

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

May 13, 2015

10:00 a.m.

MEMBERS PRESENT: Mr. Dan Rial
Mr. Mark Mahler
Mr. Neil Case
Mr. Larry Bobo
Mr. David Doren
Mr. Jim Rose

MEMBERS ABSENT: Mr. R. J. Steer

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. Matthew Seebach, Senior Electrical Inspector
Mr. Russ Kauk, Senior Plans Examiner
Ms. Pattie Benger, Contractor Licensing
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

Jack Arrington introduced new Committee member, Jim Rose.

1. **CONSIDERATION OF THE APRIL 8, 2015 MEP COMMITTEE MINUTES**

A motion was made by Mark Mahler to **APPROVE** the Minutes of the MEP Committee Meeting as written, seconded by Neil Case; the motion carried unanimously.

2. **COMPLAINT**

- a) A Complaint has been brought against Gregory Eikerenkoetter and Petar Stoyanov, licensees for CO. Delta Mechanical, Inc., by Regional Building for having 78 "A" Status Permits, in violation of Sections RBC105.9 and RBC109.2, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Petar Stoyanov appeared and stated his company has been working on reducing the number of "A" Status Permits, and he believes they have reduced the list from 78 to 20. Jack Arrington gave the details of the Complaint. Todd Welch stated Delta Mechanical does work for Home Depot. Mr. Arrington stated this company has appeared before this Committee repeatedly over the years, commencing in 2009, for the same issue, i.e. "A" Status permits. He stated each time they reduce the numbers of "A" Status permits, and then they let them accumulate again. He stated they usually complete approximately 50% of the permits that they pull.

Mr. Stoyanov stated his company has recently restructured their permit department, and RBD will see an improvement soon with their "A" Status Permits. He stated Delta Mechanical is a nationwide company. John Santos, Permit Manager at Delta Mechanical at their corporate office in Mesa, Arizona, appeared and stated he is new to this position, and his job is to complete all of these permits. He stated he has been having difficulty getting in touch with customers to schedule the inspections, although they have been sending letters and calling the homeowners. David Doren suggested that the technician schedule the inspection at the time of installation of the equipment.

Ron Hatch with Home Depot appeared and gave the Committee the procedure that Home Depot uses in hiring Delta Mechanical and pulling the permits for their installations. Pattie Bengner stated Mr. Eikerenkoetter's mechanical license expired earlier this year, and Mr. Stoyanov's plumbing license will expire at the end of this month. She stated there are a total of 220 permits currently open, and 47 "A" Status Permits. Susan Kitchukov stated they have the documentation with them today to have a new licensee apply for a mechanical license.

Mr. Arrington stated RBD currently has 95 permits waiting for CO detectors to be installed and inspected, and has recently implemented a new process for minor inspections, i.e. for CO detectors, which can be done by taking a photograph and sending that photograph to RBD when ordering the inspection. He stated he would like to extend Mr. Stoyanov's license so he can complete the "A" Status permits, but limit their permits to 25 per month for water heaters. He stated currently they are pulling 40 water heaters per month, and completing 29 per month. Mr. Hatch stated Home Depot does not want to have the number of permits limited. He stated Home Depot will find someone else to do their work, if Delta Mechanical cannot get this issue resolved. He stated he believes this will motivate Delta Mechanical to take action on this matter.

A motion was made by Mark Mahler to recommend to the Board of Review that Petar Stoyanov's Plumbing License be extended for 30 days, and require that Delta Mechanical reappear before the MEP Committee in 30 days to give the Committee a status report with regard to their "A" Status permits, with the goal that there will be no more than 15% "A" Status permits or less, and at that time the Committee will make a decision about extending their license and reducing the percentage of "A" Status

permits allowed, seconded by Larry Bobo; the motion carried unanimously.

