

# MINUTES

## OMAHA PLUMBING BOARD

Regular Meeting – Wednesday, September 12<sup>th</sup>, 2012  
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-Chairman  
Brian Feyerherm  
David W. Miller, Chairman  
Christopher P. Reed (@ 1:41 pm)  
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 1:33pm.

### II. Approval of Minutes from August 22<sup>nd</sup>, 2012

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

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

Motion carried 7-0

### III. Examination Reviews

#### Journeyman Plumber

Joshua L Johnson      **PRESENT**  
8554 Plaza Bd #275  
LaVista NE 68128

Plumbers Local Union 16  
4801 F St  
Omaha NE 68117

Jason A Watkins      **PRESENT**  
4401 Barker Av  
Omaha NE 68105

University of Nebraska Medical Center  
987100 Nebraska Med Center  
Omaha NE 68104

#### Master Plumber

Jonathon L Roupe      **NOT PRESENT**  
1105 S Paxton St  
Sioux City IA 51106-1631

#### Lawn Sprinkler Contractor

Nicholas R Merriman      **PRESENT**  
10457 Spaulding St  
Omaha NE 68134

**IV. \*Renewal of Approval of Apprenticeship Program**

12-9-107  
Micro Plumbing Inc  
8988 J St  
Omaha NE 68127

REQUEST: Renewal of approval of apprenticeship program

49-244, 246, 247

Mike Miller of Micro Plumbing appeared before the Board. Mr. Miller reviewed the file and commented that all appeared to be in order with the application.

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

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

Motion carried 7-0.

**V. Apprenticeship Agreements**

Joseph C Dervin  
19311 Blaine St  
Omaha NE 68135

Micro Plumbing Inc  
8988 J St  
Omaha NE 68127

Joseph Dervin appeared before the Board and requested a start date of July 11, 2012. Mr. Miller reviewed the file and commented that Mr. Dervin's company did not include the required payroll summary to support such a start date.

Motion by Mr. Estabrook to approve Joseph Dervin. as a registered apprentice with a start date of July 11, 2012, with the stipulation that he produce documentation verifying this start date to the Board Secretary. Second by Mr. Salem.

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

Motion carried 7-0.

Reid R Madsen  
14110 Hartman Av  
Omaha NE 68164

Plumbing Specialties Inc  
14921 Edna St  
Omaha NE 68138

Reid Madsen appeared before the Board and requested a start date of June 16, 2012. Mr. Miller reviewed the file and commented that Mr. Madsen's company did not include the required payroll summary to support such a start date.

Motion by Mr. Estabrook to approve Reid Madsen. as a registered apprentice with a start date of June 16, 2012, with the stipulation that he produce documentation verifying this start date to the Board Secretary. Second by Mr. Salem.

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

Motion carried 7-0.

**VI. \*Cases**

12-9-108

Jack Miller  
Omaha Winnelson  
9737 I St  
Omaha NE 68127

REQUEST: Approval of Provider.

49-215

Jack Miller of Omaha Winnelson appeared before the Board. Omaha Winnelson intends to give a 4 hour continuing education class on Tuesday, October 2<sup>nd</sup>, 2012 at Valentino's. They are using approved instructors and continuing education classes; Mr. Jack Miller requested that the Board approve Omaha Winnelson as a provider so that they may host the seminar. Mr. David Miller reviewed the file, read the class agenda to the Board members, and commented that all appeared to be in order with the application.

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

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

Motion carried 7-0.

12-9-109

Donald McWilliams  
1221 N 85<sup>th</sup> St  
Omaha NE 68114

REQUEST: Request for reactivation of retired journeyman plumber license.

49-237

Donald McWilliams appeared before the Board to request reactivation of his journeyman plumber license. Mr. Miller reviewed the file and commented that all appeared to be in order with the application.

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

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

Motion carried 7-0.

12-9-110

Michael Harless  
412 S Vine  
Mead NE 68041

REQUEST: Request for permission to attend continuing education class for credit.

49-215

Michael Harless appeared before the Board Mr. Harless is registered to take a water conditioning contractor class in Lincoln and asked the Board to grant him continuing education credit towards his Omaha license. The Board reviewed the class flyer submitted by Mr. Harless. Mr. Wonder stated that he has knowledge of the company hosting the class and recommended that the Board approve Mr. Harless' request.

