

MINUTES

OMAHA PLUMBING BOARD

Regular Meeting – Wednesday, November 30, 2011
9:00 am – City/County Building – 1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

I. Roll Call

Members Present:

Jeff O. Estabrook, Vice-Chairman
David W. Miller, Chairman
Christopher P. Reed
Daniel J. Wellendorf

Members Absent:

Brian A Barrett
Terry Salem
George E. Killian

Others Present:

James H Wonder, City of Omaha Planning Department
Randy Nickeson, Douglas County Health Department
Reid Steinkraus, Douglas County Health Department

There were not enough board members present at 9:00am for the chairman to call the meeting to order. Mr. Wellendorf was called and arrived at the meeting at approximately 9:35am.

Mr. Miller called the meeting to order at 9:40am.

II. Approval of Minutes from November 9th, 2011

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

AYES: Estabrook, Miller, Reed, Wellendorf.

Motion carried 4-0.

III. Examination Reviews

Journeyman Plumber Examinations

John J Baughman
1130 Delmar St #29
Papillion NE 68046

The Frazier Co.
14830 B Circle
Omaha NE 68144

Timothy J Nelsen
3021 Huntington Av
Omaha NE 68112

Scott J Walter
7212 Monroe Circle
Ralston NE 68127

Nebraska Plumbing & Sewer Service
6262 Lindbergh Dr
Omaha NE 68110

Master Plumber Examinations

Donald L Frank Jr
13009 Woodridge Cir
Bellevue NE 68123

Backlund Plumbing
14920 Grover St
Omaha NE 68144

Joseph D Perry
7705 S 92nd St
LaVista NE 68128

IV. *Cases

11-11-106
Phil Rhodes
Futuramic Clean Water Center
1514 S Saddle Creek Rd
Omaha NE 68106

REQUEST: Renewal of approval of Provider
Renewal of approval of Instructor
Renewal of approval of CEU Class

49-215

Phil Rhodes Jr. of Futuramic Clean Water Center appeared before the Board in order to request renewal of approval for their annual continuing education class. This class has been approved by the Board in previous years. Mr. Miller inquired whether this class was open to the public or if it was intended for Futuramic employees only. Mr. Rhodes replied that this class is open to the public; however, the class has no open seats available at this time.

Mr. Wonder commented that City Plumbing Inspector Robert Horan audited this class in the past and found it to be an excellent class.

Motion to grant requested renewal of approval of Futuramic Clean Water Center as a Provider; to renew approval of Jeff O'Callaghan as an Instructor for water treatment conditioning, and to renew approval of the submitted 4 hour class for water conditioning contractors only by Mr. Reed. Second by Mr. Wellendorf.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-107
Thomas E Squires
10730 Pacific St #109
Omaha NE 68114

REQUEST: Variance of section 49-631, unisex toilet room.

Location: 2504 S 132nd Court
49-631

Case No. 11-10-102, 10/26/2011, 10730 Pacific St, #107:

Thomas E Squires appeared before the Board to request a variance of section 49-631, unisex toilet room. Mr. Squires owns a hair salon. He is moving to a new location within his building. This new location has two non-ADA compliant restrooms that the owner would like to retain so that he can offer separate restroom facilities to his male and female employees. Mr. Squires commented that there are several community restrooms nearby that are ADA-compliant.

Mr. Wonder stated that Mr. Squires' space is less than 1,500 square feet. According to Mr. Squires' application, there will be seven salon stations in this business; however, there will generally be no more than 3-4 stylists present at any time. Most of his employees work part-time. Mr. Wonder stated that the Plumbing Division had no objection to this waiver, based on the fact that Mr. Squires uses part-time employees and generally does not have more than 4 employees on site at a time.

Motion by Mr. Killian to allow requested variance of section 49-631 for this occupant and this occupant only. Second by Mr. Reed.

AYES: Barrett, Estabrook, Killian, Miller, Reed, Salem, Wellendorf

Motion carried 7-0

Case No. 11-11-107, 11/30/2011, 2504 S 132nd Court

Thomas E Squires reappeared before the Board. Mr. Wonder stated that since Mr. Squires' last appearance before the Board, he has experienced difficulties in reaching an agreement with his landlord. These difficulties have resulted in Mr. Squires' relocation to a new address. Mr. Wonder stated that the new tenant space at Mr. Squires would like the Board to consider granting a waiver to allow a unisex restroom in his new space. Mr. Wonder commented that there are community restrooms nearby that customers may use if the unisex restroom is occupied.

