compliant unisex bathroom for the public, and one bathroom that is not ADA compliant for employees. He stated to add a second ADA compliant unisex restroom would be a cost of approximately \$12,000. Mr. Gilland stated the occupant load is 32, but normally there are no more than 12 people in the studio at one time. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

6. 4845 List Drive – John Davis Design Group requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

John Davis and John Riding appeared, and John Davis stated this building is designed to accommodate two arena soccer fields. He said the fields will be used for team soccer or lacrosse. Mr. Riding stated the Codes for a sports complex are not appropriate for a soccer field. He said like baseball or football, there are only a limited number of players allowed on the field, only 12 players at a time on each field; thus, only 40 to 60 players in the building at any given time. He said that assumes that a portion of the teams completing play will visit the concession to watch the video relay of the game. Mr. Davis stated that based on the 2009 International Plumbing Code, 8 water closets and 3 lavatories would be required for men; and 15 water closets and 4 lavatories would be required for women. He said based on the actual occupant load, 4 water closets and 2 lavatories would be required for men; and 7 water closets and 2 lavatories would be required for women. 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 because the actual number of occupants is no where near what is required by Code, seconded by Mark Mahler; the motion carried unanimously.

7. 4395 Integrity Center Point – Kyle Matthews, Architect, requests a variance to Section 403.1, 2009 International Plumbing Code, to waive the requirement to install a drinking fountain.

Kyle Matthews appeared and stated Les Schwab Tire Center is putting three stores in the Colorado Springs area. He stated the 2009 International Plumbing Code requires a drinking fountain, and his client provides a beverage center for its customers, which has a device, i.e. spigot with cups, for water for its customers. He stated it is more sanitary than the normal water fountain, and it will be ADA accessible. Jack Arrington stated RBD staff does not oppose this variance request because it is ADA accessible. A motion was made

by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Neil Case; the motion carried unanimously.

8. 900 and 950 West Fillmore Street - Kyle Matthews, Architect, requests a variance to Section 403.1, 2009 International Plumbing Code, to waive the requirement to install a drinking fountain.

A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Neil Case; the motion carried unanimously.

9. 7996 Fountain Mesa Road - Kyle Matthews, Architect, requests a variance to Section 403.1, 2009 International Plumbing Code, to waive the requirement to install a drinking fountain.

A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Neil Case; the motion carried unanimously.

10. 4938 Cita Drive, Permit J32429 – Rick Hudnall, Hudnall Custom Builders, requests 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.

Rick Hudnall appeared and stated this basement finish was done without a permit 20 years ago by a contractor. He said he has been hired by the homeowner to pull a permit and bring the basement up to Code so she can sell the house. He stated there are two other bathrooms in this home. Jack Arrington stated there is 13” between the water closet and the shower curtain, which gives a little flexibility with the shower curtain. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request because there are two other bathrooms in the house that are Code compliant, seconded by Mark Mahler; the motion carried unanimously.

11. John Parra, Rocky Mountain Piping and Plumbing, Inc., requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a C-1 Gas License.

John Parra appeared and stated he had a gas piping license with a previous company that he owned, but that company is now closed. He stated he was granted that license in 1998. He stated he would like to offer this service to his clients with Rocky Mountain Piping and Plumbing, Inc. Pattie Benger stated Mr. Parra’s Gas License expired in 2005. Jack Arrington stated Mr. Parra is a Master Plumber with the State and has had this license in the past. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

12. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

13. **NEW BUSINESS**

a) Committee Advice Presentation by Todd Welch

Todd Welch gave a presentation regarding Advice from the MEP Committee.

b) Pizza Oven Hoods

Dan Rial stated he recently learned that a rotating pizza oven now requires a Class 1 Hood. He stated this is new in the 2009 International Mechanical Code. Jack Arrington and Jon Brazier gave a presentation regarding hoods for solid fuel pizza ovens and electric pizza ovens.

The meeting adjourned at 10:52 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY:llg