

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

April 8, 2015

10:00 a.m.

MEMBERS PRESENT: Mr. Dan Rial
Mr. Mark Mahler
Mr. Neil Case
Mr. Larry Bobo
Mr. R. J. Steer
Mr. David Doren

MEMBERS ABSENT: Mr. Jim Rose

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. 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.

Jack Arrington introduced David Doren as a new Committee member filling the Master Plumber position on the MEP Committee.

1. ELECTION OF CHAIRMAN

A motion was made by Larry Bobo to elect Dan Rial as the 2015 Chairman of the MEP Committee, seconded by Mark Mahler; the motion carried unanimously.

A motion was made by Dan Rial to elect Larry Bobo as the 2015 Vice Chairman of the MEP Committee, seconded by Mark Mahler; the motion carried unanimously.

2. CONSIDERATION OF THE MARCH 11, 2015 MEP COMMITTEE MINUTES

A motion was made by Mark Mahler to **APPROVE** the March 11, 2015 MEP Committee Minutes as written, seconded by R. J. Steer; the motion carried unanimously.

3. COMPLAINT

- a) A Complaint has been brought against Alvin Hazard, licensee for El Paso County Electric Co., by Regional Building for pulling a permit for an unlicensed contractor to perform work at 1785 North Academy Boulevard, Colorado Springs, Colorado, in violation of Section RBC201.6.5, 2011 Pikes Peak Regional Building Code.

Alvin Hazard appeared. All parties testifying were sworn in. Kerry Blasdell stated he is the property manager for the property located at 1785 North Academy Boulevard in Colorado Springs. He stated he hired Warren Ratcliff to do the work and then later learned that Mr. Ratcliff had El Paso County Electric Co. pull the permit for him. He stated he had numerous problems with Mr. Ratcliff, i.e. he did not show up to do the work on a consistent basis and the work was not done to Code. Mr. Blasdell stated he paid \$12,000 on a \$17,000 contract and the concrete slab with conduits going into the foundation was the only thing that was accomplished. He stated he later hired Berwick Electric to finish the work. He stated the work scope was an electrical service upgrade from 1200 amps to 4400 amps. He stated he supplied the switchgear.

Alvin Hazard stated the contract was with Warren Ratcliff, and he pulled the permit for Mr. Ratcliff so he could get the work inspected. He stated he is now aware that since he pulled the permit, he is responsible for making sure the work meets Code. Dean Wemmer confirmed that the licensee that pulls the permit is responsible for that work; and RBD does not have any authority over the financial aspects of the contract. He stated Mr. Ratcliff was not an employee of El Paso County Electric Co. or acting on behalf of El Paso County Electric Co. Todd Welch stated when a licensee pulls a permit with RBD, it is essentially a contract between the licensee and RBD, and the licensee is responsible for the work that is done.

Mr. Hazard stated the permit was transferred to Berwick Electric so the project could be completed. Dean Wemmer stated he believes Mr. Hazard did not realize that he is not allowed to pull permits for another contractor, which is a violation of the Pikes Peak Regional Building Code.

A motion was made by Neil Case to place a One-Year Incident Report in Alvin Hazard's contractor file, for pulling a permit for an unlicensed contractor, seconded by Mark Mahler; the motion carried unanimously

4. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

ASPEN AIR & MECHANICAL, INC. – JOHN STIFTER
CLIMATE SYSTEMS INC – FLOYD BRUNS (CO. CHANGES EXAMINEE)
DWIGHT'S COMFORT AIR – JOSHUA DWIGHT

HAWKINS COMMERCIAL APPLIANCE SERVICE – ROBERT DU PIGNAC
LEAGUE MECHANICAL – DANA PHILLIPS (EXAMINEE CHANGE CO.)
MCC MECHANICAL, L.L.C. – EDWARD NENON
YOUNGS FACILITY SERVICES – GREG YOUNG

Mechanical Contractor C-1 (Gas Piping)

BASCO GROUP LLC – MAURICE DOUGLAS (EXAMINEE CHANGES CO.)

