

MINUTES

OMAHA PLUMBING BOARD

Regular Meeting – Wednesday, February 27th, 2013
1:30 pm – City/County Building – 1819 Farnam Street
Jesse Lowe Conference Room – Third Floor

I. Roll Call

Members Present:

Jeff O. Estabrook, Vice-Chairman
Brian Feyerherm (present @ 1:36pm)
David W. Miller, Chairman
Christopher P. Reed
Terry Salem

Members Absent:

Brian A Barrett
Amy L. Schaap

Others Present:

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

Mr. Miller called the meeting to order at 1:35 pm.

II. Approval of Minutes from February 13th, 2013

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

AYES: Estabrook, Miller, Reed, Salem

Motion carried 4-0.

III. *Cases

13-1-5 From 1/23/13 & 2/13/13

Robert A Stratbucker
7125 Country Club Rd
Omaha NE 68152

REQUEST: Waiver to allow the installation of a private well for multi-family domestic use and irrigation of crops.

Location: 13525 White Deer Lane, 13705 North River Drive and 13607 North River Drive
49-1510

1/23/2013:

Robert A. Stratbucker, homeowner, appeared before the Board with Dean Christensen, geologist, and Ralph Peppard, attorney. Mr. Stratbucker wishes to dig a new private well at 13525 White Deer Lane in order to provide domestic water service for the three properties listed above. This well will also provide drip irrigation for crops on 16 acres of land which adjoins Dr. Stratbucker's property. Mr. Peppard stated that Dr. Stratbucker currently uses a nearby well, and is one of several homeowners who use this water source. Dr. Stratbucker was recently asked to stop using this water source by his neighbors after concerns about water levels in the well.

Mr. Miller reviewed the file, commenting that the Metropolitan Utilities District did not oppose Dr. Stratbucker's request for the installation of a private well. Mr. Miller asked Mr. Steinkraus for the Health Department's opinion in this matter. Mr. Steinkraus asked Mr. Christensen whether it was his belief that the two aquifers were entirely separate. Mr. Christensen stated that this new water source is separated from the current well by approximately one hundred feet of glacial till, which is known to be impermeable.

Mr. Wonder brought up two concerns regarding the requested waiver. First, he suggested that an independent study be made of this well by a third party in order to determine any effect that the new well would have on the residents still connected to the old well. He also requested that, if the Board were agreeable to grant Dr. Stratbucker's waiver, that they also require the applicant to submit proof of easements and agreements for all those landowners who would be tying in to the new well. Mr. Peppard stated an "equitable easement" is currently in place for the new well as all parties are on cordial terms; however, he would have no issues drawing up more formalized easement documents if the Board would wish him to do so.

After some additional discussion regarding the separation of the two water sources in question, Mr. Reed made a motion to hold this case over to the February 13, 2013 meeting of the Board. The applicant is requested to provide maintenance agreements and easements for the use of the new well in question. Second by Mr. Estabrook.

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

Motion carried 7-0.

2/13/2013:

No one appeared in support of this case. Mr. Wonder stated that he had spoken with the applicant and requested that this case be held over to the next meeting of the Board.

Motion by Mr. Estabrook to hold this case over to the February 27th, 2013 meeting of the Board. Second by Mr. Salem.

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

Motion carried 7-0.

2/27/2013:

No one appeared in support of this request. Mr. Wonder requested that this case be held over to the next meeting of the Board.

Motion by Mr. Estabrook to hold this case over to the March 13th, 2013 meeting of the Board. Second by Mr. Reed.

AYES: Estabrook, Miller, Reed, Salem

Motion carried 4-0.

13-2-32
Jesse Robinson
12002 N 225th St
Valley NE 68064

REQUEST: Request to reactivate retired master plumbers license.
49-225(c)

Jesse Robinson appeared before the Board to request reactivation of his retired master plumber's license. Mr. Miller reviewed the file and commented that all appeared to be in order with the request.

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

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-33
Project Advocates LLC
663 N 132nd St PMB 158
Omaha NE 68154

REQUEST: Waiver to allow unisex restroom

Location: 3157 Farnam St Suite 7104 (Midtown Crossing)
49-631

Mr. Reed recused himself and appeared before the Board with Matt Herzog of Project Advocates, LLC and Ben Trebbien, tenant. Mr. Reed stated that the tenant intends to operate a specialty olive oil business. This business has less than 4 employees, and most of the floor space is taken up with display. Mr. Reed stated that the hardship in this case lies in the fact that there are numerous unknown electrical feeders and conduits running under the floor of this building which could present major issues if another restroom needed to be installed at this location.

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

AYES: Estabrook, Feyerherm, Miller, Salem

ABSTAIN: Reed

Motion carried 5-0.

13-2-34
Jim Classe, AIA
Prochaska & Associates
11317 Chicago Circle
Omaha NE 68154-2633

REQUEST: Waiver of section 49-636, fixture count requirements.

