

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

June 10, 2015

10:00 a.m.

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

MEMBERS ABSENT: Mr. Mark Mahler

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. Joel Segura, 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 10:01 a.m.

1. **CONSIDERATION OF THE MAY 13, 2015 MEP COMMITTEE MINUTES**

A motion was made by Neil Case to **APPROVE** the May 13, 2015 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously. R. J. Steer abstained.

2. **COMPLAINT UPDATE**

- 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. *This Complaint was heard by the MEP Committee on May 13, 2015, and the Committee recommended that Petar Stoyanov's Plumbing License be extended for 30 days, and required that he reappear before the MEP Committee in 30 days to give the Committee a status report with regard to the "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.

Pattie Benger gave an update on the “A” Status permits for Delta Mechanical, i.e. 22 “A” Status permits, and 149 open permits, which is 14.76 percent; or under the 15 percent that the Committee required. She stated it is working on completing the 22 “A” Status permits still remaining. John Santos with Delta Mechanical stated his goal is to have no more than 9 percent in “A” status permits. Ms. Benger stated Delta Mechanical has two people appearing before the Committee today requesting their license, so this company will have two new licensees once approved. Jack Arrington stated he feels this company has made considerable progress during the past month in completing its “A” Status permits. Todd Welch stated this contractor has met the requirements that the Committee gave it during the May 13, 2015 MEP Committee meeting, and other than reminding this contractor that it must stay in compliance, he does not feel that further action should be taken today. A motion was made by R. J. Steer to recommend to the Board of Review that this complaint be **CLOSED**, seconded by David Doren; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

AVALANCHE AIR CONDITIONING & HEATING, INC – BRYAN ZELLER
FOOTHILL CONSTRUCTION SERVICES LLC – DOUGLAS RYKERD (EXAMINEE CHANGES CO.)
HEATING & PLUMBING ENGINEERS, INC. – RICHARD TODD STARK
(UPGRADE & SECONDARY EXAMINEE)
MAUI MECHANICAL, INC. – HSIEN-DEA “PETER” LIU
PIPE LINE SPECIALTIES – RANDALL FRISBEE (SECONDARY EXAMINEE)
RTB PROPERTIES LLC – STEVEN BRUNO (EXAMINEE CHANGES CO.)
VETERAN CLIMATE CONTROL – GREGORY HEINRICH (EXAMINEE CHANGES CO.)

Mechanical Contractor B (Residential)

TRI STAR MECHANICAL– TIMOTHY VEAL (EXAMINEE CHANGES CO.)

Mechanical Contractor C-1 (Gas Piping)

MARLER’S PLUMBING & HEATING – MICHAEL MARLER

Heating Mechanic I (Gas Piping Fitter)

MICHAEL COLBURN
MICHAEL MEYER
MYLES LEEHANG

Heating Mechanic IV (HVAC Service Tech)

COREY PLANTE
DANIEL WARD
DYLAN WATSON
GREGORY DUTTON
JERRY RADSPINNER
JOEL MILLER
MICHAEL MEYER
SCOTT BAUDER
TYLER WILL
WALTER CLINTON HALL (REINSTATEMENT)

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Mechanical Contractor A (Commercial)

AMERICAN COMFORT SYSTEMS INC – JEFFREY KELLER (CO. CHANGES EXAMINEE)*

Jeffrey Keller appeared. Pattie Bengner stated American Comfort Systems has five (“5”) “A” Status Permits; two of which are going through the CNC process with RBD, and if those homeowners do not comply, those permits will be voided. She said two have no action that has been taken, and one has been reopened. Mr. Keller stated he is taking Permits J37387 and J16333 (the two that have started the CNC process), Permit J05464 and all of the open permits on his license. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor “A” (Commercial) License for Jeffrey Keller, seconded by Jim Rose; the motion carried unanimously.

