

MINUTES

OMAHA PLUMBING BOARD

Regular Meeting – Wednesday, January 9th, 2013
1:30 pm – City/County Building – 1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

I. Roll Call

Members Present:

Brian A Barrett
Jeff O. Estabrook, Vice-Chair
Brian Feyerherm
David W. Miller, Chair
Christopher P. Reed
Terry Salem
Amy L. Schaap

Members Absent:

Others Present:

Jim Wonder, City of Omaha Planning Department
Reid Steinkraus, Douglas County Health Department

Mr. Miller called the meeting to order at 1:34 pm.

II. Election of Officers (Chair and Vice-Chair)

Motion by Mr. Estabrook to nominate David W. Miller as chair. Second by Mr. Feyerherm.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

Motion by Mr. Salem to nominate Jeff O. Estabrook as Vice-Chair. Second by Mr. Feyerherm.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

III. Approval of Minutes from December 12th, 2012

Motion by Mr. Estabrook to approve the minutes from the last meeting. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

IV. Apprenticeship Agreements

Matthew E. Nemeč
3507 Walnut St
Omaha NE 68105

MMC Contractors
9751 S 142nd St
Omaha NE 68138

12/12/2012:

Matthew E. Nemeč appeared before the Board with Bill Baker of MMC Contractors. Mr. Miller reviewed the file, and commented that the applicant was seeking a start date of December 12, 2012. During review of the file, it was determined that MMC Contractors needed to submit paperwork to establish their own apprentice program, as Mr. Nemeč is not yet considered to be registered under Plumbers Local 16. Mr. Baker stated that he would work with Local 16 to get Mr. Nemeč's registration paperwork sorted out.

Motion by Mr. Reed to hold this case over to the January 9th, 2013 meeting. Neither Mr. Nemeč nor Mr. Baker need appear at this meeting, provided that the Board Secretary receives all necessary documentation from Plumbers Local 16. Second by Mr. Estabrook.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem, Schaap

Motion carried 7-0.

1/9/2013:

The Board Secretary stated that she had received a request to hold this case over to the January 23, 2013 meeting.

Motion to hold this case over to the January 23, 2013 meeting by Mr. Estabrook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

V. *Cases

12-7-87 From 7/25/12 and 8-8-12 ***RE: REVIEW OF GREASE INTERCEPTOR DESIGN***

Jason Yuhasz
3940 SW Nottingham Rd
Topeka KS 66610

REQUEST: Variance of section 49-630, toilet rooms for two sexes and 49-631, unisex toilet rooms. Variance of section 49-1104, required grease interceptor in a commercial kitchen.

Location: 16722 Harrison Street
49-630, 631, 1104

7/25/2012:

Mr. Yuhasz was not present.

Motion to hold this case over to the August 8, 2012 meeting of the Board by Mr. Estabrook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0

8/8/2012:

Jason Yuhasz of Family Video and Marco's Pizza appeared before the Board to request permission to install a unisex restroom and a reduced-size grease interceptor in a business. Mr. Yuhasz stated that he currently operates a video store and would like to begin offering pizza to customers. In lieu of the required separate restrooms for males and females, Mr. Yuhasz proposed installing a single unisex restroom in this area of the store, citing the fact that the pizza restaurant is approximately 1,200 square feet, will offer only carry-out or delivery, and will not offer a dining area for customers.

In regards to the request for a reduced-size grease interceptor, Mr. Yuhasz stated that no meats or ingredients would be cooked on the premises; pizzas would simply be heated to a temperature of 500 degrees in an oven. Plans of the proposed space were submitted for the Board's review.

Mr. Wonder commented that the Code Committee is reviewing the calculations for grease interceptor sizing in Omaha due to the feeling that the current requirements might be a bit oversized. Currently, the proposed code changes would allow for some applications to have a smaller grease interceptor. These code changes have not yet been approved for inclusion in the Omaha Plumbing Code. Mr. Wonder stated that he had not seen a copy of Mr. Yuhasz' menu; however the Code calls for a grease interceptor in businesses which are considered to be "grease-producing". He concluded by stating that it was within the Board's purview to waive the requirement for a grease interceptor in this business if they so wished.

Mr. Reed stated that the Board has granted waivers of grease interceptors in similar types of restaurants in the past, usually stipulating that the waiver is for one particular business. Mr. Reed admitted that such stipulations can be difficult to enforce, adding that he would rather grant approval to install a smaller grease interceptor than none at all. Mr. Miller, Mr. Salem, and Mr. Estabrook agreed with this statement.

