

PLUMBING ADVISORY BOARD, THURSDAY, April 8, 2021

PRESENT: Board Members: Anthony DeLuca, William Heintzeiman, Patrick Scheper, Michael Zepp, Code Official; John Geisler, Chief Plumbing Inspector, Jim Almon, Assistant County Attorney, Barry Fortune, Health Department, Tina Jirout, Plumbing Board Secretary

ABSENT: Board Members: Andrea Hanley, Health Department

Notice of this meeting was provided to the public by mailing notice to members of the Carroll County Plumbing Board and posting notice electronically on the County's website.

The meeting was held at the Carroll County Public Safety Training Center, 50 Kate Wagner Road, Westminster, and called to order at 8:00 a.m. by Mr. Patrick Scheper, Chairman. A copy of the January 9, 2020 minutes was given to each board member. Mr. Anthony DeLuca made a motion to accept the minutes and Mr. William Heintzeiman seconded the motion, all voted in favor.

Old Business

No old business to discuss.

New Business

Permits & Inspections Plumbing Inspector

Mr. Geisler, Chief Plumbing Inspector, introduced and congratulated Mr. Robert Kapfer as the new Plumbing Inspector to the board with introduction from all members of the board.

Back Flow Preventor and Back Water Valves

Mr. Geisler discussed the importance of the reason for the water service size, and it should not downsize until it meets the branch that feeds the sprinkler system. The board converse on the safety issues and testing to verify the flow of the water. Mr. Geisler explained the main goes to the branch and should not stop at the service valve and it will be enforced this way. Mr. Geisler also pointed out the need for clarification on the installation of Back Water Valves and Back Flow Preventors in existing homes. The board agreed that the interpretation could be vastly different and needs clarity for all. The board decided if the back flow preventor is not installed and is associated with a permit, then it may be required. Mr. Heintzeiman included a complete re-piping of a house would also require the installation of a back flow preventor. Mr. Scheper suggested creating a steering committee to provide direction to the Commissioners for an interpretation of the code.

Homeowners Filing Plumbing Permits

Mr. Geisler proposed that property owner should have to owner occupy the residence for a particular period of time and not be listed as an LLC or corporation of any kind, in order to file a plumbing permit as the homeowner. The reason for this request is because unlicensed individuals are completing the work and then selling the house. The board agrees that change is needed and will look into a letter of responsibility stating the owner must occupy the residence for a length of time.

Water Service replacements and Gas Appliance and Inspections

If a copper water service is replaced with plastic and the original copper water service was used as the buildings grounding electrode, it's the plumber's responsibility to ground the building properly. Gas companies installing a tank should verify the appliances and or units to the existing stub out has been permitted and inspected according to Mr. Geisler. Mr. Geisler and Mr. Zepp are concerned about the new tank and lines from a safety standpoint. The plumbing inspector are running into problems with inspections of new tanks and lines accountability for existing appliances. Mr. Heintzeiman suggested to hold the final inspection until the gas installer verifies all appliances have been permitted.

HVAC, Shower Pan, and Condensate Lines

Mr. Geisler questioned the issues with HVAC, shower pan, and condensate lines that are hindering the final plumbing inspection even though HVAC contractors are not licensed in Carroll County. Mr. DeLuca and Mr. Scheper questioned if the general contractor can be held responsible under the building final instead of the plumbing final inspection for HVAC, shower pan, and condensate. Mr. Zepp stated these issues are governed under the International Residential Code; therefore, there will be no changes or request for changes regarding the HVAC, shower pan, and condensate lines inspections.

Mr. Anthony DeLuca made a motion to adjourn the meeting and Mr. Duke Heintzeiman seconded the motion. All voted in favor. The meeting adjourned at 8:25 a.m. The next scheduled Carroll County Plumbing Board meeting is July 8, 2021 the location to be determined.

Submitted by:

Approved by:

Patrick Scheper, Chairman

Tina Jirout, Secretary