CO. DELTA MECHANICAL, INC. – DIMITRE BOBEV (CO. CHANGES EXAMINEE)*

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor “A” (Commercial) License for Dimitre Bobev, seconded by Larry Bobo; the motion carried unanimously.

DANA MILLER’S AIR CONDITIONING & HEATING INC – DANA MILLER (LIMITED & EXAMINEE CHANGES CO.)*

Dana Miller appeared and stated he will be taking Permits J33703 and J06611 on his license and will complete both permits. Pattie Bengner stated this will leave the two “A” Status permits that are going through the CNC process with RBD, and Mr. Keller has agreed to complete them, if the homeowners contact RBD. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor “A” (Commercial) License for Dana Miller, seconded by David Doren; the motion carried unanimously.

Plumbing Contractor Registration

CO. DELTA MECHANICAL, INC – SUSAN KITCHUKOVA

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of a Plumbing Contractor Registration for Susan Kitchukova, seconded by Larry Bobo; the motion carried unanimously.

4. CONSENT CALENDAR

There were no Consent Calendar Variance Requests.

VARIANCE REQUESTS

5. 530 South Nevada Avenue – Michael McShea, McShea Consulting, requests a variance to Section 403.2.1, Item 3, 2009 International Mechanical Code, to waive the ventilation requirements to a lesser amount.

Michael McShea appeared and stated this structure is the Cobalt Club, and the area in question is the smoking lounge consisting of 846 square feet. He stated the Cobalt Club is a private club for members-only. He stated they have a variable speed exhaust fan that produces up to 1.0 cfm per square foot continuously, and is capable of going up to 4.2 cfm, when needed. Mr. McShea stated he would like to attach the variance to this permit for the Cobalt Club, in the event the club is sold in the future and there is a change of use for the structure. Jack Arrington stated the owners have this system in another location for the same type of Club, and they have found that this system works very well. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request because this is an engineered system, with the stipulation that when the building

changes ownership, RBD will review the plans for the new owner; seconded by Jim Rose; the motion carried unanimously.

6. 13925 Highway 83, Permit J05934 – D & J Quality Electric, Inc., 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 homeowner that confirms 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.

Joan Hathcock stated this 19,000 square foot home has a Crestron lighting system, and the lighting control system will not work with the arc fault breakers. Dean Wemmer stated lighting control systems generally do not work with the arc fault breakers, and Larry Bobo confirmed that he also finds this to be true. Mr. Wemmer stated he would suggest that the homeowner letter be modified so they will not have to leave the 120 arc fault breakers with the home in the event of the sale of this home. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the variance stays with this address due to the lighting control system, the arc fault breakers do not have to stay with the home upon sale, and the homeowner letter be modified to reflect this stipulation, seconded by Jim Rose; the motion carried unanimously.

- 6.b. 3040 Leoti Drive, Permit J60139 – Gary Wilson, homeowner, requests a variance to Section 501.2, 2009 International Mechanical Code, to allow discharge of half bath exhaust fan into attic near roof vent, where prohibited.

Gary Wilson appeared and stated he is remodeling the second floor of his home and is combining two small bedrooms into a “mother-in-law” suite with a divided bathroom, i.e. water closet and single sink in one area, and bathtub and double sink in the other area. He stated he would like to exhaust the bathroom fan in the area with the water closet, which is just for odors, into the attic. He stated it will reach the roof vent. Jack Arrington stated the 2001 International Mechanical Code did approve this method of construction. 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.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

a) Employee Introduction

Jack Arrington introduced Joel Segura to the Committee members and stated Mr. Segura is RBD's new Senior Plumbing Inspector.

b) Update on Temporary Staff Changes

Roger Lovell stated Henry Yankowski has been appointed as the new Interim El Paso County Administrator until the end of the year; but he is also going to remain as the Building Official for RBD. Mr. Lovell stated he will be filling in for Mr. Yankowski during his absence from RBD.

The meeting adjourned at 11:12 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg