

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

February 11, 2015

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. Henry Yankowski, Building Official
Mr. Jack Arrington, Deputy Building Official -
Plumbing/Mechanical
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:

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

1. CONSIDERATION OF THE JANUARY 14, 2015 MEP COMMITTEE MINUTES

A motion was made by John Martin to **APPROVE** the January 14, 2015 MEP Committee Minutes as written, seconded by Neil Case; the motion carried 4:1. R. J. Steer abstained.

2. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

BREEZEWAY HEATING AND AIR CONDITIONING INC. – CLAYNE BARLOW
COMFORT CREW HEATING & AIR, LLC – PAUL HARDCASTLE (EXAMINEE
CHANGES CO.)

JOHNSON BROTHERS PLUMBING AND HEATING LLC – RICHARD JOHNSON
(EXAMINEE CHANGES CO.)

THE HEAT DEPOT – DONALD PIANO (EXAMINEE CHANGES CO.)

Mechanical Contractor C-1 (Gas Piping)

BIG D PLUMBING LLC – DONALD LIPKA (REINSTATEMENT)

Mechanical Contractor C-3 (Residential Replacement)

ROCKY MOUNTAIN CLIMATE HEATING AND COOLING – ROBERT BAKKEN
(EXAMINEE CHANGES CO.)

Heating Mechanic IV (HVAC Service Tech)

CHRISTOPHER TRUJILLO
JASSON ROEGLIN
MICHAEL DUNN
MIGUEL QUIJAS
TIMOTHY BALAGAT (REINSTATEMENT)
TRAFTON GLENN (REINSTATEMENT)

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

3. CONSENT CALENDAR

- a) 3010 North Circle Boulevard, Suite 110 – John Hoelscher, RTA Architects, requests a variance to Section 405.3.2, Exception 1, 2009 International Plumbing Code, to waive the requirement that in employee and public toilet rooms, the required lavatory shall be located in the same room as the required water closet, with the exception of toilet rooms used primarily for drug testing, the lavatory and water closet are not required to be in the same room.

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

VARIANCE REQUESTS

4. 3170 North Stone Avenue – Robert Williamson, business owner, requests a variance to Section 403.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Robert Williamson appeared and stated this structure is a medical marijuana facility and the square footage requires a second bathroom, but he said there will never be more than 10 people in the structure at any one time. He stated the bathroom that is available is an ADA compliant bathroom. Russ Kauk stated RBD staff does not oppose this variance request because of the limited number of occupants. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

5. 3178 West Colorado Avenue – Tasha Vigil, owner, requests a variance to Section 403.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Tasha Vigil appeared and stated this structure is a marijuana grow facility and there will be a limited number of occupants in this facility at any one time. Russ Kauk stated the retail space and the grow area are two separate buildings, which requires separate restrooms, and if Ms. Vigil brings the restroom up to ADA compliance and places a sign above the door that it is for public use, 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, with the stipulation that the existing restroom is brought up to ADA compliance, seconded by Neil Case; the motion carried unanimously.

6. 375 Chapel Lane – Terry Neff, NCB, LLC, requests a variance to Section 403.2, 2009 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Terry Neff appeared and stated this is a self-storage facility and there is a public restroom in the office area for the public to use. He said there will be a very limited number of occupants in this facility at any one time. Russ Kauk stated RBD staff does not oppose this variance request. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

7. 1615 Ridgeway Avenue, Permit J52948 – David Ruetschilling, homeowner, 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.

David Ruetschilling appeared and stated it is not possible to put a liner in this chimney, and a heating contractor has submitted a letter confirming the integrity of the chimney. He stated he does have carbon monoxide detectors in his home. Jack Arrington stated RBD staff does not object to this variance request. A motion was made by Mark Mahler to

recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

- 7.b. 309 East San Miguel Street, Permit J48845 – Krystina Lybecker, homeowner, 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.