The Board reviewed the plans of the new tenant space. Mr. Wonder reminded the Board that although this beauty salon has seven chairs, Mr. Squires employs mostly part-time people. Thus, the store generally has no more than 3-4 stylists present at any given time.

Motion to approve requested variance of section 49-631 for this occupant and this occupant only by Mr. Reed. Second by Mr. Wellendorf.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-108
Brian Hadfield
Alvine Engineering
1102 Douglas
Omaha NE 68102

REQUEST: Variance of various sections of Chapter 49 in reference to garage downspout filters

Location: 1001 Cass St
49-Variou

Brian Hadfield appeared before the Board. Mr. Wonder stated that changes in regulations now require parking garages to install downspout filters. These filters can be installed in-line or may be placed outside in a manhole. The address in question is the parking garage for the downtown Hilton hotel. The Board reviewed information regarding two different filter types, one of which has been installed at this location. Mr. Hadfield requested that the Board allow these filters to remain in place.

Mr. Wonder stated that the filters that have been installed at this location are not very accessible; they must be taken off line in order to clean and service. However, Mr. Wonder stated that if this filter were to fail, the excess water would still be able to run off the top level of the garage and down the garage's ramps, which reduces the chance of a safety hazard.

Mr. Wonder stated that there are other filters available that he feels are better products; however, the Plumbing Division has no objection to this request for this address only due to the fact that these filters have already been installed. Mr. Wonder concluded that the Plumbing Division would not support the use of this filter at other locations, as better products are available.

Mr. Miller commented that he does not like the rubber couplings listed on the specs for the garage downspout filters. Mr. Wonder stated that downspout filters will be reviewed by the code committee and may be included in future code changes.

After some discussion, Mr. Wellendorf made a motion to approve the requested variance for 1001 Cass Street. This request is granted for this property address only. Second by Mr. Reed.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-109

Marlowe Carlson
7234 Pratt St
Omaha NE 68134

REQUEST: Waiver to allow plastic shower pan material

Location: 3610 Clifton Court
49-620

Kaylene Carlson appeared before the Board for Marlowe Carlson. Mr. Wonder stated that the requested waiver is to allow the use of a Tile Redi shower pans in a duplex building. Mr. Wonder stated the Board has approved this material previously on several occasions.

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

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-110

Marlowe Carlson
7234 Pratt St
Omaha NE 68134

REQUEST: Waiver to allow plastic shower pan material

Location: 3614 Clifton Court
49-620

Kaylene Carlson appeared before the Board for Marlowe Carlson. Mr. Wonder stated that the requested waiver is to allow the use of a Tile Redi shower pans in a duplex building. Mr. Wonder stated the Board has approved this material previously on several occasions.

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

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-111

Jose A Diaz de Leon
7900 Regent Dr
Lincoln NE 68507

REQUEST: Waiver of section 49-1130, Grease Traps

Location: 11349 Davenport St
49-1130

Jose Diaz de Leon, owner, and Robert Newton, contractor, appeared before the Board to request a waiver of section 49-1130, Grease Traps. No plans were submitted for this application. Mr. Wonder stated that the address in question used to be a Godfather's Pizza restaurant, which was not required to have a grease interceptor. Mr. Wonder added that there is an issue with sewer depth at this location; however, this business is the corner location, and therefore has the option to run lines out to 114th Street.

Mr. Reed inquired as to what type of business Mr. Diaz de Leon proposes to open at this location. Mr. Diaz de Leon replied that this will be a Mexican restaurant. Mr. Newton stated that the business will use disposable plates, napkins and utensils. Mr. Miller asked whether any grease is being created during food preparation. Mr. Diaz de Leon replied that he has several other restaurants in Lincoln, Nebraska. He contracts with a grease company; all grease created by the fryer is collected and sold.

Mr. Miller inquired as to what types of equipment is going to be installed in the restaurant's kitchen. Mr. Diaz stated that much of the food is frozen. One fryer will be installed in the kitchen; grease from this fryer will be collected and sold to the grease company. Mr. Reed countered that the contract with the grease removal company only pertains to fryer grease, not grease created from preparing other ingredients.