Break from 11:11 a.m. to 11:21 a.m.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

ACE AIR CONDITIONING, INC. – SCOTT PALMATEER
BRUNO’S MECHANICAL INC DBA BRUNO’S HEATING AND COOLING –
AMANDA COOK (CO. CHANGES EXAMINEE)
CATALYST MECHANICAL & ELECTRICAL, LLC – JOEY SMITH
COMMERCIAL MECHANICAL INC – MICHAEL TONEFF
CUSTOM CLIMATE CONTROL – DERRICK CHAMBERLAIN
HEATING AND PLUMBING ENGINEERING INC – RICHARD TODD STARK
(UPGRADE)
JR WHITNEY PLUMBING COMPANY – JEFFREY WHITNEY (UPGRADE)
KCA COMPANIES INC. – RONALD DAVIS
SERVICE FIRST PLUMBING HEATING & DRAINS LLC – TYLER POPE
(UPGRADE)
SPRINGS HEATING & COOLING – MARK TERNES (EXAMINEE CHANGES CO.)

Mechanical Contractor B (Residential)

QUASAR HEATING & COOLING – TODD VALENTINE

Heating Mechanic I (Gas Piping Fitter)

RORY PILUSO

Heating Mechanic IV (HVAC Service Tech)

AARON PARKER
BILLY OGBURN JR.
JAMES FOWLER (REINSTATEMENT)
LUKE FAIMON
MITCHELL KAISER

A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Jim Rose ; the motion carried unanimously.

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests.

VARIANCE REQUESTS

5. 2850 Canon Avenue – Phil Ranger, Cave of the Winds, requests a variance to Table 403.1, 2009 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Phil Ranger appeared and stated they are installing an 1,100 square foot patio addition to view a new attraction, which would require that one new ladies water closet be added to the existing ladies restroom. He stated they are requesting that this requirement be waived because they are on a septic system, which would also increase the load on this septic system. He stated the Caves of the Winds is not marketing this attraction, so he does not believe it will increase attendance, but they would like to give the public a location to view the new attraction. Russell Kauk stated the Cave of the Winds is landlocked which prohibits them from increasing the septic system. He 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 Mark Mahler; the motion carried unanimously.

6. 8320 Sutterfield Drive, Permit J63157 – Bret Brown requests a variance to Section 403.1, 2009 International Plumbing Code, to waive the requirement to install a drinking fountain.

Jack Arrington stated this variance request has been **WITHDRAWN**.

- 7.a. 714 South Prospect Street, Permit J58979 – Noel Deluna, Foster Electric Corp., requests a variance to Section 240.24(F), to allow an electrical panel to remain in current location, where prohibited.

Noel Deluna appeared and stated the homeowner is elderly and on oxygen full-time and she was worried that the breaker would trip, thus shutting the oxygen off. He stated he replaced the panel and the homeowner wanted the panel left in the existing location because the homeowner was not comfortable going outside in the event the breaker tripped. He stated three-quarters of the panel is over the stairs. Dean Wemmer stated, had the contractor asked prior to installation of the panel, he would have been informed by RBD staff to move the panel to another location inside the house. He stated the purpose is to give proper working clearance around the panel and to prevent tripping or falling on the stairs when accessing the electric panel. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request because the new panel is an

improvement over the previous panel and it would be a significant cost to relocate the panel at this point in time, seconded by Mark Mahler; the motion carried unanimously.

- 7.b. 250 South Union Boulevard – Michael McShea, McShea Consulting, LLC, requests a variance to Section 590.3(B), 2011 National Electrical Code, to change the definition of temporary from 90 to 180 days, where prohibited.

Michael McShea appeared and stated this structure is the Veladrome in Colorado Springs, which is a temporary tent structure that is only up for a portion of each year. He stated they would like to install 188 light fixtures, which are cord and plug fixtures due to the fact that the structure is taken down during the summer months. Dean Wemmer stated this wiring method is only acceptable in the Code on a temporary condition. He stated there are no life safety issues associated with these fixtures. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

a) Electronic Agenda Packets

Jim Vernon appeared and stated RBD will no longer be sending hard copies of the agenda packets to Committee members. He said laptop computers are now provided for the Committee members use in the board room for review of the agenda packet during the Committee meetings. He stated RBD will also provide flash drives for the Committee members to use. Mr. Vernon gave a presentation regarding the process that will be used by RBD. Mark Mahler asked if it would be possible to have the Minutes from previous years accessible to the Committee members during the Committee meetings.

The meeting adjourned at 12:07 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY:llg