Location: 1600 S 50th St (Fire Station #10)
49-636

Jim Classe of Prochaska & Associates appeared before the Board with Shane Hunter, Assistant Fire Chief and Mike Oestmann with City of Omaha Public Works Facility Management. The Omaha Fire Department wishes to convert historic Fire Station #10 into an educational facility to promote fire safety to students or civic groups of less than 50 people. Under assembly occupancy, a significant number of restrooms would need to be installed in the fire station; however, doing so would interfere with this historic building. Mr. Wonder stated that the Plumbing Division strongly supported this waiver request.

Mr. Classe explained that small groups of no more than 50 people would visit the station in order to learn about the workings of fire stations and fire safety. These individuals would generally not be in the building for longer than one hour.

After some discussion, Mr. Reed made a motion to approve the requested waiver. Second by Mr. Feyerherm.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-35
Terry Vail
3403 S 112th St
Omaha NE 68144

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

49-215

Terry Vail appeared before the Board. The Board Secretary confirmed that Region 12 American Backflow Prevention Association has been an approved provider for the past several years.

Motion to renew approval of Region 12 American Backflow Prevention Association as a Provider by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Next the Board reviewed Mr. Vail's proposed Instructors. Rich Koenig, Ray Ann Brammer and Jim Purzycki have all been approved by the Board as Instructors in previous years.

Motion by Mr. Estabrook to renew approval of Rich Koenig (Backflow Prevention), Ray Ann Brammer (Legal issues pertaining to backflow prevention) and Jim Purzycki (Backflow Prevention) as Instructors. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Mr. Vail requested to be an approved Instructor. Mr. Vail was approved by the Board last year to teach Backflow Prevention and Omaha Plumbing Code & Plumbing Theory.

Motion by Mr. Estabrook to renew approval of Terry Vail (Backflow Prevention and Omaha Plumbing Code & Plumbing Theory) as an Instructor. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Mr. Miller reviewed credentials for Paul Schwartz. Mr. Schwartz has not been approved by the Board to teach classes in Omaha previously. His resume included an extensive background in continuing education.

Motion to approve Paul Schwartz as an Instructor for Backflow Prevention by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Finally, the Board reviewed Mr. Vail's proposed class itinerary.

Motion to approve the submitted continuing education seminar for four hours of continuing education credit for journeyman and master plumbers by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-36
Jeremy Neill
United Rentals Trench Safety
8616 S 135th St
Omaha NE 68138

REQUEST: Renewal of approval of Provider, Instructors, and CEU
Classes.
49-215

Jeremy Neill appeared before the Board with Stuart McMillan. The Board Secretary confirmed that United Rentals has been an approved provider for the past several years.

Motion to renew approval of United Rentals as a Provider by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Next the Board reviewed Mr. Vail's proposed Instructors. Jeremy Neill and Eric Juhl have been approved by the Board as Instructors in previous years.

Motion by Mr. Estabrook to renew approval of Eric Juhl (Competent Person Training and Confined Space Safety Training) and Jeremy Neill (Competent Person Training and Confined Space Safety Training) as Instructors. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Mr. Miller reviewed credentials for Stuart McMillan. Mr. McMillan has not been approved by the Board to teach classes in Omaha previously. Mr. O'Neill stated that they wanted Mr. McMillan to be able to teach their Competent Person Training and Confined Space Safety Training with them.

Motion to approve Stuart McMillan as an Instructor for Competent Person Training and Confined Space Safety Training by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

Finally, the Board reviewed Mr. O'Neill's proposed class materials.

Motion to approve the submitted continuing education seminar for four hours of continuing education credit for sewer layers and two hours of continuing education credit for journeymen and master plumbers by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-37
John Hass
Robert Hancock & Co
1925 S 64th Av
Omaha NE 68106

REQUEST: Waiver of section 49-636, fixture count requirements.

Location: 4524 F St
49-636

John Hass of Robert Hancock & Co appeared before the Board. Mr. Hass explained that the location in question is a warehouse on the first floor and offers an office area on the second floor. The warehouse offers adequate fixtures for men and women. Due to the small number of employees who will work on the second floor of the building, Mr. Hass asked to install one water closet and one lavatory for women and one water closet, one lavatory for men on the second-floor office level.

Mr. Wonder cautioned the Board in regards to the requested number of fixtures for females on the second floor. He gave the Board some background regarding the reasons behind requiring additional fixtures for females, and the research that was done in order to come up with the required fixture counts. He stated that in a small office, it is important to have additional restrooms for females. He suggested that the Board allow Mr. Hass to install two water closets and one lavatory in the women's second floor restroom.

