

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

November 12, 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: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jack Arrington, Deputy Building Official -  
Plumbing/Mechanical  
Mr. Dean Wemmer, Deputy Building Official - Electrical  
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 10:06 a.m.

#### **1. CONSIDERATION OF THE OCTOBER 8, 2014 MEP COMMITTEE MINUTES**

Neil Case stated the adjournment time at the end of the meeting should be changed from 12:55 a.m. to 12:55 p.m. A motion was made by Neil Case to **APPROVE** the October 8, 2014 MEP Committee Minutes as corrected, seconded by Mark Mahler; the motion carried 5:1. R. J. Steer abstained because he was not present during the meeting.

#### **2. COMPLAINT**

There were no Complaints to discuss.

#### **3. CONSENT LICENSE REQUESTS**

##### **Mechanical Contractor A (Commercial)**

AIR-HYDRO DYNAMICS – LOTT PASSARELLI  
KURT BEAUVAIS – KURT BEAUVAIS (EXAMINEE CHANGES CO.)

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

ERIC ZIWAK  
KYLE LEIBHART  
MARK GEESEY

A motion was made by Dan Rial 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.

**4. CONSENT CALENDAR**

a) 2669 Hatch Circle, Permit J38740 – ILM Properties d/b/a Smith Plumbing & Heating, 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.

b) 540 E. Platte Avenue, Permit J43590 – Family Heating and Cooling, LLC, 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 Requests, seconded by Dan Rial; the motion carried unanimously.

## VARIANCE REQUESTS

5. 529 El Paso Street, Permit J33716 – ILM Properties d/b/a Smith Plumbing & Heating, 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.

Rob Smith appeared and stated he is unable to install a chimney liner in this chimney because there is a brick obstruction at the base of the chimney, and he is unable to install the liner around this obstruction. He stated the water heater and furnace both vent through this chimney. He stated the inside circumference is approximately 6” square. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the furnace and water heater are gravity vented, seconded by Dan Rial; the motion carried unanimously.

6. 16050 Old Denver Road, Permit J09157 – Randy Ottaway, TKO Design & Construction, requests a variance to Section 210.12, 2011 National Electrical Code, to install regular 15 amp. breakers in place of arc fault breakers, with the stipulation that a notarized letter be required from the homeowners that confirm that the original AFCI breakers will be reinstalled at the time of sale of the property, and a notice be attached to the electrical panel that notifies Pikes Peak Regional Building Department and all parties of this requirement.

Edward Pine stated this Item has been **POSTPONED** for 60 days.

- 6b. 4379 Integrity Center Point – Tracy Elmore requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Tracy Elmore appeared and stated this structure is a coffee kiosk and they are requesting a variance to waive plumbing fixtures for a restroom. She stated there is another business within 300 feet where customers may go to use the restrooms, if necessary. Russell Kauk stated Ms. Elmore has an agreement with Wild Blue Carwash which allows her customers to use their restrooms. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request because there are restrooms available within 300 feet of this building at Wild Blue Car Wash, seconded by Neil Case, the motion carried unanimously.

The MEP Committee moved into Executive Session at 10:32 a.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 11:07 a.m., Chairman Pine noted that no decisions were made during the Executive Session.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8 **NEW BUSINESS**

a) Update on Modifications to BDA Software

Jim Vernon appeared and stated RBD has made some modifications to BDA to incorporate water and gas meter inspections in the inspection history. Mr. Vernon gave a presentation regarding the history regarding this issue, and the modifications to BDA that will allow the inspections to be entered into BDA's data base, so RBD staff and contractors are able to see the inspections that have been done by external agencies.

b) Update from Building Official

Henry Yankowski stated the Mechanical/Plumbing Department has done approximately 185,000 inspections this year. He stated there will be no fee increases in 2015. Mindy Stuemke stated the Front Counter staff receives approximately 500 to 550 telephone calls per day, and 100 to 120 walk through inspections per day. The Committee stated they would be very interested in receiving activity reports in the future.

Mr. Yankowski stated the State recently revised their rules which would have prohibited RBD from going outside the County to do school inspections. He said Roger Lovell has negotiated with the State to allow RBD to continue to do school inspections outside of El Paso County. He stated RBD has the ability to do the inspections at half the costs of what the State charges for the same inspections.

The meeting adjourned at 11:48 a.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official  
HWY:llg