

MINUTES

OMAHA PLUMBING BOARD

Regular Meeting – Wednesday, March 25, 2009
9:00 am – City/County Building – 1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

I. Roll Call

Members Present:

Dennis E. Clifton
Jeff O. Estabrook
Patrick B. Leddy, Vice-Chairman
David Miller, Chairman
Christopher P. Reed

Members Absent:

George Killian
Cataldo Leo

Others Present: Jim Wonder, Planning Department
Doug Clark, Douglas County Health Department

Mr. Miller called the meeting to order at 9:04 a.m.

II. Approval of Minutes

Mr. Leddy made a motion to approve the minutes from the last meeting. Seconded by Mr. Estabrook.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

I. *Examination Reviews

Journeyman Plumber

Gilbert Balboa
5931 Gillan Road
Lincoln NE 68505

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Nilo Cervantes
17613 Josephine Street
Omaha, NE 68136

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Mark Cunningham
5214 South 156th Street Apt. 338
Omaha NE 68135

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Christopher Griffith
3011 South 9th St
Omaha NE 68108

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Robert L Hackett III
9561 Corby St
Omaha NE 68134

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Tyler Kountze
15116 Green Avenue
Omaha, NE 68138

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Christian A Kulm
5608 Cedar Street
Omaha NE 68106

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Tracy McHenry
6540 Franklin Street
Omaha NE 68104

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Kevin Morrow
14808 Giles Road #204
Omaha NE 68138

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Chris Novak
17318 Redman Circle
Omaha, NE 68116

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

James Scott
5808 North 16 St
Omaha NE 68110

REQUEST: Review of journeyman plumber's examination given Tuesday, February 10th.

Master Plumber

Timothy Simms
811 Lexington Lane
Papillion NE 68046

REQUEST: Review of master plumber's examination given Tuesday, February 10th and Wednesday, February 11th.

Ronald A Peters
9406 "S" St
Omaha NE 68127

REQUEST: Review of master plumber's examination given Tuesday, February 10th and Wednesday, February 11th.

III. *Cases

9-3-40 From 3/11/09
Sarah Christofferson
Ferguson Enterprises
15005 Grover Street
Omaha NE 68144

REQUEST: Approval of Instructor(s).
Approval of continuing education class.

49-215

March 11, 2009

Sarah Christofferson appeared before the Board with a request to approve four 1 hour continuing education classes. These classes will be taught by Brian Haines, Kirk Petersen, Ed Huffman, and Troy McIntyre.

Mr. Miller stated that he was not familiar with the proposed instructors. Mr. Leo stated that he knew Mr. Huffman very well, and would be willing to make a motion to approve Mr. Huffman as an approved instructor.

Mr. Miller stated that he would like to meet the proposed instructors, and to be able to see examples of their course materials. Additionally, Mr. Miller requested additional background information for Brian Haines and Troy McIntyre.

Motion to hold this case over to the next plumbing board meeting by Mr. Leddy. Seconded by Mr. Clifton.

AYES: Clifton, Estabrook, Killian, Leddy, Leo, Miller, Reed

Motion carried 7-0. This item will be held over to the March 25, 2009 meeting.

March 25, 2009

Sarah Christofferson appeared before the Board with a request to approve four 1 hour continuing education classes. These classes will be taught by Brian Haines, Kirk Peterson, Ed Huffman, and Troy McIntyre.

Ms. Christofferson presented to the Board a list of Mr. Haines' professional qualifications, and a printed copy of the PowerPoint presentation that Mr. Haines will use during his class. Ms. Christofferson stated that Mr. Haines will also bring materials with him to provide a hands-on demonstration for those attending the class. Mr. Haines has been working with these products for Ferguson for the past three years.

Motion to approve Brian Haines as an Approved Instructor for Proflow products, and to approve the proposed 1 hour continuing education class by Mr. Reed. Seconded by Mr. Estabrook.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

Next, Ms. Christofferson presented to the Board a list of Mr. Petersen's professional qualifications, and a printed copy of the information that will be used during his proposed one hour class.

