



Mechanical and Plumbing Board APPROVED MINUTES

**BOARD MEETING
May 27, 2025**

The Mechanical and Plumbing Board convened in a Regular Called Meeting on May 27, 2025. The meeting took place at the Permitting Development Center at 6310 Wilhelmina Delco Drive.

Chairman Thornton, called the Meeting to order at 9:33 a.m.

Board Members in Attendance: Robert Thornton, Stephen Cox, Joe Bowie, Joe Cooper

Board Members attending Virtual: Bill Harris, Kyle Smith, Ramon Perez, Dave Nichols

Absent members: Blaine Butler and Bobbi Jo Foster

Staff Members in Attendance: Charlie Ablanado- Virtual (DSD), Chad Watson (DSD), Tamira Konkin-Garcia (IW)

GENERAL CITIZEN COMMUNICATION- John Mata (IAPMO) and Christina Kaeini (IAPMO). Either had any comments.

APPROVAL OF MINUTES:

1. The minutes from the April 15, 2025 meeting was approved as written. Board member Bowie made a motion to approve the minutes, Board member Cooper second the motion. Motion passed 8-0. Board members Butler and Foster were absent.

DISCUSSION ITEMS

2. Discussion on the IMC in relation to the interpretation of the IBC and UMC- Board member Harris brought up a concern on a specific item of wind constraints which has requirements in the IMC, however the UMC has nothing specific to wind constraints, but IBC does make a reference to it. His concerns are, what are city inspectors inspecting to as it is not right to have them versed in two codes for those who are designing a product and would like clarity as to what are code are we inspecting to. Harris will provide some suggestions and coordinate with city staff before coming back to the board and offering those suggestions.

3. Discussion with Industrial Waste- Mini Manholes. Industrial Waste supervisor Tamira Konkin Garcia addressed the board on questions by board member Cox on mini-manholes.

Commissioner Cox is witnessing several mini-manholes in landscaping areas and is inquiring if these mini-manholes are being installed due the size of a building. The concerns that these mini manholes are extensively deep when on properties and must be poured in place, coded and shored which all leads to costs to end user and smaller businesses.

Commissioner Cox would like to see the industrial waste requirements so that it can pre-reviewed and discussed at the next board meeting with industrial waste personnel.

4. Staff Briefing, the transition of Todd Wilcox-Building Official to Interim Building Official- Board was briefed that effective June 18, Todd Wilcox will hand over the building official duties to Interim Building official Steve Leitch with a deputy building official Alan Woo.

FUTURE AGENDA ITEMS

1. Discussion on International Mechanical code in relation to the interpretation of International Building code and Uniform Mechanical Code.
2. Continued discussion with Industrial Waste- Mini manhole.

ADJOURN – Board member Cox made a motion to adjourn the meeting at 9:58 am, board member Bowie second the motion. Motion pass 8-0

The minutes were approved at the August 26th, 2025 meeting on board member Bowie motion, Board member Nichols second the vote. Board members Butler was absent. Motion passed 9-0.