



Mechanical and Plumbing Board APPROVED MINUTES

**BOARD MEETING
May 28, 2019**

The Mechanical and Plumbing Board convened on Tuesday May 28, 2019 at the DSD Ben White Location, Conference room 122

Robert Thornton, called the Meeting to order at 9:36 a.m.

Board Members in Attendance: Robert Thornton, Stephen Cox, Joseph Cooper, Basheer Mohamed, Michael Hart, David Nichols, Bobbi Jo Foster, William Harris and Joseph Bowie

Absent members were Jerry Garza, David Dixon, and Joseph Hernandez

Staff Members in Attendance: Rick Arzola, Chad Watson, Charles Ablanedo and Richard Anderson

1. CITIZEN COMMUNICATION – No Citizen Communication

- 2. APPROVAL OF MINUTES:** The minutes from the February 26, 2019 meeting was approved as written. Board Member Bowie made a motion to accept the minutes as written, Board member David Nichols seconded, and the motion passed 8-0

3. DISCUSSION AND/OR POSSIBLE ACTION:

- a. Nominations of Chair and Vice Chair-** Joseph Cooper made a motion to nominate Stephen Cox as **Chair**, William Harris seconded the motion. Motion passed 8-0.
Joseph Bowie made a motion to nominate Robert Thornton as **Vice Chair**, Joseph Cooper second the motion and passed 8-0.
- b. Water Meters-** John Cruz, program manager with Site and Subdivision inspections, met with Board to tell them that meetings with Austin Water and Stakeholders have been ongoing to come up with a plan that was easier and attainable for commercial builders to get their water meters in a timely manner. Currently only in a draft stage, a checklist of water and wastewater infrastructure was the solution to help contractors to receive their water meters prior to building final. Cruz also explained that once the meter is issued, a hold on the building final will be place until documents are in place and meet the SSI requirements. Only Ken Brewer, Joe Campos and Stephen Ramirez would be the site supervisor to release the hold.
- c. Backflow Prevention-** Austin Water representative Chuck Deatherage reports a backflow incident where cross connections may have caused low ball cock and caused a drainage incident where it produced blue water. There were no apparent harmful damage to the individual who took the shower with the blue water but Mr Deatherage will report it to the TCEQ for further investigations. Also that was presented to the board was the “Water Forward Program”. A program that was developed by AWU under the water conservation program. This will be the new 100 year plan for Austin Water. It will give away to Auxiliary water to every project over 250 thousand square feet.
- d. Condensate Collection Clarification/Interpretation-** Executive Liaison Richard Anderson introduces Charlie Ablanedo as the new Commercial Mechanical Supervisor. Board members Harris explains that the ordinance that is currently in place does not match up with what is in the code. And tells staff that the people who wrote the ordinance compiled it quickly on behalf of council and did not full think everything out. And that council wanted the ordinance but knew it was not a complete ordinance with detailed requirements, making it difficult to execute.

DSD suggest to the board if this is something that DSD needs to look at closely at next code cycle and correct the ordinance. Board staff recommends a memo with some formal interpretation or direction and interim and to address at the next code cycle. DSD staff suggest to the board if they need a clarifying memo of interpretation from the building official, board agrees that would work but would want a consultation from the building official first before the memo. Staff supervisor Charles Ablanedo will work on this and report back to the board.

- e. **UPC Section 706.3-** states horizontal draining lines connecting with other horizontal draining lines shall enter thru 45 degree Y branch, combination Y and 1/8 thin branches or other approved fittings of equipment. Board member Nichols informs board staff that the city has been allowing this for years and inspectors have been approving this. DSD staff Chad Watson tells the board that double combo (horizontal to horizontal) has been allowed but after problems with past occasions, staff informs board they will no longer be allowed horizontal to horizontal.
- f. **Audio Files-** DSD staff advises board that all audio files from beginning of this year will now be uploaded to the Boards and Commission website for public hearing.

4. FUTURE AGENDA ITEMS:

- a. **“Water Forward”- Water Conservation Department.**
- b. **Interpretation – exhaust ventilation- Building Official.**
- c. **Fee Update from DSD Staff.**
- d. **TSBPE-DSD Inspections.**

- 5. **ADJOURN** – Board member Cooper made a motion to adjourn, Board member Nichols second the motion. Motion pass 8-0. Meeting adjourned at 10:31 am.