Mechanical Contractor C-2 (Commercial Refrigeration)

HALOGEN SYSTEMS, LLC – NED BYRD

Plumbing Water Connected Appliances

TRAX CONSTRUCTION INC. – TANNAN ORR (EXAMINEE CHANGES CO.)

Heating Mechanic IV (HVAC Service Tech)

ANTHONY LETTEER
JASON SPARBER
JOSEPH FIDUCIOSO III
LANE ZAK
MATTHEW DERR (REINSTATEMENT)
PHILLIP ROMERO

A motion was made by Mark Mahler 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

Mechanical Contractor A (Commercial)

RELIABLE PLUMBING AND HEATING – MARK TERNES*

Pattie Benger stated Mark Ternes is applying for a Mechanical Contractor “A” License, but all of his references were for residential projects. Mr. Ternes stated he has been working for Family Heating and Cooling (“Family Heating”) since 2010; although he was on medical leave for a short period during that time. He stated Reliable Plumbing and Heating has been in business since the first of the year, and they have commercial clients that have requested work that requires this license. He stated he has done a number of commercial projects for Family Heating, but he cannot use Family Heating as reference for fear of losing his job. Mr. Ternes stated he is still currently employed by Family Heating until he gets his license.

Jack Arrington stated with a Mechanical Contractor “A” License, a contractor can do any type of commercial work. He stated with a Mechanical Contractor “B” License, a contractor can do any type of residential work. He stated RBD is looking for a minimum of three commercial references to be on the Consent License Requests.

A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor “B” License, and if Mr. Ternes can provide proof of commercial experience and references to RBD, his license can be upgraded to a Mechanical Contractor “A” License by RBD Staff, seconded by Neil Case; the motion carried unanimously.

5. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests.

VARIANCE REQUESTS

6. 7455 Abilene Drive, Permit J52620 – Clay Combs, Value Plumbing, requests a variance to Sections 709.3 and 712.4.2, 2009 International Plumbing Code, to reduce fixture unit sizing to allow a 3” drain, in lieu of the required 4” drain.

Clay Combs appeared and stated this home is a manufactured home built in 1997, on a septic system, and the existing sewer line is a 3” line that he is connecting to. He stated the house is approximately 60’ long and the connection is within the first 10’. He stated they are requesting the variance so they do not have to demo the basement floor. Mr. Combs stated they are installing a sewer ejector pit in this 2½ bath home. Jack Arrington stated with a 3” sewer line, there is a potential of overloading the line, but with the fixtures in this home, he does not feel that it would be a problem. He stated RBD staff does not oppose this variance request. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Neil Case; the motion carried unanimously.

7. 318 West Polk Street, Permit J16287 – Brandon Lackey, homeowner, requests a variance to Section 210.52(C)(1), 2011 National Electrical Code, to waive installation of a receptacle at the counter, where required.

No one appeared. Dean Wemmer stated this is a kitchen remodel and the area in question is on a 12” counter on a small kitchen island. He stated he believes the counter was installed as an “after-thought” and by that time the construction was advanced to a point that made it difficult to install a receptacle. 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. 26 Polo Drive, Permit J40879 – Alex Allen, Olson Plumbing & Heating Co., 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.

Alex Olson stated this home has a brick chimney with an offset and he is unable to install a liner in the chimney. Jack Arrington stated this chimney has two draft hooded appliances and the chimney was designed for two draft hooded appliances. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request due to pre-existing conditions, seconded by David Doren; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

a) Intermediate Mechanical License

Dan Rial requested that RBD staff work on implementing an intermediate Mechanical License.

b) School Districts

Neil Case stated the school districts will be working under the 2015 Building and Mechanical Codes, effective as of April 1, 2015. Roger Lovell stated April 1st was actually the “cut-off” date, and it was effective on January 1, 2015.

c) Tankless Water Heaters

Jack Arrington stated tankless water heaters have now been approved for homes with up to three shower stalls before they will require additional engineering. He stated in homes with four or more showers, additional engineering will be required.

The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY:llg