

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

December 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
Mr. John Martin

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Lee Devlin, Senior Plumbing 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 10:00 a.m.

1. CONSIDERATION OF THE NOVEMBER 12, 2014 MEP COMMITTEE MINUTES

A motion was made by John Martin to **APPROVE** the Minutes of the November 12, 2014 MEP Committee Meeting as written, seconded by Larry Bobo; the motion carried unanimously.

2. CONSENT LICENSE REQUESTS

Heating Mechanic I (Gas Pipe Fitter)

ERIC ZIWAK
KYLE LIEBHART

Heating Mechanic IV (HVAC Service Tech)

CHRISTOPHER TOWNER
KIM DAVIS
MICHAEL ENGLAND

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

3. CONSENT CALENDAR

There were no Consent Calendar Variance Requests to discuss.

VARIANCE REQUESTS

4. 330 East Costilla Street – Chuck Murphy, Murphy Constructors of Colorado Springs, Inc., requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Chuck Murphy appeared and stated this structure is a printing shop with four employees, and one of those employees is an outside salesman. He stated the work area is separated from the public area. He stated the existing bathroom is handicapped accessible. Russ Kauk stated RBD staff does not oppose this variance request. A motion was made by R.J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

5. 3017 Jet Wing Drive – Cleveland Sweat, Jr., business owner, requests a variance to Section 405.3.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Cleveland Sweat appeared and stated he has space limitations at this facility, and he requires space for his office, which then does not allow space for a second bathroom. Russ Kauk stated this structure was a fish market and is being converted to a coffee kiosk. He stated RBD staff does not oppose this variance request. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Mahler; the motion carried unanimously.

6. 615 North Nevada Avenue, Permit I85423 – Parkey's Refrigeration Co., Inc., 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.

Mike Edwards appeared and stated Parkey's replaced the water heater in this home and he is not able to install a liner in the chimney. Jon Brazier stated this is a brick and mortar chimney, and is not large enough for a 10" liner, but he suggests that if the boiler has to be

replaced at some point, an 8" liner be installed at that time. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Dan Rial; the motion carried unanimously.

- 6b. 5374 and 5384 South Highway 85/87 – Christine Riggs, 308, LLC, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Christine Riggs appeared and stated the St. Dominic's Church is installing three trailers on its property to use as temporary classrooms while an addition is built on the church. She stated two of the trailers do not have adequate restroom facilities for the occupant load, and it would like to be allowed to use the restrooms in the church, which is less than 300' from the trailers. She stated the trailers were donated to the church. Ms. Riggs stated the trailers, in most cases, will not be used during the church services. She stated the Fountain Planning Department has given them a Temporary Use Permit for a period of two years. Russ Kauk stated RBD staff does not oppose this variance request. Ms. Riggs stated there are adequate fixtures in the church to cover the occupant load for the people in the trailers. She stated she estimates that there are generally 300 to 400 people attending the Sunday Church service. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request for a period of two years, with the stipulation that the trailers can only be used as classrooms; if the use of the trailers change at some point, the applicant must reappear before the MEP Committee for further approval, seconded by Dan Rial; the motion carried 5:1. John Martin opposed.

7. COMPLAINT UPDATE

- a) A Complaint Update by Lisa Larochelle, licensee for Integral Mechanical Solutions, LLC, regarding the completion of all existing, past and current permits, as she was directed to do during the October 8, 2014 MEP Committee Meeting.

Lisa Larochelle appeared and was sworn in. Jon Brazier and Pattie Bengner were sworn in. Mr. Brazier stated Ms. Larochelle has had a total of 18 permits since her license was granted; she currently has four open permits and two were voided. He stated she still has one open permit that she took over for Jeremy Fitzgerald. He stated she has been working on the permits, but most of the work has been done recently. Pattie Bengner stated her insurance is current. She stated Ms. Larochelle has not been able to pull any new permits since the October 8, 2014 MEP Committee Meeting. Ms. Larochelle stated the one open permit still remaining for Jeremy Fitzgerald is now ready for inspection. She stated she still has three open permits because she has not been able to find an electrician to work with her to take care of the electrical portion of those permits, because they are condensing unit changeouts. A motion was made by John Martin to recommend to the Board of Review **REVOCATION** of Lisa

Larochelle's License because he believes the MEP Committee has given Ms. Larochelle adequate time to complete the open permits, seconded by Larry Bobo; the motion carried 5:1. R. J. Steer opposed. Todd Welch stated Ms. Larochelle has 30 days to appeal this decision to the Board of Review. Dan Rial stated he believes the MEP Committee has given Ms. Larochelle every opportunity to correct these complaints. Lisa Larochelle stated she believes she has been treated unfairly by the MEP Committee because of her past relationship with Jeremy Fitzgerald, and his history with RBD. She stated she has not been able to hire electricians because she cannot afford to pay their fees.

8. UNFINISHED BUSINESS

a) Construction Advice to Contractors/Homeowners

Jon Brazier stated RBD's legal counsel requested that the MEP Committee members refrain from advising the variance applicants on how to correct their building issues. Mr. Brazier gave the Committee members a scenario of a past episode with a combustion air situation that reflected the necessity that both the Committee members and RBD staff comply with legal counsel's recommendations.

9. NEW BUSINESS

a) Carbon Monoxide Safety

Henry Yankowski appeared and stated El Paso County created a public service announcement and sent it to You Tube and it was well received. He stated Dan Rial was one of the speakers in the announcement. Dan Rial stated Channel 11 and Channel 13 have agreed to do carbon monoxide announcements in the future. He stated El Paso County is the most informative County in the country in getting this information out to the public.

The meeting adjourned at 11:39 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg