

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

July 8, 2015

11:00 a.m.

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

MEMBERS ABSENT: Mr. R. M. 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. Joel Segura, Senior Plumbing Inspector
Mr. Russ Kauk, Senior Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 11:00 a.m.

1. CONSIDERATION OF THE JUNE 10, 2015 MEP COMMITTEE MINUTES

A motion was made by Neil Case to **APPROVE** the June 10, 2015 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to be heard.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

AIR-KRAFT MECHANICAL LLC – KEENAN LEATHERWOOD
ASAP – KEITH PARKER (CO. CHANGES EXAMINEE)
HVAC-719, LLC – ALAN BENZO
INDOOR CLIMATE CONTROL – KIM DAVIS

MECH PLUS SERVICES – LEE DEVLIN
ROGERS HEATING & COOLING INC. – CHARLES ROGERS (UPGRADE)

Mechanical Contractor C-1 (Gas Piping)

CALIBER SERVICES LLC – JAMES LATHROP (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

BRIAN KASA
HANS DAMON
HSIEN-DEA “PETER” LIU (REINSTATEMENT)
KENNETH CHANDLER
NORMAN ANDERSON
ROBERT LANGLEY

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**

- a) 518 Crown Hill Mesa Drive, Permit F10790 – Michael Nordike, homeowner, requests a variance to Section 405.3.1, 2009 International Plumbing Code, to allow a 14” clearance at the side of a water closet where a minimum clearance of 15” is required.
- b) 1263 Lake Plaza Drive, Suite 130 – Jennifer Smith, RTA Architects, requests a variance to Section 405.3.2, Exception 1, 2012 International Plumbing Code, to waive requirement for lavatory to be located in the same room as the water closet, when toilet rooms are used primarily for drug testing

A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Larry Bobo; the motion carried unanimously.

VARIANCE REQUESTS

5. 2850 South Cheyenne Canyon Road – Shannin Albers and Ireland Dean, on behalf of Seven Falls/Broadmoor, requests a variance to Section 403.3.2, 2009 International Plumbing Code, to allow a travel distance to restroom facilities to exceed 500’, where prohibited.

Shannin Albers appeared and stated he is the architect working on some structures at the Seven Falls Park, that is currently being renovated. He stated this issue is in regard to restroom facilities for a new ticket booth. He stated there is an existing bath house on site, and they would like to continue to use that as their primary restroom facilities; and they are asking to be allowed to use this restroom for the employees in the ticket booth that is more than 500' away. He stated there will only be three or four employees in the ticket booth at all times, and there is a tram running every 5 minutes from the ticket booth to the location with the restrooms, which is approximately 2,300' from the ticket booth. He stated they are building a restaurant at the top of the falls that will have restrooms as well. Jeff Richards, Beckrich Construction, appeared and stated there is also an Administrative Office with restrooms available for employees, as well as another retail shop with restrooms, so there are a number of options available for their employees. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request because the restroom facilities are for a very limited number of employees, seconded by David Doren; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

7. **NEW BUSINESS**

a) 2012 International Plumbing Code ("IPC")

Jack Arrington stated RBD started enforcing the 2012 IPC on July 1, 2015. He stated RBD staff has been participating in classes to teach contractors about the 2012 IPC. He stated the 2012 International Mechanical Code and the 2012 International Energy Conservation Code have not been adopted by RBD. He stated there are no longer any RBD amendments for plumbing, but RBD will enforce the State Amendments for plumbing.

b) 2014 National Electrical Code ("NEC")

Dean Wemmer stated RBD adopted the 2014 NEC on July 1, 2015 as well, and there are no State Amendments for the 2014 NEC.

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The meeting adjourned at 11:20 a.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY:llg