

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

February 10, 2016

10:30 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. Jon Brazier, Senior Mechanical Inspector  
Mr. Joel Segura, Senior Plumbing Inspector  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Dan Rial called the meeting to order at 10:30 a.m.

#### **1. CONSIDERATION OF THE JANUARY 13, 2016 MEP COMMITTEE MINUTES**

A motion was made by R. J. Steer to **APPROVE** the January 13, 2016 MEP Committee Minutes as written, seconded by Larry Bobo; the motion carried unanimously.

#### **2. COMPLAINTS**

There were no Complaints to discuss.

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

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

AFFORDABLE PLUMBING & HEATING, INC –ORMONDE, CALEB (CO.  
CHANGES EXAMINEE)

AMERICAN COMFORT SYSTEMS – DANNY THOMPSON (PRIMARY  
EXAMINEE)

ROBERT D. PIGNAC – ROBERT PIGNAC (EXAMINEE CHANGES CO.)

BERNHARD MCC, LLC – EDWARDS NENON (EXAMINEE CHANGES CO.)

TDR CONSTRUCTION, INC. – JEREMY THOMPSON  
VET- MECH LLC – PATRICK NOWLAN

**Mechanical Contractor B (Residential)**

AMERICAN COMFORT SYSTEMS – DANNY THOMPSON (SECONDARY EXAMINEE)  
BLACKHILLS CO GAS UTILITIES – SHAWN JACKSON  
RELIABLE HEATING & COOLING – NICHOLAS FREDRICK

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

CECIL CHATTERTON –CECIL CHATTERTON (EXAMINEE CHANGES CO.)  
MARATHON PLUMBING AND HEATING – MIKE ATKINSON (ADDITIONAL LICENSE)

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

DANNY THOMPSON JR.

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

KEVIN WORLEY  
NICHOLAS ROY  
STEPHEN DUDERSTADT

A motion was made by R. J. Steer 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) 8332 Winding Passage Drive, Permit J09677 – Brett Wyss, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 14¼” clearance at the side of a water closet where a minimum clearance of 15” is required.

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

## **VARIANCE REQUESTS**

5. 13465 Voyager Parkway, Suite 110 – Jack Paulson, Paulson Architects, P. C., 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 this structure is a Sport Clips Salon, and there are a very limited number of people in this business, generally well below 15 occupants; and he is requesting a variance to waive separate restroom facilities per gender. He stated there are 1,400 square feet in this business, which would require 28 occupants by Code. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request, seconded by R. J. Steer; the motion carried unanimously.

6. 14410 West Pine Glen Drive, Permit J95619 – Craig Swanson, homeowner, requests a variance to Sections 901.2 and 901.2.1, 2012 International Plumbing Code, to allow one (1) non-vented basement water closet, where prohibited.

Craig Swanson appeared and stated he would like to **WITHDRAW** this variance request.

## **7. UNFINISHED BUSINESS**

- a) Update on Code Changes

Roger Lovell stated the Code changes will go before the City Council on February 23rd, and if approved, this will finalize the Code change process. He stated RBD staff anticipates implementation of the Code changes on March 1<sup>st</sup>. He stated the changes in the newly formed Committees will take place in April.

## **8. NEW BUSINESS**

- a) CO Detector Update

Jack Arrington stated 12 CO detectors were donated by RBD to the Green Mountain Falls Fire Department. He said Chief Murphy gave a presentation recently to the Building Commission and stated this device helped save a teenager's life. He stated one of his inspectors was recently doing an inspection in the house of an elderly woman, who was on oxygen and using a walker, and his CO detector indicated there was an issue in the house with carbon monoxide. He said the inspector contacted the utility company, who found an issue with the furnace; the furnace was replaced and the woman health improved dramatically afterwards.

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b) Update on State Plumbing Board

Jim Vernon appeared and gave an update from the State Plumbing Board.

The meeting adjourned at 11:13 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL:llg