Motion by Mr. Reed to allow Michael Harless to attend the submitted continuing education class hosted by Wood Bros for a total of 4 hours of continuing education credit towards his Omaha water conditioning contractor license. Second by Mr. Estabrook.

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

Motion carried 7-0.

12-9-111  
AWS Well Co. Inc.  
1597 Co. Rd. 10, PO Box 246  
Mead NE 68041

REQUEST: Waiver to allow the installation of a private well for domestic use.

Location: 615 S 234<sup>th</sup> St Waterloo  
49-1510

Don Anderson of AWS Well Co. Inc. appeared before the Board. Mr. Miller reviewed the application file; neither the Metropolitan Utilities District nor the Douglas County Health Department is opposed to the waiver. When asked, Mr. Anderson stated that the well will be for domestic use, and limited watering of horses on the property.

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

Motion carried 7-0.

12-9-112  
Jerry Reimer  
Urban Village  
4880 S 131<sup>st</sup> St Suite 2  
Omaha NE 68137

REQUEST: Variance of section 49-636, fixture count requirements

Location: 3701 Leavenworth St  
49-636

Jerry Reimer appeared before the Board. Mr. Wonder explained that Mr. Reimer has a rental property on Leavenworth Street. The building has been used for several occupancies in the past and has existing restrooms which have recently been brought up to code, although they are not ADA-compliant.

Mr. Reimer's current tenant has a collection of home goods and furnishings from estate sales. They wish to use the space to house these items. Mr. Reimer stated that the business will operate for only a few days per week; however, it will be open to the public. When asked, Mr. Reimer stated that no estate sales or auctions would take place on the premises; he added that the typical customer would be an interior designer purchasing items for their clients.

After some discussion, Mr. Reed made a motion to allow the existing restroom facilities in the building located at 3701 Leavenworth Street for this business only for a term of one year. Following the expiration of this waiver, the applicant must return before the Board to update them on the operations of the business and to seek renewal of a new waiver. Second by Mr. Salem.

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

Motion carried 7-0.

12-9-113  
John Graham  
GH2 Architects  
320 South Boston, Suite 1600  
Tulsa OK 74103

REQUEST: Waiver of section 49-553, as pertains to PVC pipe and fittings in Group R-1 and R-2 occupancies containing accessory occupancies.

Location: 18202 Cuming St (Marriott Residence Inn)  
49-553

John Graham of GH2 architects and Jim Day of Benchmark Developers appeared before the Board. Mr. Wonder stated that in reviewing the plans for this Marriott Residence Inn, it was determined that the location had more than the 10% accessory and incidental use allowable by Code; this necessitated their appearance before the Board today.

Mr. Graham argued that the location is a four story, wood framed, Type 5 construction, with full fire protection, fire sprinklers and fire alarms. Mr. Graham stated that the cost of converting from the proposed PVC piping in these areas to the cast iron required by Code represents an tremendous cost to the client. Mr. Graham stated that the use of PVC piping in these accessory areas will not create any life-safety hazard. Mr. Graham added that his understanding of the Plumbing Division's position has more to do with what happens to PVC during a fire (i.e., the release of toxic gases). He contested that most of what has been determined to be accessory areas by the Plumbing Division his company considers to be ancillary use areas, as they are only available to hotel guests, such as the pool, breakfast area, meeting space, and the lobby. Mr. Graham stated that if the hotel was required to count only the lobby and meeting space as accessory areas, they would not exceed the 10% allowable by Code. He added that all of these areas are appendages to the building; and suggested that a two-hour fire separation could be created in these areas. All other PVC in the hotel is protected during the event of a fire. Mr. Graham concluded by stating that given the number of exits in the facility, the building could easily be vacated in less than twenty minutes.

Mr. Wonder stated that the proposed accessory use areas represent approximately 14% of the total building. Mr. Graham stated that the pool area represents almost 10% of the total accessory use, and added that this area is a separate extension to the building. Mr. Wonder discussed the events which led up to the inclusion of this language regarding accessory and incidental use in the Plumbing Code.

