

**PLUMBING TECHNICAL ADVISORY COMMITTEE
TELECONFERENCE MEETING FROM TALLAHASSEE, FLORIDA
WEB URL <https://global.gotomeeting.com/join/968640757>
AUDIO: DIAL-IN NUMBER 1-866-899-4679
CONFERENCE CODE: 968-640-757
Thursday, September 28, 2017
1:30 P.M.**

Minutes

PLUMBING TAC PRESENT:

Frederick Schilling, Chairman	James Batts
Bob Boyer	Gary Duren
Isaac Kovner	Gary Kozan
Brian Langille	Jorge Rojas
Mike Romano	Ozzie Diaz for Otto Vinas

PLUMBING TAC NOT PRESENT:

Mike Robbins

STAFF PRESENT:

Thomas Campbell	Mo Madani
Justin Vogel	Chip Sellers
Chris Howell	Jim Hammers
Marlita Peters	

Welcome:

Time: 1:30 pm

Ms. Peters welcomed everyone to the teleconference call of the Plumbing Technical Advisory Committee.

Roll Call:

Ms. Peters performed roll call for the Plumbing TAC. A quorum was determined with 9 members present at roll call.

Agenda Approval:

Mr. Boyer entered a motion to approve the agenda for today's meeting as posted. Mr. Schilling seconded the motion. The motion passed unanimously with a vote of 9 to 0

Review and Approval of July 20, 2017 meeting minutes:

Mr. Duren entered a motion to approve the minutes from the July 20, 2017 meeting as posted. Mr. Schilling seconded the motion. The motion passed unanimously with a vote of 9 to 0.

Mr. Romano joined the call bringing the total members to 10 on the call.

To Consider and discuss the following Declaratory Statement: DS 2017-058 by Diane Magnus of Cronin Construction Corporation

Diane Magnus petitioner provided an outline of the information requested in the petition.

Mr. Madani provided the staff analysis with code reference regarding the questions in the petition.

Question 1: Does the Florida Building Code, Plumbing apply to Sanitary Sewer Collection Systems from the connection to the existing public utility system to the Sanitary Service stub outs 5' from the building?

Answer: No, as per the definitions of the terms "Plumbing system", "Drainage systems", "Building sewer", and "Building drain" of the 5th Edition (2014) FBC, Plumbing; the project in question which consists of the Sanitary Sewer Collection Systems from the connection to the existing public utility system to the Sanitary Service stub outs 5' from the building falls outside the scope of the 5th Edition (2014) FBC, Plumbing.

Question 2: Does the Florida Building Code, Plumbing apply to Potable Water Distribution Systems from the connection of the existing Public Utility System to the Domestic Water Service stub outs 5' from the building?

Answer: No, as per the definitions of the terms “Plumbing system”, “Water distribution pipe”, “Water service pipe”, and “Water supply system” of the 5th Edition (2014) FBC, Plumbing; the project in question which consists of the Potable Water Distribution Systems from the connection of the existing Public Utility System to the Domestic Water Service stub outs 5' from the building falls outside the scope of the 5th Edition (2014) FBC, Plumbing.

Question 3: Does the Florida Building Code, Plumbing apply to the Storm Sewer Collection Systems from the connection of the onsite point of disposal (retention ponds), to the Storm Drain Service stub outs 5' from the building and other collection points throughout the site?

Answer: No, as per the definitions of the terms “Plumbing system”, “Drainage systems”, “Building sewer”, and “Building drain” of the 5th Edition (2014) FBC, Plumbing; the project in question which consists of the Storm Sewer Collection Systems from the connection of the onsite point of disposal (retention ponds), to the Storm drain Service stub outs 5' from the building and other collection point throughout the site falls outside the scope of the 5th Edition (2014) FBC, Plumbing.

Mr. Madani corrected the wording in the answers that stated “sub” and should be “stub”.

TAC Questions:

Mr. Duren asked Mr. Madani to repeat correction stated. He then asked the Petitioner if Orange County trying to tell them this is plumbing.

Ms. Magnus stated BBCO is trying to enforce this code.

Mr. Duren entered a motion to accept the staff analysis on all questions. Mr. Rojas seconded the motion.

TAC Discussion:

Mr. Schilling stated he disagrees with staff analysis and he feels this is plumbing and provided examples of why this would fall under the code.

Mr. Diaz stated Mr. Schilling is correct and the permit is issued to the property.

Mr. Kozan stated this is clearly site work and does fall outside of the scope of our code.

To Consider and discuss the following Declaratory Statement: DS 2017-058 by Diane Magnus of Cronin Construction Corporation (cont.):

TAC Discussion (cont.):

Mr. Duren provided explanation of why he feels this is utility work.

Mr. Schilling spoke on definition of site utility installation and stated again he does not agree with the analysis, this is clearly under the Plumbing Code.