Mr. Wonder stated that the City has had several issues with grease coming from Mexican restaurants. The Public Works Department has had several cases where such restaurants have been required to install grease interceptors due to the fact that too much grease was entering the sewers. Mr. Wonder stated that the Plumbing Division did not support this request at this time, citing the fact that Mr. Diaz de Leon is in a corner building, and therefore has other options as to the location of a grease interceptor. Mr. Newton protested that requiring his client to place a grease interceptor at the side of the building would be extremely expensive. Mr. Estabrook stated that the Board does not consider cost to be a hardship in this case.

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

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0. Request denied.

11-11-112

Layne Christensen Co Inc.
4601 N 252nd St
Valley NE 68064

REQUEST: Waiver to allow the installation of a back up well.

Location: 7475 Pershing Drive
49-1510

Brad Harris with Layne Christensen Co Inc and Richard Beck with the Omaha Public Power District (OPPD) appeared before the Board. Mr. Wonder stated that the well in question will not be used for potable water or lawn irrigation. He added that this well will be used by the OPPD as a backup well only. Mr. Harris stated that the water drawn from this well will be make up water for a boiler.

Mr. Miller asked Mr. Harris whether there will be backflow prevention on this well. Mr. Harris replied that the well will have a double check backflow prevention valve built into it. Mr. Miller replied that this well should have an RPZ backflow assembly on it. Presence of an RPZ assembly was confirmed by Mr. Beck.

Mr. Miller asked the Health Department whether they were opposed to the requested well waiver request. Mr. Steinkraus stated that the Health Department did not oppose the waiver.

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

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-113

AWS Well Company Inc
1597 County Rd 10
PO Box 246
Mead NE 68041

REQUEST: Waiver to allow the replacement of an existing domestic well.

Location: 24235 Crown Point Avenue, Valley NE
49-1510

Erica Landis of AWS Well Company Inc appeared before the Board. Mr. Wonder stated that this request is for the replacement of an existing domestic well. Ms. Landis confirmed that this well is for domestic use only, and will not be used for irrigation. Mr. Wonder stated that the Plumbing Division had no objection to this request.

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

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

11-11-114

Millard Winnelson Co
14047 Industrial Rd
Omaha NE 68144

REQUEST: Renewal of approval of Provider
Renewal of approval of Instructor
Renewal of approval of CEU Class

49-215

Doug Hawley with Millard Winnelson Co appeared before the Board with a request for renewal of approval for their annual continuing education class. This class has been approved by the Board in previous years. When asked, Mr. Hawley stated that each instructor will teach a two hour class.

Mr. Hawley stated that three of their proposed instructors (Mike Green, Jim Wonder, and Matt Shearman) have already received the Board's approval as instructors for the 2011 calendar year. Their fourth instructor, Brett Petersen, has been approved by the Board in the past, but needs to renew his approval for this year. The Board Secretary confirmed that Mr. Petersen was approved by the Board in 2010 to teach irrigation, backflow prevention and winterization.

Motion to renew approval of Millard Winnelson Co as a Provider by Mr. Reed. Second by Mr. Estabrook.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

Motion to renew approval of Brett Petersen as an Instructor for irrigation, backflow prevention and winterization by Mr. Reed. Second by Mr. Wellendorf.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

Motion by Mr. Reed to renew approval for four 2 hour continuing education classes for journeyman and master plumbers only as submitted. Second by Mr. Wellendorf.

AYES: Estabrook, Miller, Reed, Wellendorf

Motion carried 4-0.

V. Discussion

- The Board discussed a recent continuing education class issue involving the names of three contractors being added to the bottom of a sign in sheet well after the class took place. After review of the available facts, and some discussion, the Board agreed that these three contractors shall not receive credit for attendance at this class.

VI. Executive Session

Mr. Estabrook made a motion to go into Executive Session so that the Board could review test scores from the recent plumbing examinations. Second by Mr. Reed.

AYES: Estabrook, Killian, Miller, Reed

Motion carried 4-0. Board went into executive session at 10:30 am.

VII. Adjourn

Meeting adjourned by mutual consent at _____ 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.

Applications for the meeting to be held at 1:30 pm on Wednesday, November 30th are due no later than 9:00am on Thursday, November 10th.

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