I. Roll Call

Members Present:
- Brian A. Barrett
- Jeff O. Estabrook, Vice-Chairman
- Brian Feyerherm
- David W. Miller, Chairman
- Christopher P. Reed
- Terry Salem
- Amy Schaap

Others Present:
- Allen Brown, Douglas County Health Department
- Jim Wonder, City of Omaha Planning Department

Mr. Miller called the meeting to order at 1:30 p.m.

II. Approval of Minutes from November 4, 2015

Motion by Mr. Estabrook to approve the minutes from the October 28, 2015 meeting. Second by Mr. Salem.

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

Motion carried: 6-0-1

III. *Cases

15-11-152
Jose A Diaz de Leon
7900 Regent Drive
Lincoln NE 68507

REQUEST
Waiver as regards Establishments where food or drink is manufactured, sold or distributed; Unisex toilet rooms; Right of use of toilet rooms in businesses by customers; Fixture requirement tables

Location: 711 North Saddle Creek Road
49-629; 49-631; 49-635; 49-636 – 2010 Code

Mr. Jose Diaz de Leon, business owner, and Mr. Jason Thiellen, property owner, appeared before the Board requesting waivers regarding: establishments where food or drink is manufactured, sold or distributed; unisex toilet rooms; right of use of toilet rooms in businesses by customers; and fixture requirement tables. Mr. Wonder stated the plans showed outside seating. Mr. Thiellen stated that they could remove the outside seating. The prior business was a check cashing office, and before that it was a restaurant. Mr. Thiellen mentioned that the previous restaurant was take-out only.

Mr. Allen Brown with the Health Department is not in favor of allowing people to pass through the food prep/kitchen area to use the restroom. Mr. Reed inquired if this is going through the Planning Department currently. Mr. Thiellen stated it is in review at present. Mr. Wonder stated the Planning Department is requiring restrooms unless the Plumbing Board waives them. Mr. Barrett also stated he is not in favor with people walking through the kitchen to get to the restroom. Mr. Reed explained to Mr. Diaz de Leon and Mr. Thiellen that the Plumbing Code states you cannot have a unisex restroom in a food establishment; the Code states you cannot pass through a kitchen to get to the restroom; and the Code states you cannot make...
someone go outside to use the restroom. Mr. Reed also explained to Mr. Thiellen and Mr. Diaz de Leon that waivers where the Board previously allowed a restroom in this type of drive-through business were located in the lobby area or front of a business so the public could use it as well as the employees.

Mr. Estabrook inquired why they could not put the restroom up in the front of the business. Mr. Thiellen stated there are two drive-through windows and no place to put the restroom due to the small size of the space which is 950 square feet. Mr. Thiellen also stated it is all glass in the front. Amy Schaap inquired if the restroom is existing, and Mr. Thiellen stated, “Yes.” Mr. Thiellen stated the business was originally a restaurant and met code years ago and was hoping the restroom would be accepted at present. Mr. Wonder stated the occupancy changed to a check cashing business and now back to a food establishment which changed the requirements. Mr. Reed stated codes change over the years. Mr. Thiellen stated this is not new construction. It is existing plumbing that they are trying to make work with the space that they have. The sink is already there, and the grease interceptor is already in the back of the building. Mr. Feyerherm inquired about the cooler, and Mr. Thiellen reiterated that they are trying to make use of the space with minimal changes.

Discussion included that the Plumbing Board cannot waive ADA requirements; that falls under the Building Code. The Board discussed the only way to allow this waiver would be if there is no public access to this business, i.e. drive-through only. Mr. Miller stated that the walk-up counter, waiting area, and floor pick-up would all have to go. The Plumbing Board stated they would be willing to grant a waiver for a unisex restroom with urinal in the front of the business, or the other option would be to deny this waiver as is. Mr. Wonder stated that the Board could lay this case over in order for the applicants to redesign the space and return later, but he would not recommend granting this waiver presented today. Mr. Miller agreed with this statement. Mr. Miller asked Mr. Diaz de Leon and Mr. Jason Thiellen if they were interested in reconfiguring their plans. They answered, “Yes.”

Mr. Estabrook made a motion to grant a waiver for a unisex restroom with the stipulation that the restroom be located in the front of the space and is accessible to the public without passing through the kitchen. Second by Mr. Reed.