Motion to approve Kirk Peterson as an Approved Instructor in Valve Basics, and to approve the proposed one hour continuing education class by Mr. Reed. Seconded by Mr. Leddy.

AYES: Clifton, Leddy, Miller, Reed

ABSTAIN: Estabrook

Motion carried 4-0-1

Third, Ed Huffman of W.T. Leonard and Associates joined Sarah Christofferson at the table. Mr. Huffman presented a packet of information that he plans to present as part of his proposed class. Mr. Huffman allows time at the end of the class for questions, and also offers hands-on demonstration of Grohe products.

Motion to approve Ed Huffman as an Approved Instructor for Grohe products, and to approve the proposed one hour continuing education class by Mr. Estabrook. Seconded by Mr. Reed.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

Finally, Troy McIntyre with Victaulic joined Sarah Christofferson at the table. Mr. McIntyre offered an outline of his class, and explained to the Board that he makes use of Power Point in his classes, in addition to offering hands-on demonstrations and installations. Mr. McIntyre also sometimes brings a grooving tool with him to allow those taking his class practice grooving the ends of piping materials. Mr. McIntyre has been with Victaulic for approximately five years.

Mr. Wonder stated that the Plumbing Division would support Mr. McIntyre's proposed class, providing that Mr. McIntyre include the use of the grooving tool in his class.

Motion to approve Troy McIntyre as an Approved Instructor for Victaulic products, contingent upon Mr. McIntyre including the grooving tool in the class, and to approve the proposed one hour continuing education class by Mr. Estabrook. Seconded by Mr. Leddy.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

9-1-49

Forsells II Partners LLC
c/o PJ Morgan Real Estate
7801 Wakeley Plaza
Omaha NE 68114

REQUEST: Waiver of fixture count requirement.

49-636

1/28/2009 (From Case No. 9-1-10):

Mike Simonsen with Simonsen Construction appeared before the Board. Mr. Simonsen stated that he is representing the owner of the property located at 8420 West Dodge Road, Morgan Place.

Mr. Simonsen explained that the subject property is a five story building with restrooms located on each floor. The first floor restrooms are old and need to be updated. The owner wishes to eliminate fixtures in order to make the restroom ADA compliant.

Mr. Estabrook inquired as to how many employees work on the first floor. Mr. Simonsen stated that approximately twenty people are employed on that level. Mr. Leddy inquired as to whether the restrooms could be expanded into the existing warehouse space in order to keep the required number of fixtures and to make the restrooms ADA compliant. Mr. Simonsen stated that the wall between the restrooms and the warehouse area is a concrete block firewall.

Mr. Reed stated that per the Plumbing Code, the applicant has the required number of fixtures for men. However, the proposed waiver would leave women employees short one water closet and one lavatory.

Mr. Simonsen stated when asked by Mr. Reed that the owners were not being required to update the restroom to be ADA compliant, but are upgrading the space in an effort to better serve disabled customers.

Motion to approve by Mr. Reed. Second by Mr. Estabrook.

AYES: Estabrook, Reed

NAYS: Leddy, Miller

Deadlock; Request denied.

March 25, 2009

Mike Simonsen with Simonsen Construction and Ryan Ellis with PJ Morgan Real Estate appeared before the Board. Mr. Wonder advised the Board that this case had been heard previously by the Board as case number 9-1-10; this request was denied due to a deadlock vote.

Mr. Simonsen offered a new building plan, showing the space after construction has been completed with the proposed ADA compliant first floor restrooms. Mr. Ellis explained that the building houses multiple tenants, who are in agreement that ADA-compliant restrooms would be beneficial on the first floor, particularly the cardiologist located on the first floor of the building.

