

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

September 9, 2015

10:00 a.m.

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

MEMBERS ABSENT: Mr. Mark Mahler
Mr. Jim Rose

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Russell Kauk, Senior Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 10:02 a.m.

1. CONSIDERATION OF THE AUGUST 12, 2015 MEP COMMITTEE MINUTES

A motion was made by Neil Case to **APPROVE** the August 12, 2015 MEP Committee Minutes as written, seconded by R. J. Steer; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to be discussed.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

DEEM, LLC – KENT SHONBORN
OGC MANAGEMENT, LLC – JOSEPH PHILLIPS (EXAMINEE CHANGES CO.)
TEAM PLUMBING AND AIR CONDITIONING, INC. – DENARD CABELLO

Mechanical Contractor B (Residential)

ATLANTIC HEATING AND A.C. LLC – JONATHAN GOSSAGE

Mechanical Contractor E (Elevator)

H.E.S. ELEVATOR SERVICES – JEFFREY BUCKLEY (EXAMINEE CHANGES CO., REINSTATMENT)
MEI PRECISION ELEVATOR – GREGORY FRICKE (EXAMINEE CHANGES CO.)

Mechanical Contractor C-1(Gas Piping)

GREEN PLUMBING INC. – JASON SILVERBERG

Heating Mechanic IV (HVAC Service Tech)

ANDREW MARGOLIN
KALBE KLOPFENSTEIN
KAYE THOMAS

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. **CONSENT CALENDAR**

a) 508 North Franklin Street, Permit J77807 – Trent Cooper, Air Concepts, requests a variance to Section 503.5.3, 2009 International Fuel Gas Code, to allow a masonry chimney, lined with an approved material, to serve as a gas vent for a single draft hooded appliance or an induced draft appliance common-vented with a draft hooded appliance, provided the installation meets the following requirements:

- The appliance is a replacement;
- The area of the chimney does not exceed 7 times the area of the draft hood outlet;
- Not more than one side of the chimney is exposed to the outside;
- A licensed contractor provides a letter verifying the chimney's integrity, and approved material is defined as sheet metal, tile or clay lined.

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

5. 911 Emory Circle – Jim Burgess, USA Modular, and Mitch Hovland, UPS Plans Engineer, request a variance to Table 403.1, 2012 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Mitch Hovland appeared and stated they are building a modular structure in their parking lot to use on a temporary basis during the Christmas season, which is their peak time of the year. He stated the modular facility is within 500 feet of their existing facility. He stated they are proposing use of a temporary event style restroom for 8 weeks until the restrooms are completed in the modular facility. Mr. Hovland stated the structure will be busy first thing in the morning while trucks are being unloaded and the packages distributed to the delivery trucks, and after mid-morning, there will only be 6 to 8 people in the structure. Mr. Hovland stated the updated drawings indicate that the total occupant load will be 175 people within both facilities. He stated there is no storage in the facility and only employees will be in the structure; the public is not permitted in the structure.

Jon Brazier stated the updated plans indicate that there will be three water closets and a lavatory in each restroom per gender. Neil Case stated the drawings indicate that the water supply will be a garden hose with a connection at another building. Mr. Hovland stated the trailer is heated and the water supply will be a garden hose connected to another building. He stated the trailer will only be in use for approximately 4 hours at a time. Mr. Brazier suggested that Mr. Hovland have their designer work with RBD's Plan Review Department with regard to water, electric and sewer lines to the temporary trailer.

Russ Kauk stated this is a temporary "fix" while the modular building is being completed. He stated 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, seconded by Larry Bobo; the motion carried unanimously.

6. 430 North Weber Street, Permit J74803 – Chris Baker, Bullseye Plumbing, Heating & Air, 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.

Chris Baker appeared and stated this is an interior chimney with an offset, which prohibits the installation of a chimney liner. He stated the chimney is in good condition. He stated this is an apartment building, and there are two water heaters servicing this chimney. Mr. Baker stated there are two furnaces, but they have been disconnected. Jon Brazier stated the issue with the furnaces sharing air will have to be addressed at another time, when the

owner installs the new furnaces, because the current furnaces have been condemned. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

8. **NEW BUSINESS**

a) RBD Committees

R. J. Steer asked RBD staff if they would inform the MEP Committee members about their plans for realigning the Committees. Roger Lovell stated RBD will be “restructuring” the Committees, and this issue is going through a Code change. He stated the process is currently in the public comment period, and then it will have to be brought to the jurisdictions for adoption.

The meeting adjourned at 10:35 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL:llg