

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

January 13, 2016

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  
Mr. Neil Case

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
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  
Ms. Jessie Williams, 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 DECEMBER 9, 2015 MEP COMMITTEE MINUTES**

A motion was made by R. J. Steer to **APPROVE** the December 9, 2015 MEP Committee Minutes as written, seconded by Jim Rose; the motion carried unanimously.

#### **2. COMPLAINTS**

There were no Complaints to discuss.

#### **3. CONSENT LICENSE REQUESTS**

##### **Mechanical Contractor A (Commercial)**

ROCKY MOUNTAIN HEATING & COOLING – RICKY EDWARDS

**Mechanical Contractor B ( Residential)**

ATLANTIC HEATING & A/C INC. – LISA ALLEN

**Mechanical Contractor C-3 (Residential Replacement)**

A & E FACTORY SERVICE – JOEL MILLER

**Heating Mechanic I (Gas Pipe Fitter)**

COREY COMIS

**Heating Mechanic IV (HVAC Service Tech)**

CHRISTOPHER DONABEDIAN  
CLINTON ZABA  
CURTIS LEE  
JAMES GAUDET  
JERRY MONTOYA JR  
JESSE MORALES  
JONATHAN HERNANDEZ  
JOSEPH LEAL  
LANE JOHNSON  
MICHAEL BUENO  
MICHAEL GREENHALGH  
NATHAN JARVIS  
RAUL CARDOZA  
RYAN GOODEN

A motion was made by R. J. Steer 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**

**Mechanical Contractor A (Commercial)**

KABLE HEDRICK – KABLE HEDRICK (EXAMINEE CHANGES CO.) \*

Kable Hedrick appeared. Jack Arrington stated Mr. Hedrick has a total of 18 open permits and 7 “A” Status permits, which must be transferred to his new company. Mr. Hedrick stated the first time he came in to RBD, it was for the purpose of deactivating his license because he was not using it. He stated he was informed by RBD staff to keep his license active, because he would have to retest in the future should he wish to activate it again. He stated he is moving his license into his own name, just to keep it active, although he is

currently working for Wire Nut, he is not their licensee. Mr. Hedrick stated he is filing a lawsuit against his former employer because he was being asked to do illegal work. He stated his former company does not have a licensee or staff to complete the open permits and the "A" Status permits. Mr. Arrington stated Mr. Hedrick is responsible for the open permits with his former employer, and these open permits and "A" Status permits should be transferred to Mr. Hedrick's license, should the Committee grant the transfer of his license.

Break from 10:22 a.m. 10:27 a.m.

Mr. Hedrick stated he was the Operations Manager for Anytime Plumbing & Heating ("Anytime"). He stated Anytime does not currently have qualified employees to complete the open permits. He stated he pulled his license from Anytime because it was continuing to use his license after he left the company, but he is concerned that these permits are completed. Jessie Williams stated RBD sends a notice to the prior employer when their licensees pull their license, and gives them 30 days to find a new license holder. Mr. Arrington stated Anytime does not need Mr. Hedrick to finish these permits if they are completed within the 30 days, and if they are not completed in that time frame, they should be transferred to Mr. Hedrick's license. He stated he does not feel the permits should be left with Anytime; they should be transferred to Mr. Hedrick license, even if his license transfer is denied; at least RBD will have records that Mr. Hedrick has these unresolved permits should he ever wish to reapply for his license in the future. Mr. Hedrick stated he is willing to have the open permits and "A" Status permits transferred with his license. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the transfer of Kable Hedrick's license to him personally, with the stipulation that all open and "A" status permits are transferred to Mr. Hedrick's name; and he is prohibited from pulling additional permits until he completes all currently open and "A" Status permits, seconded by Jim Rose; the motion carried unanimously.

### **Mechanical Contractor C-1 (Gas Piping)**

TAPPS PLUMBING AND HEATING – MICHAEL GREENHALGH \*

Michael Greenhalgh appeared. Jack Arrington stated Mr. Greenhalgh does not have any gas piping experience, which is a requirement for this license. Mr. Greenhalgh stated he does have gas piping experience, but he did not list this work in his application. He stated he has had a Master Plumber's License since 2003. Jack Arrington stated Mr. Greenhalgh's references are for plumbing work only. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor C-1 (Gas Piping) License, with the stipulation that Mr. Greenhalgh provides reference letters to RBD which reflect Mr. Greenhalgh experience in gas piping, seconded by R. J. Steer; the motion carried unanimously.

4. **CONSENT CALENDAR**

There were no Consent Calendar Variance Requests.

**VARIANCE REQUESTS**

5. 4605 Ford Drive, Permit J75651 – Keith Nemmers, Nemmers Construction, LLC, requests a variance to Section 300.5(C), 2014 National Electrical Code, to waive installation of underground conductors under a building in a raceway.