To make these restrooms ADA compliant would mean that the women's restroom would be short one water closet as per the Omaha plumbing code. The owner of the building is not required to make these restrooms ADA compliant, but is attempting to do so in an effort to make the building handicapped-accessible.

Motion to approve waiver of one water closet in the women's restroom by Mr. Reed. Seconded by Mr. Estabrook.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

9-3-48

Kristi Todorovich
Starsky's Lounge
4020 S 13 St
Omaha NE 68107

REQUEST: Waiver of required exterior grease interceptor in a commercial kitchen.

49-1104

Kristi Todorovich with Starsky's Lounge appeared before the Board requesting a waiver of the required grease interceptor in a commercial kitchen. Ms. Todorovich explained that Starsky's Lounge wishes to install a small kitchen on site in order to better serve their customers. This would be primarily snack food, such as French fries, onion rings, and chicken wings.

Mr. Estabrook inquired as to the location of the establishment. Ms. Todorovich stated that Starsky's Lounge is located on 13th Street, near the zoo. This structure was constructed in 1920.

Mr. Wonder stated that he had not checked with the Public Works Department to see if there was an issue with grease in the mains on 13th Street. Mr. Estabrook inquired as to whether there was space to install an interceptor on site; Ms. Todorovich replied that she could possibly install an interceptor beneath the single car driveway located next to the building.

Mr. Wonder stated that one hazard of installing a grease interceptor along the side of a building is the possibility of undermining the foundation of the building. He suggested that this might be considered as a hardship in installing a grease interceptor outside of the restaurant. Mr. Wonder suggested that the Board may be able to grant a waiver to allow the grease interceptor to be installed in the basement of the building.

Mr. Miller stated that he would like to hear from the Public Works Department if a grease problem exists in the area before the Board makes a decision. He suggested that the Board hold this case over to the next meeting so that Mr. Wonder can do further research on the area. Mr. Estabrook requested that Ms. Todorovich bring a sketch of her property so that the Board can determine how much of the property area is taken up by the structure. Mr. Wonder offered to send an inspector down to the building to help Ms. Todorovich determine where the sewer line is.

Motion to hold this case over to the April 8th meeting by Mr. Estabrook. Seconded by Mr. Reed.

AYES: Clifton, Estabrook, Leddy, Miller, Reed

Motion carried 5-0

IV. **Apprentice Renewals (1)**

Ryan O'Callaghan

Eyman Plumbing Inc.

Completed

Motion to approve one apprentice renewal by Mr. Clifton. Seconded by Mr. Leddy.

AYES: Clifton, Estabrook, Leddy, Miller, Reed
Motion carried 5-0

V. Discussion

Mr. Wonder distributed to the Board members copies of the proposed draft of changes to the Omaha Plumbing Code for review. Mr. Wonder stated that these changes should be ready for final draft within the next thirty to sixty days. A public hearing will be held to allow the community to review and comment upon the proposed changes, and the final draft will be brought before the Board for approval after that hearing date. The Department is hoping to make these changes effective as of January 1st, 2010. Mr. Wonder will keep the Board informed as this process goes forward.

Secondly, Mr. Wonder stated that today's meeting was the last for Plumbing Board member Dennis Clifton. Mr. Clifton has served on the Board for the past seven years as general representative, and has been a tremendous asset during that time. Mr. Wonder thanked Mr. Clifton for his service and wished him luck in the future. Mr. Miller thanked Mr. Clifton for his dedication and commitment to the Plumbing Board.

VI. Executive Session

Mr. Wonder requested that the Board go into executive session to discuss the May examinations.

Motion by Mr. Clifton to go into executive session. Seconded by Mr. Leddy.

Board went into executive session at 9:40 AM.

VII. Adjournment

Plumbing Board adjourned by mutual consent at 10:30 AM.

* 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.

Applications for the meeting to be held at 1:30PM on Wednesday, April 8th are due no later than 9:00am on Thursday, March 26th

Visit the Planning Department's Site on the Internet at www.ci.omaha.ne.us/planning