

Plumbing Board of Appeals
Meeting Minutes
April 30, 2015

Board Members Present:

Tom Day, Chairman
Michael Hassenius, Vice Chairman
Brian Rogers
Jim Meier-Gast

Board Members Absent:

Alison Brown

Also Present:

Kevin Ciabatti, Building Services Director
Duncan McCallum, Plans Examination Coordinator
Randy Croft, Chief Mechanical Inspector
Dawn Kolosik, Recording Secretary

Chairman Tom Day brought the meeting to order at 11:07 AM. Minutes from the previous meeting held on January 23, 2015, were reviewed. Mike Hassenius made a motion to approve the minutes, seconded by Jim Meier-Gast. All in favor. Motion carried.

Chairman Day turned the discussion over to Duncan McCallum to review the 2015 Plumbing Code Amendments. Duncan stated the Fuel Gas verbiage has been discussed in the Joint Mechanical and Plumbing Board of Appeals meeting. He will only reference the 2015 International Fire Code in the 2015 Plumbing Code Amendments for now and to be reviewed in six months.

Cedar Rapids no longer has a Metro Pipe Layer's organization. Inspections will still be performed. Duncan wanted to articulate that grease interceptors (outside the parameters of the building) are considered a fixture and needs to be installed by a licensed plumber. Kevin Ciabatti requested the Plumbing Board convey this information to individuals within their trade field.

Advanced Notice: Section B is being stricken. Inspections are being responded to within 24 hours; this is a standard practice within the Building Services Department. Brian Rogers wanted to know, in the event an inspection is delayed due to budget concerns, a rapidly growing community, or lack of personnel to cover the requested inspections, what recourse would contractors/installers have. Duncan stated the Building Services Dept is now utilizing cross-trade inspections; this has helped when the department is short-staffed.

Jim Meier-Gas left the meeting at 11:20 am due to another meeting obligation and stated he didn't see any issues with the proposed Code amendments.

Re-inspection: As we do more cross-trade inspections, we need to have the ability to charge a re-inspect fee if the work is not complete/corrected. The re-inspection fee will not be charged when mistakes are made. Double fees will be handled through the Chief Inspector and Permit Tech.

Annexed Areas: This section is not in the 2015 Plumbing Code. Annexed areas can stay on the sanitary main immediately unless the development agreement supersedes it, the Health Dept does not allow it, or if a public system is available. This will be handled at the time of annexation.

Fixture Count: "All food and drink establishments" has been stricken. Going forward, when an occupant load count of 10 has been achieved, two bathrooms will be required. A load count under 10 will allow for one bathroom (unisex) for an eating establishment. This would primarily affect the carry-out/delivery business.

The only other changes that Duncan has not highlighted in the 2015 Code Amendments are the section number changes.

Backwater Valves (formerly Backflow Prevention): Language previously stated in the City Code that the State Plumbing Code will be followed, which said, "The following amendment shall apply to UPC Chapter 7, Section 710.1 Backflow Prevention, modify the section by adding the following sentences to the end of the section: The requirement for the installation of backwater valves shall apply only when determined necessary by the authority having jurisdiction based on local conditions. When a valve is required by the authority having jurisdiction, it shall be a manually operated gate valve or full-way ball valve. An auto backwater valve may also be installed but is not required." Duncan noted the only changes he made were, "Shall apply only when determined necessary by the City Engineer or Building Official based on local conditions." The reason we do this is there may be some issues when the Public Works Engineering Dept could identify an area where a backwater valve might be necessary. In such an instance, they would need to work with the Building Services Dept.

Floor Drains (Restrooms): The current reading states two fixtures are required, especially if there is a urinal. From a Plan Review standpoint and an inspection standpoint, this is something that is being looked at/enforced. Chairman Day stated previously the trade was requiring them only on a concrete construction because on wood construction (especially a remodel) it was near impossible to try to get a floor drain to seal. Chairman Day also stated this verbiage should've been in the amendments previously. Duncan stated he will look at the amendments and work to get this language incorporated into the new Plumbing Code.

Brian Rogers would like the Board to be aware of the significant changes to the 2015 Plumbing Code and provided a copy of those changes.

Chairman Day asked if Cedar Rapids has adopted Code regarding reclaim systems. Duncan stated they have not as very few questions have arisen regarding this issue.

Duncan highlighted the Code approval process. He stated the 2015 Plumbing Code Amendments need to be reviewed by Small Group Council Committee and the Public Safety Committee prior to it being presented before the City Council (2 readings). He also stated he will email any changes to today's presented document to the Plumbing Board and will send the final document to the Plumbing Board prior to it being approved by Council.

Duncan stated the Building Services Dept would like to adopt the 2015 Plumbing Code this summer with enforcement starting January 1, 2016. This would allow for any plans currently in process to be submitted under the current Code and provides time for changes to be communicated throughout the trade.

Sump Pump Drainage: Kevin Ciabatti asked if any internal process will change the language in Chapter 11. Cross-connected buildings are within Cedar Rapids which creates an issue with drainage. Duncan stated this issue is fairly large for WPC because of the amount of dollars there are for water pollution control upgrades. He believes there are programs in process to minimize cross-connections. Public Works is in discussion on program changes regarding this subject. Duncan believes changes will not be within the Plumbing Code but rather to the storm sewer and/or right-of-way.

Chairman Day entertained a motion to proceed with the process of approval of the 2015 Uniform Plumbing Code with discussed changes, having the final document reviewed by the Plumbing Board prior to it being presented to City Council. Mike Hessenius moved; Brian Rogers seconded. All in favor. Motion carried.

Chairman Day entertained a motion to adjourn. Mike Hessenius moved; Brian Rogers seconded. All in favor. Motion carried. Meeting adjourned at 12:06 pm.

Respectfully submitted,
Dawn Kolosik, Recording Secretary