

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

November 10, 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 10:00 a.m.

1. CONSIDERATION OF THE OCTOBER 14, 2015 MEP COMMITTEE MINUTES

A motion was made by Mark Mahler to **APPROVE** the October 14, 2015 MEP Committee Minutes as written, seconded by David Doren; the motion carried unanimously.

2. COMPLAINTS

- a) A complaint has been brought against Brian Schneider, licensee for Premier Mechanical, by Regional Building for failing to pull a permit for work performed by your company at 2051 Pine Grove Avenue, Colorado Springs, Colorado, in violation of Section RBC105.1, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Jim Zendejas, attorney for Brian Schneider, appeared and stated Mr. Schneider did the work on this home without a permit upon the homeowner's request because she was running a business out of her home. He said there was work done in 2003 and 2006. Jack Arrington stated the homeowner of 2051 Pine Grove Avenue discovered that a permit was not pulled for installation of the air conditioners when she was ready to sell the house, and she filed a complaint with RBD at that time. Mr. Zendejas stated the homeowner never asked Mr. Schneider to pull the

permit when she discovered it was a problem with the sale of her home. Mr. Arrington stated the homeowner was not willing to appear to testify today. Mark Mahler stated it sounds like we are dealing with a disgruntled homeowner, the work was done correctly with some minor modifications, with the exception of the permit. A motion was made by Mark Mahler to recommend to the Board of Review that a 90-Day Incident Report be put in Mr. Schneider's contractor file, seconded by Larry Bobo; the motion carried unanimously.

- b) A complaint has been brought against Gregory Eikerenkoetter, Dimitre Bobev and Susan Kitchukova, licensees for Colorado Delta Mechanical, Inc., by Regional Building for work done at 12776 North Ellicott Highway, Calhan, Colorado, which left the home with serious life safety issues.

All parties testifying were sworn in. Scott Mikulecky, attorney for Colorado Delta Mechanical, Inc. ("CDM") appeared and stated CDM has been licensed in El Paso County since 2008 and has pulled approximately 1,500 to 2,000 permits. He stated they have appeared before this Committee for excessive "A" Status permits, but this is the first time that they have appeared for a life safety issue. He stated this complaint is due to the installation of a water heater; the vent pipe was in place when the technician left the residence, but at some point it fell. Mr. Mikulecky stated CDM is in the process of having all of their technicians trained so they can obtain a Mechanical IV License. Pavlin Yordanov appeared and stated he has worked with Colorado Delta since 2008 and he has a Master Plumber's License. He stated the venting was all connected when the technician left the house, but it fell. He stated the entire vent has been replaced. Mr. Yordanov stated all of CDM's technicians will be going through additional training with Johnstone, and applying for the Mechanical IV License in El Paso County.

Jack Arrington stated he does not feel CDM's technicians are properly trained and licensed. He stated this issue was very serious and had the potential to jeopardize the life safety of the people in this home. He stated it took almost a week to get this correction done because this contractor is out of town. Mr. Arrington stated after the correction was made, it failed the first inspection, but they did make the repair right away.

Todd Welch stated the only issue before this Committee today is the issue with the water heater. Mr. Yordanov stated he will provide RBD staff with phone numbers of their local technicians so RBD is able to get in touch with local CDM staff for emergencies of this nature. Jack Arrington stated a Mechanical IV License is required for anything to do with gas, venting or combustion air. Mr. Yordanov stated CDM installed two carbon monoxide detectors in this house.

Susan Kitchukova appeared and stated the technicians working on this project have been with the CDM for two years, but they are not licensed; they are apprentices. She stated she was not aware that RBD required the Mechanical IV License to do this type of installation. She stated all jobs are inspected by the Master Plumber via electronic transmission of photographs.

Mr. Yordanov stated he has his apprentices install the water heaters; they send him before and after photographs of the installation; and this is his method of inspecting each project, and also the method used for this particular project. Mark Mahler stated there are a number of different issues, i.e. licensing, training, and lack of supervision.

A motion was made by Mark Mahler to recommend to the Board of Review that a 3-Year Incident Report be put in Colorado Delta Mechanical, Inc.'s files, and that Colorado Delta Mechanical have semi-annual meetings with RBD staff so RBD can monitor the licensees as well as the projects of Colorado Delta Mechanical, Inc. for the next three years, seconded by Jim Rose; the motion carried unanimously.

Break from 11:28 to 11:34 a.m.

3. **CONSENT LICENSE REQUESTS**

Mechanical Contractor A (Commercial)

LEAGUE MECHANICAL, LLC – ROBERT HART
PSF MECHANICAL, INC. – CHRISTOPHER LAWSON
ROCKY MOUNTAIN CLIMATE HEATING AND COOLING – ROBERT BAKKEN
(UPGRADE)
WOODLAND PLUMBING HEATING & AIR CONDITIONING – MARK KEESLING

Mechanical Contractor B (Residential)

DARRELL ALLEN – DARRELL ALLEN (LICENSE CHANGES CO.)
GOSSAGE CONSTRUCTION – JONATHAN GOSSAGE (LICENSE CHANGES CO.)

Heating Mechanic I (Gas Pipe Fitter)

BRIAN MERKLE

Heating Mechanic IV (HVAC Service Tech)

BRIAN MERKLE
DAVID ROBERTS
GABRIEL HOMER
JOEL GOUDY III

KEVIN RUDNIC
PAUL BESSEY
STEVEN STONE
STEVE SWANSON
STUART BENSON
UWE ZIMKAS
VICTOR THOMPSON
WAYNE HARRISON

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. CONSENT CALENDAR

There are no Consent Calendar Variance Requests.

VARIANCE REQUESTS

5. 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. *This variance request was postponed from the October 14, 2015 MEP Committee meeting due to non-appearance.*

Mohsen Bagherian appeared and stated this project is a 7,300 square foot grow facility, and there will only be 5 employees in the greenhouse at any one time. Jack Arrington stated RBD staff does not oppose this variance request. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that it is only for use as a grow facility, seconded by Larry Bobo; the motion carried unanimously.

6. 10377 Mount Evans Drive, Permit J48233 – Michael and Rosalind Hartmann request a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 12” clearance at the side of a water closet where a minimum of 15” is required.

Michael Hartmann appeared and stated this work was done by a contractor a year ago, and they are now trying to complete the project. He stated this is the third bathroom in the home. 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.

7. Rick L. Edwards, Rocky Mountain Heating & Cooling, LLC, requests a variance to Section RBC201.6.3, 2011 Pikes Peak Regional Building Code, to upgrade his Mechanical Contractor “B” License to a Mechanical Contractor “A” License.

Rick Edwards appeared and stated he currently has a Mechanical Contractor “B” License and would like to upgrade to a Mechanical Contractor “A” License. Jack Arrington stated Mr. Edwards passed his ICC test, and he is retired from the military where he also gained experience. He stated he has pulled 15 residential permits since the first of the year, and Mr. Edwards is currently working with Amen Plumbing to get his commercial experience. Jack Arrington stated RBD staff does not oppose this variance request. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of a Mechanical “A” License, with the limitation of five permits during the next 30 days, at which time Mr. Edwards’ can work with RBD staff to have his Mechanical Contractor “A” License granted, without restriction, by the MEP Committee, seconded by Mark Mahler; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

9. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:59 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL:llg