

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **MEP COMMITTEE MINUTES**

April 13, 2016

10:30 a.m.

MEMBERS PRESENT: Mr. Dan Rial  
Mr. Mark Mahler  
Mr. Jim Rose  
Mr. David Doren  
Mr. Larry Bobo  
Mr. Neil Case

MEMBERS ABSENT:

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. Joel Segura, Senior Plumbing Inspector  
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dan Rial called the meeting to order at 10:33 a.m.

### **1. CONSIDERATION OF THE MARCH 9, 2016 MEP COMMITTEE MINUTES**

A motion was made by Neil Case to **APPROVE** the March 9, 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)**

BOEHM HEATING AND COOLING – DAVID BOEHM  
FRONTIER MECHANICAL INC. – JUSTIN WOODRUFF  
MOUNTAIN AIR COMFORT SYSTEMS – DANIEL DEPONTBRIAND (UPGRADE)  
SOUTHWEST HEATING LLC DBA MOUNTAIN TIME HEATING AND AIR  
CONDITIONING  
SOUTHWEST HVAC LLC – JAMES TINER (EXAMINEE CHANGES CO.)

THE RIX COMPANY – IAN RIX

**Mechanical Contractor B (Residential)**

INFINIUM DISCOUNT WATER HEATERS, HEATING AND AIR, LLC – SCOTT  
NOFZINGER (EXAMINEE CHANGES CO., UPGRADE)

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

SPECTRUM PLUMBING INC. – ETHAN TOMPKINS (ADDITIONAL LICENSE)

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

DAN LA CHAPPELLE  
CHRISTOPHER SLUSHER  
GRANT BURGHARDT  
JESSE MORALES  
KURIOS HARVEY  
THEODORE REDLEAF

A motion was made by Mark Mahler 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**

There were no Consent Calendar Variance Requests to discuss.

**VARIANCE REQUESTS**

5. 4239 North Nevada, Suite 100 – Laura Davidson, business owner, requests a variance to Section 403.1, 2012 International Plumbing Code, to waive the requirement to install a drinking fountain.

Laura Davidson appeared and stated this is a new combined business, i.e. Kopow Comics and Coffee. She said based on the occupancy, a water fountain is required on the comic book side of the space, and due to space limitations, they would like approval to waive the requirement to install a drinking fountain. She said they do not feel a water fountain is necessary, since they are serving a variety of drinks in the coffee shop in this space. Jack Arrington stated Code does not require drinking fountains in restaurants; and although this is not a restaurant, it is a coffee shop and water is available. Ms. Davidson stated there are

two entrances into the space, but it is one combined business. A motion was made by Mark Mahler to recommend to the Board of Review **APPROVAL** of the variance request because the combined businesses are sharing floor space and restrooms so they should be able to share drinking water, seconded by David Doren; the motion carried unanimously.

6. 222 Walnut Avenue, Permit J77336 – Sidney Rains, homeowner, requests a variance to Section 405.3.1, 2012 International Plumbing Code, to allow a 13” clearance at the side of a water closet where a minimum of 15” is required.

Sidney Rains appeared and stated this house was built in 1894, and it already had electric, plumbing and heating. He stated it was a summer cabin when he bought it, and he is trying to remodel it and bring it up to Code so it can be occupied year round. He said the rough-in plumbing and partitioning walls are pre-existing. A motion was made by David Doren to recommend to the Board of Review **APPROVAL** of the variance request, seconded by Jim Rose; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

- a) Reorganization of Committee Meetings in May

Roger Lovell stated this is the last MEP Committee meeting and thanked the Committee members for their time and dedication to Regional Building. He stated the new committees will commence in May. He said the first item of business on the agenda for each meeting will be the election of officers.

8. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 10:49 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL:llg