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

Motion carried: 7-0

15-11-153
James Linkletter
2639 Avenue D
Council Bluffs IA 51501

REQUEST Waiver as regards Type I interceptor required

Location: 2607 X Street
49-1140 – 2015 Code

Mr. James Linkletter and Mr. Jaime Cruz appeared before the Board requesting a waiver for a Type I interceptor at 2607 X Street. Mr. Linkletter stated this garage is for housing Mr. Cruz’s over-the-road tractor unit between trips for security and keeping it out of inclement weather. No repairs will be done on-site as the owner uses authorized repair and maintenance services at a dealership. Mr. Reed inquired if there will be a floor drain in the space, and Mr. Linkletter stated, “There will be no drains. It is basically a carport with walls.”

Mr. Linkletter stated Mr. Cruz is putting a residence on the left side of the lot and this detached garage on the east side of the lot. Mr. Linkletter stated this area is currently zoned heavy industrial which will need to be rezoned into R4 or R5. Mr. Cruz is working with the Planning Department on this at present. The Planning Department will not allow a garage to be built without the house, so the plan is to develop the lot with a residential structure towards the west end and detached garage towards the east end.

Mr. Reed made a motion to approve this waiver. Second by Amy Schaap.
AYES: Barrett, Estabrook, Feyerherm, Miller, Reed, Salem, Schaap
Motion carried: 7-0
Plumbing Board Minutes
November 25, 2015

15-11-154
Daniel Reinhardt – Reinhardt & Associates, Architects, PC
418 S 14 Street
Omaha NE 68102
REQUEST Waiver as regards Fixture requirements - restaurants
Location: 7201 Dodge Street
49-636, Table 3, Note 9 – 2010 Code

Mr. Daniel Reinhardt and Mr. Mitch Brockmeier appeared before the Board requesting a waiver of fixture requirements at 7201 Dodge Street. Mr. Wonder summarized for the Board that the ordinance states restroom facilities must be in the location where the restaurant is located. The restrooms for this Dunkin Donuts business will be on the other side of the wall. Customers will have to leave the restaurant portion and walk down a shared hallway to the restrooms.

Amy Schaap inquired if the restaurant will ever be open, but the restrooms would be inaccessible. Mr. Brockmeier stated there will be a coiling door which will remain open during all business hours. The other portion of the business will be a digital library. There will be doors to secure the restaurant from entering the Do Space but will have full access to the restrooms at all times.

Mr. Reed wanted clarification that there are enough fixtures and that it is the location of the restrooms that is the issue. Mr. Brockmeier stated that was correct.

Mr. Reed made a motion to approve this waiver with the stipulation that the Dunkin Donut’s tenant space is always made accessible to the restrooms that are common in the building. Second by Mr. Salem.

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

Motion carried: 7-0

15-11-155
Brian Timmons – The Garage Company
8301 Q Street
Omaha NE 68127
REQUEST Waiver as regards Type I interceptor required
Location: 21901 West Maple Road
49-1141 – 2010 Code

Mr. Brian Timmons and Mr. Jon Reichmuth appeared before the Board requesting a waiver for Reichmuth Funeral Home at 21901 West Maple Road. Mr. Timmons stated the owner would like to build a detached garage similar to a previous garage built 13 years ago on the same property. Mr. Timmons stated when the permit was reviewed, it was noted that floor drains and a Type I interceptor are required. There will be no utilities nor water attached to either of these two garages. The owner would like to park a couple vehicles when not in use and funeral home equipment in the garage. The hardship would be to get utilities out to the building.

Mr. Estabrook inquired what the plan would be if one of the vehicles sprang a leak. Mr. Wonder stated the Board has requested in the past that a written plan of how a spill would be handled be sent to the Board. Mr. Timmons asked for an example of what type of plans. Mr. Wonder stated a statement regarding what you are going to do, who would pick it up, how would the spill be disposed of, etc.

Mr. Estabrook made a motion to grant the waiver of Type I interceptor for this garage with the stipulation that a chemical spill recovery plan is provided. Second by Mr. Salem.

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

Motion carried: 7-0
Mr. Ray Trimble appeared before the Board requesting a waiver regarding a floor sink for Omar Arts & Events. Mr. Trimble stated the plumbing inspector requested a floor sink be installed in an existing bar. No fresh water plumbing exists at the ice well. The events center does not have a liquor license and does not serve food. They have food catered in. Mr. Reed inquired to how they handle the ice melt at present. Mr. Trimble stated there is a little trickle into a 5-gallon bucket from the ice melt. Discussion included using a liner and having the water removed.