Mr. Estabrook stated that a line must be drawn somewhere. Both Mr. Miller and Mr. Estabrook agreed that they were unable to see any hardship in this case other than cost. Mr. Reed discussed this type of occupancy versus a mixed-use development. Mr. Wonder stated that if the Board wished to alter this section of the Code to exclude swimming pools, that could be arranged; however, such an exclusion is not allowed as per the current Plumbing Code.

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

AYES: Barrett, Estabrook, Feyerherm, Miller, Salem

NAYS: Reed, Schaap

Motion carried 5-2.

12-9-114  
Brain Hadfield  
Alvine Engineering  
1102 Douglas St  
Omaha NE 68102

REQUEST: Waiver to allow unisex restroom

Location: 2812 N Main St  
49-631

Brian Hadfield of Alvine Engineering appeared before the Board with Megan Thomas and Triletty Wade. Mr. Hadfield stated that Ms. Thomas and Ms. Wade wish to open a small bakery in Elkhorn. Their location is an existing brick building from the 1950's and is approximately 900 square feet. There is no seating within the bakery.

In response to Mr. Reed's question, Ms. Thomas and Ms. Wade stated that they are the sole employees in the building. Mr. Reed stated that this request is similar to several such waivers that have been granted in the past. Mr. Miller stated that he had no issues with the request. Mr. Reed pointed out that according to the plans, the existing restroom is ADA-compliant. Mr. Wonder stated that the Plumbing Board supported this request.

Motion to approve by Mr. Reed. Second by Ms. Schaap.

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

Motion carried 7-0.

12-9-115  
Blake Boswell  
1437 S Boulder Av  
Tulsa OK 74119

REQUEST: Waiver of sections 49-1208, 1209 and 1210 as regards siphonic roof drain systems

Location: 5018 Ames Av (Wal-Mart)  
49-1208, 1209 and 1210

Jay Stenklyft of Wade Drains and Tyler Pipe Company and Bill Bliss of McWayne Plumbing Group appeared before the Board representing Blake Boswell. Mr. Stenklyft stated that his client wishes to install a siphonic roof drain system at their property. Mr. Stenklyft explained that such systems are beneficial in that it results in a greener, safer and less expensive building.

Mr. Miller asked Mr. Stenklyft to expand upon his statement concerning siphonic roof drains as being a greener product than a traditional gravity system. Mr. Stenklyft stated that siphonic systems require less raw materials to install, thereby making them resource-saving. Mr. Miller asked Mr. Stenklyft how siphonic systems are safer than gravity systems. Mr. Stenklyft stated that siphonic systems pond at a lower level for an equal gallon-per-minute discharge than gravity drains. This means that you typically have less water on the roof, rendering it safer. Mr. Wonder disputed this statement, adding that in the Code Committee's research of these systems, they have not found that lower pooling on the roof holds true across the board for this type of product. Mr. Wonder added that the Code Committee has created language regarding siphonic roof drain systems for possible inclusion in the next draft of the Code; however, this language has not yet been included in upcoming code changes because the product is still under review.

Mr. Bliss stated that in their research of the ponding experienced with use of this product, they went to a manufacturer's website (other than their own) and looked at the head requirement for their drain. They also looked at what the ponding would be in order to force that much water through that system for its rated gallon-per-minute flow max. Mr. Bliss stated that in larger drains, you naturally get more ponding. Mr. Wonder agreed with this statement, adding that the additional ponding is seen more in drains eight inches or larger. Mr. Stenklyft stated that this building's system has been designed with 5 inch siphonic drains. Mr. Bliss interjected that if a gravity system were installed, 8 and/or 10 inch drains would need to be installed. Mr. Stenklyft submitted to the Board a report that his company had given to the Code Committee in response to their various questions about siphonic roof drains. The Board reviewed this documentation (see file for copy of said report).

Mr. Miller and Mr. Estabrook asked Mr. Stenklyft how Wal-Mart intends to keep the system from being damaged due to modification or errors in maintenance. Mr. Stenklyft stated that at this particular store the specifications require signage (post-insulation) every fifty feet identifying the piping as a siphonic roof system, and to contact the engineer of record before modifying. The drain covers on the roof have security screws. Also, there is language on the clamping collar which states that the drain requires a baffle plate, gives the model number for said part, and directs that this baffle plate be replaced immediately. Mr. Stenklyft stated that wording can also be placed under the baffle plate if necessary.

