

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

MEP COMMITTEE MINUTES

March 9, 2016

10:30 a.m.

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

MEMBERS ABSENT: Mr. Larry Bobo

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
Mr. Matt Seebach, Senior Electrical 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 FEBRUARY 10, 2016 MEP COMMITTEE MINUTES

A motion was made by R. J. Steer to **APPROVE** the February 10, 2016 MEP Committee Minutes as written, seconded by Mark Mahler; the motion carried unanimously.

2. COMPLAINTS

There were no Complaints to discuss.

3. CONSENT LICENSE REQUESTS

Mechanical Contractor A (Commercial)

B & L PLUMBING INC. – EUGENE WHITING – (EXAMINEE CHANGES CO.)
CHRISTOPHER PLANTE – CHRISTOPHER PLANTE (EXAMINEE CHANGES CO.)
CUSTOM CLIMATE PROFESSIONALS LLC – JOSHUA BONE
DAVID MIKE SINGER – DAVID SINGER (EXAMINEE CHANGES CO.)
RELIABLE HEATING & COOLING – NICHOLAS FREDERICK (UPGRADE)

Mechanical Contractor C-1 (Gas Piping)

ABOVE WATER PLUMBING & HEATING CRAIG STEARNS (REINSTATEMENT)
LONGO PLUMBING – FRANK LONGO (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

DYAN WATSON
HENRY HOLLIS
JOHN COTE
KEVIN WORLEY
STEVEN LARCADE

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

LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests to be Considered Individually.

4. **CONSENT CALENDAR**

- a) 1127 Farragut Avenue, Permit J97108 – Climate Design, Inc. 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 seven 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.
- b) 216 East Caramillo Street, Permit J94711 – Mike Edwards, Parkey's Refrigeration Co., Inc., 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 seven 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.
- c) 423 West Bijou Street, Permit J08656 – Merastone Plumbing 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 seven 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 Mark Mahler to recommend to the Board of Review **APPROVAL** of the Consent Variance Requests, seconded by R. J. Steer; the motion carried unanimously.

VARIANCE REQUESTS

5. 4905 Juniper Valley Road, Permit J80844 – Matt Shirola, homeowner, requests a variance to Section 210.52(C)(1), 2014 National Electrical Code, to expand the distance from the kitchen sink to the electrical receptacle, where prohibited.

Matt Shirola appeared and stated this home is on their family homestead ranch, and this house was built in 1985, and is a passive solar, southwest Pueblo-style house. He stated the interior walls are stucco. He stated they are increasing the size of their kitchen to accommodate their growing family. Mr. Shirola stated they are requesting this variance so they do not have to damage the beautiful stucco walls. Dean Wemmer stated Code requires a receptacle within 24" of each side of the sink, and Mr. Shirola has 33" on one side of the sink and 52" on the other side of the sink. Mr. Shirola stated due to the construction of the wall on one side of the sink, it is not feasible to install a Code compliant receptacle on this side of the sink. Dan Rial stated this receptacle can be considered a "convenience receptacle". 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. 4907 Alteza Drive – John Davis Design Group requests a variance to the HVAC Equipment Certification, to keep the RTU’s that are too large for the existing addition.

John Davis appeared and stated he would like to **WITHDRAW** this variance request.

7. **UNFINISHED BUSINESS**

- a) Appreciation Award

Jack Arrington stated the staff at the Regional Building Department would like to thank R. J. Steer for his time and dedication as a Committee member on the MEP Committee for the past three years, and presented Mr. Steer with an appreciation plaque.

8. **NEW BUSINESS**

- a) Executive Session

The Mechanical/Electrical/Plumbing Committee moved into an Executive Session at 11:19 a.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 11:42 a.m., Chairman Rial noted that no decisions were made during the Executive Session.

- c) COSA Awards

Dan Rial stated RBD was presented a national award during the El Paso County Commissioners Meeting yesterday from the Carbon Monoxide Safety Association (“COSA”), to show their appreciation to RBD for their support regarding the carbon monoxide detector program. He stated the Pikes Peak Mechanical Contractors Association (“PPMCA”) was also presented with a similar award from COSA during the PPMCA meeting this morning.

The meeting adjourned at 11:44 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL:llg