Mr. Trimble indicated that he will be vacating the bar in 2016. Two tenants occupy this space; a church and the events center. The events center terminated their lease which will expire on 11/12/2016. To comply with this drain, Mr. Trimble stated 50-60' of floor would need to be torn out and go through two walls. Mr. Trimble is requesting a waiver through the end of this lease in November of 2016.

Mr. Brown with Douglas County Health Department stated they do not like the 5-gallon bucket being used. He agreed that a removable liner would be acceptable.

Mr. Estabrook made a motion to approve this waiver for a one year period from today with the stipulation that a NSF liner be used to remove the ice melt. Second by Mr. Reed.

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

Motion carried: 7-0

Mr. Paul Kelly and Dr. B.J. Ravnsborg with Skyline Veterinary Clinic appeared before the Board requesting a waiver regarding public access to restrooms. Dr. Ravnsborg would like a waiver to allow passage through the employee work areas to the existing unisex restroom in the back of the facility. Mr. Kelly stated if a customer needed to use the restroom, staff would escort them back through the employee workroom and lab area to the restroom. The animals are kept in kennels and would not be loose. Mr. Wonder stated the Planning Department is not in favor of this waiver regarding the location of the restroom.

Dr. Ravnsborg stated there would be laboratory equipment including microscopes and centrifuge in the workroom as well as medications which are supervised at all times. He also stated customers would always be escorted back to the restroom and never left unattended. There are no sinks in any of the exam rooms. He stated the plumbing is in the back of the space. Dr. Ravnsborg stated his lease is up in December of 2016 and is requesting a temporary waiver until that time. Dr. Ravnsborg stated he will be out of this location at the end of next year.

Mr. Reed made a motion to allow this unisex restroom through December 31, 2016. Second by Mr. Estabrook.

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

Motion carried: 7-0
Mr. Petersen is requesting approval of a new class regarding Automatic Control Valves, pressure reducing valves and pressure problems. Date of the class will be determined at a later date. Mr. Petersen has already been approved as an instructor for 2015-2017.

Motion by Mr. Estabrook to approve this continuing education class for two hours for journeyman and master plumbers. Second by Mr. Salem.

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

Motion carried: 7-0

Mr. and Mrs. Socha appeared before the Board requesting a waiver for installation of a domestic well at their residence of 13919 N 132 Street. The current well is not producing water as it did in the past. Douglas County Health Department has no objection to the installation of a domestic water well pending all minimum setbacks be maintained per letter from Allen Brown. Metropolitan Utilities District does not oppose this well for domestic use at this time per email from Mark Masek.

Motion by Mr. Estabrook to approve this well installation. Second by Mr. Salem.

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

Motion carried: 7-0

Mr. Wonder presented documentation regarding materials that the Plumbing Board approved this year. Discussion included installation instructions should be per manufacturer instructions.

Mr. Reed made a motion to add the following two grease interceptors to the City of Omaha interceptor list: Proceptor by Greenturtle Model GMC is approved as a non-certified interceptor and Schier Products Model GB is approved as a certified interceptor with the stipulation that they must be installed per the manufacturer’s installation manuals. Second by Mr. Salem.

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

Motion carried: 7-0
Mr. Reed made a motion to add the following three linear shower drains to the City of Omaha certified linear shower drain list: ACO QuARTz Plus, LUXE Linear Shower Drain – Wedgewire, and Cohen Linear Shower Drain ZA3 by Signature Hardware with the stipulation that they must be installed per the manufacturer’s installation manuals. Second by Mr. Salem.

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

Motion carried: 7-0

IV. Apprenticeship Agreements

Dicky L McWilliams
901 N 35 Street Apt I-8
Council Bluffs IA 51501

Vincentini Plumbing
2308 S 16 Street
Omaha NE 6808

Mr. Dicky McWilliams appeared before the Board requesting approval of 9/01/2014 start date. He has been employed by Vincentini Plumbing since then but the ratios did not allow him to be registered as an apprentice back then. His application was withdrawn last year. Mr. McWilliams provided documentation from his employer with his start date and employee pay record. He will have 1½ years of schooling completed in another couple of weeks with ABC and has documentation for this also. Ratio sheet submitted is in order.

Motion by Mr. Estabrook to approve Dicky McWilliams with a start date of 9/01/2014. Second by Mr. Salem.

V. Discussion

There was no discussion.

VI. Adjournment

Motion by Mr. Estabrook to adjourn. Second by Mr. Salem. Meeting adjourned at 2:45 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://www.cityofomaha.org/planning/boards/plumbing-board