In regards to the request for unisex restroom, Mr. Reed commented that the Board has granted similar waivers in the past, with the stipulation that the unisex restroom be accessible to customers. Mr. Estabrook inquired as to how many employees would be in the pizza area at any given time. Mr. Yuhasz replied that there would be somewhere in the range of five to ten employees in the pizza restaurant at any one time. He added that the video store next door has separate restroom facilities that meet code requirements. Employees and customers in the pizza restaurant would have access to the public restrooms in the video store if needed. Mr. Estabrook commented that this access could potentially be removed if the two businesses change owners. Mr. Barrett stated that it would be better not to force the pizza restaurant's employees to walk through the video store to use the restroom. Mr. Wonder rebutted that in determining the occupancy load of a restaurant, employees are never included in the calculations.

Motion by Mr. Reed to approve the installation of a unisex restroom with urinal as shown on the submitted plan, and to waive the required grease interceptor size for this business, allowing the installation of a 250-gallon grease interceptor, with the stipulation that the Plumbing Board and the Plumbing Division receive a cut sheet for the proposed interceptor and that this cut sheet meet the approval of all parties. Mr. Estabrook suggested that this motion be split into two motions; Mr. Reed agreed to rescind his motion.

Motion by Mr. Reed to allow the use of a unisex restroom for the proposed pizza facility as shown on the submitted plan. Second by Mr. Miller.

AYES: Reed

NAYS: Barrett, Estabrook, Feyerherm, Miller, Salem

Motion failed 1-5; request denied.

Motion by Mr. Reed to allow a waiver of required grease interceptor size for the proposed pizza facility, and to instead allow the installation of a 250 gallon grease interceptor at this location, with the stipulation that a cut sheet showing the type of interceptor to be installed be submitted to the Plumbing Board and the Plumbing Division for review. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Reed, Salem

NAYS: Miller

Motion carried 5-1.

1/9/13:

Mr. Wonder reported to the Board regarding the grease interceptor design for this project. The Board members thanked Mr. Wonder for this report. No vote was taken on this item.

13-1-1

Ron Morford
Industrial Sales Company Inc
14503 Prairie Corners Rd
Omaha NE 68138-3847

REQUEST: Renewal of approval of Provider, Instructor and CEU Class.

49-215

Ron Morford appeared before the Board. Mr. Morford's seminar has been approved for the past several years by the Board. He is using instructors which have been approved in the past.

Motion to renew approval of Industrial Sales Company Inc as a Provider by Mr. Estbarook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

Instructors for this class were approved by the Board in 2012 for the following subjects: Jim Wonder (Plumbing Code & Theory, Grade VI Water Operator Training and Continuing Education) Doug Stewart (irrigation products), Greg Tech (Cresline irrigation products), Bob Jedlicka (lead-free education, irrigation products, and backflow prevention), Bruce Morgan (lawn irrigation controls), Matt Shearman (irrigation equipment, Spears manufacturing products, Rinnai tankless water heaters, and Liberty pumps), and Sean Hansen (irrigation products and installation)

Motion by Mr. Estabrook to approve renewal of the above named Instructors in the subjects listed above. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

Motion to approve a four hour continuing education class as submitted for lawn sprinkler contractors and lawn sprinkler installers only by Mr. Estabrook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

13-1-2
Jim Dennell
BCDM Architects
1015 N 98th St Suite 300
Omaha NE 68114

REQUEST: Variance of section 49-636, Table 7 as regards drinking fountains.

Location: 17602 Wright St, Suite 102
49-636

Nelson Link of BCDM Architects appeared before the Board. Mr. Link stated that the property owner wishes to operate a swimming school for private swimming lessons. Class size will be limited; approximately 8-10 people per class, including instructors. Mr. Wonder stated that this item came before the Board due to the fact that the business has a large square footage, owing to the swimming pool.

Mr. Link stated that their request for a variance is based on the occupancy load of the space at any given time. He stated that due to the limited occupancy of the space, his client would like to eliminate the drinking fountain at this location. When asked, Mr. Link stated that the pool deck is 1,092 square feet; the pool itself is 1,200 square feet. Mr. Link stressed the fact that this is a private facility; they do not offer open swim time to the public.

Mr. Miller asked Mr. Link whether this was a new facility, and if there were plans currently underway to change any of the plumbing around within the space. Mr. Link replied that this facility is a tenant remodel of an existing space, and confirmed that there are plans to change the plumbing for the pool, to add bathrooms and to install a small sink in the newly created break room. Mr. Miller stated that he did not see a problem in light of the fact that the tenant is changing all of the plumbing around. Mr. Estabrook agreed with Mr. Miller's statement. Mr. Reed stated that even if the Board were to grant a variance for this location only, there is still an issue if the tenant leaves this space and new tenants move in.

