

**MECHANICAL, PLUMBING, ELECTRICAL, AND SWIMMING POOL  
BOARD OF APPEALS  
MINUTES**

**June 10, 2008**

Public notice having been posted, a public hearing of the MPE Board was held at 4:00 p.m., Tuesday, June 10, 2008, in the Council Chambers at City Hall, 555 Walnut, Abilene, Texas.

**MPE BOARD MEMBERS PRESENT:** Anthony McColum, Chairman  
Phil Miller  
Terry Williams  
Rick Kelley  
Ron Smith

**STAFF PRESENT:** David Sartor  
Glenn Bailey  
Alice Adams

**GUESTS:** Anthony Dobbratz  
Jerry Sartor

1. The meeting was called to order by Anthony McColum, Chairman.
2. The next item to come before the Board was the approval of the May 13, 2008 minutes. A motion was made by Ron Smith, and seconded by Phil Miller, to approve the minutes as written. Said motion unanimously passed.

Since the proponent for Item 3 had not arrived, Mr. McColum moved Item No. 5 up as the next matter to be heard by the Board.

3. The next matter to come before the Board was discussion, with possible action, regarding a request from Larry Soskin, representative for Ace Duraflo, for approval of the ePipe epoxy pipe lining system, as an alternate method for repair of potable water piping. David Sartor, Building Official, addressed the Board, advising them the item before them was for their approval of an alternate method of repairing existing potable water piping. He said the product is a listed product with IAPMO(UPC), and has an ICC evaluation report. This product enables the plumber to repair leaks or defects by injecting an epoxy material into the pipe that creates a thin coating on the entire interior of the piping system thus creating a new pipe inside the existing pipe. Anthony Dobbratz, representative for Ace Duraflo, addressed the Board, advising them this is a very similar product to what Midway Plumbing of Abilene uses, which is called Nu-Flow. Mr. Dobbratz said that in the future it is possible they may want to do work in Abilene and felt they should get approval in advance. David Sartor said that in 2001, Midway Plumbing had requested permission from the Board to use a similar product, which the Board approved. Mr. Sartor said there had been no issues or problems with this similar product used by Midway Plumbing. Mr. Sartor further said that Staff has no problem with this request, as long as it is installed as per manufacturer's instructions. Mr.

Williams had a question as to whether this product could be used with soft drawn copper pipes, since this was not specified in the packet he reviewed. Mr. Sartor said he would get a clarification from ICC to see if their intent of this product is or is not to be used on soft drawn copper. After a lengthy discussion, Terry Williams made a motion, which was seconded by Ron Smith, to approve the ePipe epoxy pipe lining system as an alternative method for repair of potable water piping, for all pipes that have been certified by the manufacturer. The motion unanimously passed.

4. The next matter to come before the Board was discussion, with possible action, regarding a request by Jerry Sartor, for a code change for Section P2803.6 of the City of Abilene Residential Plumbing Code and Section 504.6.1 of the City of Abilene Plumbing Code, regarding water heater pressure and temperature relief valve discharge piping. Mr. Sartor addressed the Board, stating that the two Code changes the proponent, Jerry Sartor, has proposed for the Board's consideration, will allow the discharge piping of a water heater to discharge to the floor, without requiring a floor drain or waste receptor, when replacing existing water heaters with no relief valve discharge piping, and with no means to allow installation of relief valve discharge piping to drain by gravity to an approved point of disposal. Mr. Sartor went on to say the item on the agenda immediately after this one is consideration of an alternate method regarding water heater pressure and temperature relief valve discharge piping, which should be considered if the present item does not pass. Mr. Sartor said these two items can be heard together if the Board so desires.

Jerry Sartor addressed the Board, advising them there are problems with existing water heaters where the discharge piping of the water heater cannot go down and out, and has to be installed overhead. Jerry Sartor said this is against the manufacturer's recommendations because it traps the lines, and that the Code says this can be discharged to the floor. After discussion, David Sartor said that he has spoken with the ICC Code Consultants and this means it can be discharged to the floor only if there is a floor drain or waste receptor to remove water to a safe place, but cannot be allowed to discharge to the floor if one of these is not present. David Sartor went on to say that a survey was taken with 10 comparable cities and only two allow discharge to the floor on change out situations only. David Sartor said there are some different shut-off devices he wants to present to use as an alternative method when relief valve discharge piping cannot drain by gravity to an approved point of disposal.

David Sartor said the first alternative to look at is a Wags valve, which will shut off the gas and water to a water heater in the event there is leakage, which will prevent water damage. He said the next device is a moisture detection device that will shut the water off if there is leakage. The Watts 210 gas shut-off with separate pressure relief valve almost complies with Code, but in two aspects does not. He said this is installed typically where a T&P would be installed, and the gas piping is piped through this device into the gas valve, and in the event the water heater has an over-temperature issue this device will sense the over-heating and shut the gas off, by relieving the over-temperature issue. This device would also have to have a pressure relief valve, which can be installed somewhere on the piping, typically an outside wall, so the piping can be discharged to the exterior. The problem with this is that the Code states temperature and pressure relief devices have to be installed in the jacket of the

water heater, and there is the question that if the relief device is installed that far away from the water heater, would it relieve enough pressure to prevent a water heater from rupturing from an over-pressure situation.

David Sartor said the item he is proposing as an alternate is the Wags valve. With the Wags valve the water heater would have to be installed in a pan or water dam device and the water level getting to  $\frac{3}{4}$ " would cause the gas and water to shut off. The Wags valve is a one time use only. The Watts makes a device that will shut off the water and gas to a gas water heater and will shut off the water and electricity to an electric water heater. Mr. Sartor said the wording of his proposed alternate methods would be that when there is an existing water heater change out and a T&P discharge line does not exist or does not comply with the requirements of the Code concerning water heaters, that one of these methods be utilized.

After a lengthy discussion among the Board members, it was determined that these two items should be voted on separately. Phil Miller made a motion to allow the discharge piping to discharge to the floor. The motion failed for lack of a second. After further discussion, Ron Smith made a motion to reject the request of Jerry Sartor to make amendments to the Code to allow the discharge piping to discharge to the floor. The motion was seconded by Rick Kelley and unanimously passed.

5. The next item to come before the Board was a vote regarding the request by the Building Official for an approved alternate method regarding water heater pressure and temperature relief valve discharge piping. After discussion, Terry Williams made a motion to accept the alternative methods that David Sartor has proposed for the Wags device and any other approved device that would shut off the power and water to the water heater when it detects moisture. Ron Smith seconded the motion and the motion unanimously passed.
6. Upon motion made and seconded, the meeting adjourned.

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Anthony McColum, Chairman

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Alice Adams, Acting Secretary