Motion by Mr. Reed to waive one water closet and one lavatory for women in the proposed second floor restrooms at 4524 F St. Second by Mr. Estabrook.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-38
Chris Roseland
Backlund Plumbing
6215 Grover St
Omaha NE 68105

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

Location: 6059 Maple St
49-1104

Mark Roseland of Backlund Plumbing appeared before the Board. Mr. Roseland stated that the property in question is located in Benson; there is no room to install a grease interceptor at the back of the business, and there is no basement at this location, merely a 4' crawlspace. Mr. Roseland stated that he has informed the tenant that they would need to contract with a grease removal service. Mr. Wonder stated that the Board has granted numerous similar waivers in the Benson district due to the historic nature of the area.

Motion to approve by Mr. Estabrook, with the stipulation that the Board Secretary be provided with a copy of the tenant's contract with a grease removal service. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-39

MRI – Real Estate Fund LP
11750 Stonegate Circle
Omaha NE 68164

REQUEST: Waiver of section 49-636 as regards drinking fountain.

Location: 4901 F St
49-636

Geoff McGregor and Drew Strohmeier of MRI – Real Estate Fund LP appeared before the Board. Mr. Miller read from the application that in lieu of the standard drinking fountains, this business intends to install a break room with a kitchen sink. Bottled water and other beverages will also be available on premises. Mr. Reed commented that the Board has granted several such requests recently, provided that a permanent water source, such as the proposed kitchen sink, is provided.

Motion to approve by Mr. Reed. This waiver is for this business at this location only. Second by Mr. Estabrook.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-40

David Seip
ASD Stanley J How Architects Inc
14685 California St
Omaha NE 68154

REQUEST: Waiver of section 49-636 as regards drinking fountain.

Location: 118th & Fort St (Clarity Eye Care)
49-636

David Seip of ASD Stanley J How Architects Inc appeared before the Board. The location in question is the new location for Clarity Eye Care. This business intends to install a break room with a kitchen sink; they also will provide bottled water in the waiting room.

Motion to approve by Mr. Reed. This waiver is for this business at this location only Second by Mr. Estabrook.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

13-2-41

Aaron Wascher
Alvine Engineering
1102 Douglas on the Mall
Omaha NE 68102

REQUEST: Variance of section 49-502 in regards to connection of fixtures to sewer system.

Location: 4308 N 30th St
49-502

Aaron Wascher of Alvine Engineering appeared before the Board. Mr. Wonder stated that this facility is owned by Metro Area Transit (MAT). Mr. Wascher explained that the structure is a large weather shelter for customers waiting for buses at the North Transit Center. MAT would like to provide a drinking fountain outside the shelter for customer use; they intend to connect this fixture to a French drain. He added that the shelter contains a small room which houses an air conditioning unit and a backflow preventer for the lawn sprinkler system. MAT would like to be able to connect these items to french drains as well. Mr. Wonder stated that his division was in support of this waiver, as traditional drains would most likely dry out. He also pointed out that the drinking fountain would be for seasonal use only.

Motion to approve a waiver to allow the proposed drinking fountain and floor drain to discharge to a dispersion field, with the stipulation that the engineer of record provide calculations showing absorption rates of said field to the Plumbing Division by Mr. Reed. Second by Mr. Estabrook.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

IV. Approval of Apprenticeship Renewals (12)

David Carmody	Carmody & Sons Svcs	Metro
Derek Carmody	Carmody & Sons Svcs	Metro
Steve Douthit	Burton Plumbing	Completed
Jason K Farley	Precise Plumbing	ABC
Andrew M Korten	Plumbers Local 16	Local 16
Paul May	Plumbers Local 16	Local 16
Jacob Minturn	J&M Plumbing	Metro
Chad Pedersen	Carmody & Sons Svcs	Metro
Craig Pheples	Precise Plumbing	Completed
Jeff Shudak	Plumbers Local 16	Local 16
Robert Sims	MMC Contractors	Local 16
Kyle L Smith	The Waldinger Corp	Local 16

Motion by Mr. Estabrook to approve renewal of the apprentice licenses listed above. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 5-0.

V. Discussion

- Mr. Wonder brought copies of his class materials for the Board's review as was requested at the 1/23/2013 meeting of the Board (see minutes from 1/23/2013).
- Mr. Wonder stated that he would like to make some revision of the lawn sprinkler contractor examination. He plans to work with several license holders in that industry to see if there is any modification or streamlining that needs to be done on this examination.
- The Board discussed modifications to the Plumbing Board application. These changes will be discussed further at the March 13, 2013 meeting.

VI. Executive Session

Mr. Wonder asked that the Board enter executive session in order to discuss testing.

Motion to go into executive session by Mr. Estabrook. Second by Mr. Salem.

AYES: Estabrook, Feyerherm, Miller, Reed, Salem

Motion carried 7-0. Board entered executive session @ 3:02 pm.

VII. Adjourn

Meeting adjourned by mutual consent at 3:22 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>