Mr. Link commented that one issue before them is the fact that the space currently has one drinking fountain set at a low height; in order to be in compliance, his client would be required to install two fixtures, one high and one low, in order to be in compliance with ADA regulations. He stated that he was told that they could install a bubbler and cups on the existing drinking fountain, and was told later by building inspectors that this apparatus was not allowed. At this time, the space is finished, save the drinking fountain area, and final inspection cannot be made until this matter with the drinking fountain is resolved.

After some discussion, Mr. Estabrook made a motion to deny. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

13-1-3
Matthew Rennecker
9612 Emmet St
Omaha NE 68134

REQUEST: Waiver to allow unisex restroom

Location: 5110 S 33rd St
49-636

Mary Antanelis appeared before the Board. She stated that her father owns the building at 5110 S 33rd St; currently, this building is home to several businesses, which includes four churches, a small grocery store, and a tax preparation office. The building is approximately fifty years old; there is a unisex restroom located on the upper level, and two restrooms on the lower level. Ms. Antanelis stated that despite the number of businesses using this small space, the tenants work very well together in order to make sure that they are not interfering with one another; for example, the four churches stagger their service times so that they aren't in competition with one another.

Mr. Miller read from the file that the owner has made a number of improvements and renovations to this space recently, including the installing of a three compartment sink, fireproofing and upgrading the electrical and HVAC systems. Mr. Wonder stated that this location does support a small ethnic specialty grocery store; this business necessitated the installation of a three compartment sink and a mop sink. He confirmed that this is an old building.

When asked, Ms. Antanelis stated that the total square footage for this building is approximately 2,000 square feet, and has handicapped entrances on both the upper and lower levels; the restrooms on both levels are accessible. She stated that, at most, the building may contain 30 people during church services (which are limited in duration). Most of the time, there are only two to three people in the building at any one time.

Mr. Wonder stated that the Plumbing Division has had no complaints regarding the operations at this location; nor has the Plumbing Inspector assigned to that area registered any concerns about the building. He added that in his opinion, it was better for the building to be occupied and used than to be empty. To have the building in use is better for the neighborhood.

Motion to approve by Mr. Reed. This approval is for this building only, with the current usage as described. Second by Mr. Salem.

AYES: Barrett, Feyerherm, Miller, Reed, Salem

NAYS: Estabrook

Motion carried 5-1.

VI. Approval of Apprenticeship Renewals (16)

Coresian Amill	ServiceOne	Completed
John Eggleston	Tony Leonardo Plumbing	ABC
Andrew Evers	J&R Mechanical	Local 16
Patrick Gobel	Carmody Plumbing	Completed
Mike Henner	Southside Plumbing LLC	Completed
Nicholas R Howell	The Frazier Company	Completed
Daniel Kudlacek	DRZ Plumbing	Metro
Brent Manderochio	ServiceOne	Completed
Benjamin D Morgan	Waldinger Corp.	Local 16
Shawn L Nelsen	ServiceOne	ABC
Raymond Nichols	Southside Plumbing LLC	Completed
James Novotny	Southside Plumbing LLC	Completed
Carl Parys	Waldinger Corp.	Local 16
Thomas Rosman	Northern Plumbing	Completed
Kevin L Seeley	Dave Janke Plumbing Inc	Completed
Matthew K Williams	The Frazier Company	Metro

Motion to approve the above listed apprentice renewals by Mr. Estabrook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0.

VII. Discussion

- The Board discussed the responses to proposed Plumbing Code changes. Mr. Wonder stated that the Code Committee has agreed on some changes based on these comments. They have also decided to make some formatting and grammar changes for consistency throughout the Code. Mr. Wonder stated that the Committee would like to place this process on hold for ninety days in order to make the above-mentioned changes. Mr. Barrett raised a question regarding section 49-526 of the Code, which deals with dead space in walls, particularly in the ways in which the proposed Code changes may affect residential apartment construction. The Code Committee will review this matter further

VIII. Adjourn

Motion to adjourn by Mr. Estabrook. Second by Mr. Salem.

AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 6-0. Meeting adjourned at 2:21 pm.

*** = APPLICANT MUST BE PRESENT AT MEETING**

A full, continually current agenda is available for public inspection in Room 1110 of the Omaha/Douglas Civic Center during normal business hours.

The Omaha Plumbing Board reserves the right to modify the agenda at the public meeting.

If alternative (tape) to the agenda is needed, please advise Jim Wonder. A 72-hour notice is required.

Visit the Planning Department's Site on the Internet at <http://co.douglas.ne.us/omaha/planning/boards/plumbing-board>