Tony Acri appeared and stated this is a brick and mortar chimney, and it is not possible to put a liner in the chimney. He stated Ms. Lybecker has had the chimney inspected and it is in good condition. Jack Arrington stated 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.c. 6414 Honey Grove – Pat Fletcher, Fletcher Construction Management, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

No one appeared. A motion was made by Dan Rial to **TABLE** this item until the end of the meeting, seconded by R. J. Steer; the motion carried unanimously

This Item was heard out of order after Item 9.

- 7.d. 2310 Bott Avenue – Ryan Lloyd, Echo Architecture, requests a variance to Section 303.4, 2009 International Plumbing Code, to allow the use of a non third-party certified plumbing product.

No one appeared. A motion was made by Mark Mahler to **TABLE** this item until the end of the meeting, seconded by R. J. Steer; the motion carried unanimously.

This Item was heard out of order after Item 9.

8. **UNFINISHED BUSINESS**

a) Colorado Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Dan Rial, move that the MEP Committee meeting be held on the second Wednesday of each month at 10:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the MEP Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Neil Case; the motion carried

unanimously.

9. **NEW BUSINESS**

There was no New Business to discuss.

The following Item 7.d. was heard out of order.

- 7.d. 2310 Bott Avenue – Ryan Lloyd, Echo Architecture, requests a variance to Section 303.4, 2009 International Plumbing Code, to allow the use of a non third-party certified plumbing product.

Ryan Lloyd appeared and stated this structure is a new office/fabrication facility. He stated the sink in this restroom is an unlisted, custom built concrete sink. He stated it is a high quality concrete mixture with a sealant, and weighs approximately 150 pounds. Jack Arrington stated initially he was not aware of the type of concrete used for this sink and RBD staff was concerned that the concrete might be too porous for use as a sink. He stated RBD staff just received the specifications on this sink yesterday, and learned that the materials may be suitable for a sink, although the sink may not meet the accessibility requirements and the position of the faucet may not be Code compliant. He stated the plans do not reflect this type of sink. Lee Devlin stated RBD staff is also concerned about the weight of the fixture. Mr. Lloyd stated the bracket to hold this sink is a 90 degree bracket. John Martin stated this sink does not meet the ANSI Standards. He stated due to the fact that the sink is constructed of concrete, at some point it will break and with the current type of wall mounting, it will fall on the floor, with the potential of causing injury to anyone in the bathroom at that time. Mark Mahler stated there are multiple portions of the Code that were disregarded with regard to installation of this sink. He stated the issue is not only the material the sink is constructed with, but also the method of mounting the sink on the wall. Henry Yankowski stated this issue should be brought to RBD as an alternate materials and methods issue, instead of going through the variance process. Roger Lovell requested stamped engineering for the mounting brackets as well as stamped shop drawings for the sink be submitted to RBD. A motion was made Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, contingent upon RBD's approval of the stamped engineering for both the mounting brackets and shop drawings for the sink itself, to include the casting of the sink in terms of the substrate that might be used in the concrete mix, as well as any other ANSI Standards that may apply in terms of accessibility, seconded by R. J. Steer; the motion carried unanimously.

The following Item was heard out of order.

- 7.c. 6414 Honey Grove – Pat Fletcher, Fletcher Construction Management, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Pat Fletcher and Ernesto Romero, plumbing contractor, appeared and stated they have a temporary construction trailer/temporary sales office at this location. Tim Crippen stated they would like to have a porta potty, with water for the lavatory for hand washing, for a period of four months, because they do not want to connect the temporary trailer to the service water and sanitary system. Pat Fletcher stated this construction trailer is on site because they are remodeling the sales office/clubhouse for this apartment complex. A motion was made by Dan Rial to recommend to the Board of Review **APPROVAL** of the variance request for a period of six months, with the stipulation that there is water and a hand sanitizer in the porta potty, seconded by Mark Mahler; the motion carried unanimously.

The meeting adjourned at 11:22 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg