

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

October 14, 2015

10:00 a.m.

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

MEMBERS ABSENT: Mr. Neil Case

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jack Arrington, Deputy Building Official -
Plumbing/Mechanical
Mr. Jon Brazier, Senior Mechanical Inspector
Mr. Joel Segura, Senior Plumbing Inspector
Mr. Russell Kauk, Senior Plans Examiner
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 10:03 a.m.

1. CONSIDERATION OF THE SEPTEMBER 9, 2015 MEP COMMITTEE MINUTES

A motion was made by R. J. Steer to **APPROVE** the September 9, 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)

ADVANTAGE PLUS HEATING & AC LLC – BRIAN GOFF (EXAMINEE CHANGES CO., SECONDARY EXAMINEE)

ADVANCED CLIMATE SOLUTIONS, LLC – LOTT PASSARELL (EXAMINEE CHANGES CO.)

MURPHY COMPANY MECHANICAL CONTRACTORS AND ENGINEERS –

GREGORY FRIESS (CO. CHANGES EXAMINEE)
QUEST PLUMBING AND HEATING – MATTHEW PETERSON JR. (ADDITIONAL
LICENSE)

Mechanical Contractor C-1(Gas Piping)

ADVANTAGE HEATING & COOLING – MAURICE DOUGLAS
BILLS PLUMBING & DRAIN – MICHAEL PODCZERVINSKI (PRIMARY
EXAMINEE)
DEVRIES PLUMBING AND HEATING LLC – NICHOLAUS DEVRIES

Heating Mechanic IV (HVAC Service Tech)

CHARLES UPTON
DWAIN DUNIGAN
IAN BETANCUR
JACOB HARRIS
JOSHUA BONE
SAMUEL SCHAEFER

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. CONSENT CALENDAR

- a) 6647 Ancestra Drive, Permit J84851 – Marilyn Freeman requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 14” clearance at the side of a water closet where a minimum clearance of 15” is required.

A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the Consent Calendar Variance Requests, seconded by Jim Rose; the motion carried unanimously.

VARIANCE REQUESTS

- 5. 2739 East Las Vegas Street, Permit J81164 – Tom Seslar, El Paso County, requests a variance to Section 404.7, 2009 International Fuel Gas Code, to allow a clearance between the gas line and roof to be less than 3½”, where prohibited.

Jack Arrington stated Item 5 has been **WITHDRAWN**.

6. 7953 and 7955 Cessna Drive – Shane Showalter, Midwest Steel, requests a variance to Table 403.1, 2012 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Shane Showalter appeared and stated this structure is a public restroom at the Meadow Lake Airport. Jack Arrington stated there are other restrooms available within 500 feet of this structure. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance requests, seconded by Mark Mahler; the motion carried unanimously.

7. 840 West Moreno Avenue – Mohsen Bagherian, property owner, requests a variance to Section 403.2, 2012 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

No one appeared. A motion was made by R. J. Steer to **TABLE** this variance request until the end of the meeting, seconded by Mark Mahler; the motion carried unanimously.

8. 232 West San Miguel Street – Jack Paulson, Architect, requests a variance to Section 403.2, 2012 International Plumbing Code, to waive the requirement for separate restroom facilities for each gender.

Jack Paulson appeared and stated there will be 8 people working in this building and there is another building within 500 feet with restrooms. Jack Arrington stated the occupancy is 17, and a maximum occupancy of 15 is allowed by Code, with one unisex restroom. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by David Doren; the motion carried unanimously.

9. **UNFINISHED BUSINESS**

a) Appearance of Variance Applicant

Mark Mahler asked RBD staff if the applicant had to be present for a variance to be heard. Jack Arrington stated RBD staff does not always know the details of the variance request to adequately present it to the Committee for the applicant. Todd Welch stated in most instances, the applicants will postpone the variance or request RBD staff to present the variance to the MEP Committee for review, but this is not the case with this variance today.

b) Introduction of New Employee

Russell Kauk introduced Justin Courturier, who has recently started working in Plan Review, specializing in mechanical plans. Mr. Courturier appeared and stated he has 20 years' experience working in the mechanical trades, and he is happy to be working at RBD.

c) Tabled Items

A motion was made by Mark Mahler to **POSTPONE** the tabled items for 30 days, seconded by R. J. Steer; the motion carried unanimously.

10. **NEW BUSINESS**

a) Employee Update

Jack Arrington stated one of our past employees, Jeff Bonner, has been fighting cancer for the past two years, and he is now cancer free, and will be working for RBD on a part-time basis in the future in the Mechanical Department.

b) Retirement Announcement

Russell Kauk stated he will be retiring on December 11th.

The meeting adjourned at 10:28 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL:llg