Mr. Boyer stated he agreed with Mr. Kozan that this is site work.

Mr. Duren stated that he thinks he understands where Mr. Schilling is coming from and provided detail of what he felt this decision was based on. He said in this case we should call this plumbing work and not utility or site work.

Mr. Schilling quoted state statute for underground utilities and excavation contractors. He stated it is clear that this work should fall under the Plumbing Code.

Mr. Duren withdrew his motion.

Mr. Madani stated using other statutes and rules that we do not carry any authority on he feels would be outside of the scope of the Building Commission and the Code for this request. He said definition would have to be stated to speak specifically to what is covered in the Code.

Mr. Schilling quoted definitions and stated he still feels this is clearly under the Plumbing Code.

Mr. Madani stated that we may need more definition from the petitioner.

Mr. Schilling stated he felt this was very clear and not needed.

Mr. Madani asked Mr. Schilling if he was stating that the answers to all the questions should be yes.

Mr. Schilling responded yes the answers should be yes.

Mr. Campbell requested to know where the plumbing would end at the property line.

Mr. Schilling stated yes property line no further than the meter.

Mr. Madani asked if adding a clarification to the answers saying however, components of the systems that are located within the premises are subject to the plumbing code.

To Consider and discuss the following Declaratory Statement: DS 2017-058 by Diane Magnus of Cronin Construction Corporation (cont.):

Mr. Schilling stated this would help in the clarification.

Mr. Duren stated the real issue is who is liable if damages occur.

Mr. Kozan stated he does not agree this is clearly site work.

Mr. Kozan entered a motion to accept staff analysis. Mr. Boyer seconded the motion. The following was a roll call vote.

Yes: Mr. Boyer, Mr. Kozan, Mr. Kovner, Mr. Romano

No: Mr. Schilling, Mr. Rojas, Mr. Duren, Mr. Diaz, Mr. Langille, Mr. Batts

The motion failed with a final vote of 4 in favor and 6 against.

Mr. Duren stated this is difficult to answer on the fly and that we need to make clarification on the location of this work.

Mr. Madani suggested adding the clarification to answer “however, components of the system that are located on the premises fall within the scope of the Plumbing Code”.

Mr. Duren stated he would be willing to make a motion on the addition of this language to the answer of each question.

Mr. Schilling stated he would agree with that language being added he would support.

Mr. Duren entered a motion to accept the staff analysis with the modification of adding “however components of the system that are located on the premises fall within the scope of the Plumbing Code as applicable”.

Mr. Schilling asked to add that this work should be completed by a licensed plumber.

Mr. Campbell stated no as we do not want to state the scopes of work governed by Chapter 489, F.S.

Mr. Diaz seconded the motion.

Mr. Kozan stated he still disagrees and feels the underground utility licensees would have to be mandated under the Plumbing Code with this response.

To Consider and discuss the following Declaratory Statement: DS 2017-058 by Diane Magnus of Cronin Construction Corporation (cont.):

A roll call vote was taken as follows:

Yes: Mr. Schilling, Mr. Rojas, Mr. Boyer, Mr. Duren, Mr. Diaz, Mr. Langille, Mr. Kovner, Mr. Romano, Mr. Batts

No: Mr. Kozan

The motion passed with a vote of 9 in favor and 1 against.

To Consider and discuss the following Declaratory Statement: DS 2017-060 by Andrew Rodriguez of Architectural Design Collaborative:

The petitioner was not present on the call.

Mr. Madani provided the staff analysis with code reference regarding the questions in the petition.

Question: Bank of America is always looking for new ways to serve its customer's. Because of the unmanned nature of these centers and the concern for the safety of the customers, the Bank is seeking a declaratory statement on whether or not the code requirement of public restroom facilities would apply to such centers that are un-staffed?

Answer: Yes, as per Section 2902.3 of the 5th Edition (2014) Florida Building Code, Building and Section 403.3 of the 5th Edition (2014) Florida Building Code, Plumbing, public toilet facilities are required for the project in question.

Public Comment: None

Mr. Kozan clarified the new upcoming code might offer an exception, but the current code does not.

Mr. Madani stated yes.

Mr. Schilling stated these structures and business locations should have ADA bathroom facilities.

Mr. Duren entered a motion to accept the staff analysis for DS 2017-060. Mr. Boyer seconded the motion.

A roll call vote was taken as follows:

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To Consider and discuss the following Declaratory Statement: DS 2017-060 by Andrew Rodriguez of Architectural Design Collaborative (cont.):

Yes: Mr. Schilling, Mr. Rojas, Mr. Boyer, Mr. Duren, Mr. Diaz, Mr. Langille, Mr. Kovner, Mr. Romano, Mr. Batts and Mr. Kozan

No:

The motion passed unanimously with a vote of 10 to 0.

Adjournment: The meeting was adjourned at 2:24 p.m.