Keith Nemmers appeared and stated he installed a monolithic slab for a garage, before realizing that there was an electrical line running under the slab to the garage. He stated the homeowners approve the current construction. Dean Wemmer stated there would be an issue if there is a failure in that electrical line, because there is no way to get to it for repairs. He stated this owner approves the current construction, but the issue may fall upon a future owner. Mr. Nemmers stated he did not do any locates because he did not have to do any excavation; he actually brought in soil. 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.

6. 4750 Town Center Drive – Bill Darnell, owner, requests a variance to Table 403.1, 2012 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Bill Darnell appeared and stated this structure is in a 9,000 square foot storage facility, consisting of 11 units, and is used for storage of recreational vehicles. Joel Segura stated Code requires one restroom per gender due to the square footage of the facility, and does not take into consideration the occupancy load of the facility. Jack Arrington stated this facility does not have an office and is unheated. A motion was made by Neil Case to recommend to the Board of Review **APPROVAL** of the variance request, seconded by R. J. Steer; the motion carried unanimously.

7. 8110 Cessna Drive – Mark Mahler, Mahler General Contracting, requests a variance to Table 403.1, 2012 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

*Mark Mahler recused himself from the Committee for this variance request.*

Mark Mahler appeared and stated this is a hangar storage facility at Meadow Lake Airport, and there are restrooms available in another building that is approximately 350' from this structure. He stated at this time the building is not going to be heated or have plumbing, although it will have electricity. A motion was made by R. J. Steer to recommend to the

Board of Review **APPROVAL** of the variance request, seconded by Jim Rose; the motion carried unanimously.

8. 19065 Deerfield Road, Permit J62626 – Duane Steinke, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13½” clearance at the side of a water closet where a minimum of 15” is required.

Duane Steinke appeared and stated his home was built in 1980, and he completed the basement in 1985 without a permit. He stated he is completing additional space in the basement at this time, and is trying to permit and complete the work that was also done in the mid 1980’s. He stated he also has three bathrooms on the main level. A motion was made by R. J. Steer to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Mahler; the motion carried unanimously.

9. 3205 North Arcadia Street, Permit J95605 – David Benavides, DMB Plumbing Services, Inc., requests a variance to Table 712.4.2 and Section 709.3, 2012 International Plumbing Code, to allow the discharge from a sewer ejector pump to exceed the maximum drainage fixture units discharging into a 3” building drain, stack or horizontal drain.

David Benavides appeared and stated he is tying in an ejector pump into an existing 3” drain in a house. He stated all of the houses in this area have the same issue. He stated it is a one bedroom home with a kitchen, two bathrooms and laundry. Jack Arrington stated he believes a 3” drain line can handle the number of fixtures in this home. A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Larry Bobo; the motion carried unanimously.

10. Mike Atkinson, Marathon Plumbing & Heating, requests a variance to Section RBC201.6.1, 2011 Pikes Peak Regional Building Code, to waive the testing requirement for a Mechanical “C-1” License.

Mike Atkinson appeared. Jack Arrington stated Mr. Atkinson took the gas piping and combustion air test some time ago when he took his Master Plumber’s test under the Uniform Plumbing Code. 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.

- 10.b. 10419 Keeton Ranch Road – Gina Mangino, JDS-Hydro Consultants, Inc., requests a variance to Table 403.1, 2012 International Plumbing Code, to allow less than the minimum required number of plumbing fixtures.

Gina Mangino appeared and stated this project is the replacement of a water treatment facility. She said this facility is unmanned and operated by one equipment operator, and

he will not be in the facility more than 15 minutes per day. She stated this operator lives in a home 60' from the water treatment facility. Jack Arrington stated Code requires a restroom due to the square footage, but because there are no occupants, 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 Mark Mahler; the motion carried unanimously.

- 10.c. 11810 Valle Verde Drive – Tom Fellow, homeowner, requests a variance to Section 210.11, 2014 National Electrical Code, to allow extension of an existing circuit without adding new 20 amp. service.

Tom Fellow appeared and stated he built his house in 1983 and he is remodeling the bathroom. He stated the existing circuit is 15 amp and current Code requires 20 amp. He stated he is having two receptacles relocated in this bathroom, which will not create an additional electrical load. A motion was made by Larry Bobo to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Mark Mahler; the motion carried unanimously.

- 10.d. 223 Pilot Knob Avenue – Sheryl Matthews, homeowner, 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.

Sheryl Matthews appeared and stated she is having a water heater installed and she is requesting a variance to waive a liner in her chimney. She stated her house has the original furnace, and she realizes when she has a new furnace installed, she will have to install a liner at that time. She stated her house is over a 100 years old. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, with the stipulation that the liner be installed in the chimney with the replacement of a new furnace, seconded by Jim Rose; the motion carried unanimously.

11. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

12. **NEW BUSINESS**

There was no New Business to discuss.

**13. SUNSHINE ACT REQUIREMENT**

Pursuant to the Colorado Sunshine Act, I, Mark Mahler, move that the MEP Committee meeting be held on the second Wednesday of each month at 10:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the MEP Committee Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at [www.pprbd.org](http://www.pprbd.org), and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by R. J. Steer; the motion carried unanimously.

The meeting adjourned at 11:55 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL:llg