Mr. Wonder stated that the Code Committee had given a lot of thought to what would happen to a siphonic system in the event of modification or damage. He stated that the Committee is currently reviewing the information submitted by Mr. Stenklyft's company. Mr. Wonder restated that language allowing the use of siphonic roof drains is still in the draft of the next Plumbing Code, and no changes have been made to that language. Mr. Estabrook asked Mr. Wonder for an estimate as to when the Board could expect to see this language included in the Code. Mr. Wonder estimated that the Board would receive a rough draft of the proposed Code changes in late November; allowing time for a public hearing and approval from the City Council, this revised code could be in place as soon as March 2013.

Mr. Estabrook asked what size of a Wal-Mart store will be built on the site. Mr. Stenklyft stated that a Wal-Mart Super Center is to be built on this site. Mr. Stenklyft stated that in other Wal-Mart stores around the country, siphonic systems are used as the primary roof water removal system. In addition to the siphonic drains, the roof has backup gravity drains, and scuppers located 4 inches above the top side of the siphonic roof drain body. In response to Mr. Wonder's request, Mr. Stenklyft stated that he would be happy to submit copies of these plans for review by the Code Committee.

Mr. Salem asked Mr. Stenklyft how soon this project needs to get underway. Mr. Stenklyft stated that he needed to have this issue resolved by October 1<sup>st</sup> – after that date the store would have to be redesigned with gravity systems. Mr. Wonder stated that it also must be pointed out that Wal-Mart intends to install several other locations in town, which will presumably also want to use siphonic systems.

Mr. Miller asked Mr. Stenklyft to identify the hardship in this case which makes installing a siphonic system necessary. Mr. Stenklyft stated that this is a greener product, a safer product and it also allows Wal-Mart to install their vertical leaders all the way to the back wall of the store, resulting in a better design for the facility. Mr. Miller and Mr. Reed stated that the ponding issue was a moot point in their position, as a gravity system would have the same ponding issues and would be just as safe. Mr. Bliss stated that the owner of the building likes this technology and has built many structures using siphonic roof drains.

Mr. Stenklyft stated that the specification requires both pre-and-post-insulation inspections by the engineering firm. A post-installation conference call between the plumber, the roofer, the general contractor, and the project foreman is also required. Mr. Bliss stated that Tyler and Wade would also be willing to come out and inspect the installation as an additional failsafe measure if the Board so wished.

Mr. Reed commented that allowing a waiver today might end up contradicting the language proposed in upcoming code changes. Mr. Miller agreed with Mr. Reed's statement, adding that until the code changes, he could not see a hardship in this case. Mr. Estabrook stated that he would feel more comfortable granting a waiver after hearing the Code Committee's final report on this material.

Mr. Estabrook made a motion to deny. Second by Mr. Salem.

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

Motion carried 7-0.

**VII. Approval of Apprenticeship Renewals**

Brandon Shoup

Plumbing Specialties Inc

Metro

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

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

Motion carried 7-0.

**VIII. Discussion**

- Mr. Wonder reported to the Board on a recent review of all plumbing examination questions. This review was conducted by committee. A total of three questions were deleted out of 519 possible questions. Four questions were reworded for clarity. The Board thanked Mr. Wonder for his report.
- Beginning in 2013, the Plumbing Board will eliminate its 9:00 am meeting time. **Beginning with the January 23, 2013 meeting, ALL Plumbing Board meetings will take place at 1:30pm in the Jesse Lowe Conference Room, 3<sup>rd</sup> Floor.**
- Mr. Wonder reported to the Board that the proposed code changes to Sections 49-222 and 49-232 have been approved by the Legal Department. These changes are now ready to go before City Council. Changes to these sections are being made in order to clarify the language in these sections and to offer some measure of relief to those apprentices who were caught up in the recent economic crunch.

**IX. Adjourn**

Motion to adjourn by Mr. Estabrook. Second by Ms. Schaap.

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

Motion carried 7-0. Meeting adjourned at 2:43 pm.

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

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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.

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