

CITY OF SAN ANTONIO
MECHANICAL APPEALS & ADVISORY BOARD
Thursday, March, 12, 2010 – 9:00 AM

AGENDA SUMMARY

1. **9:36 A.M. - Called to Order and Roll Call – Board Room**
Mr. Juan Villela called meeting to order.

2. **Roll Call:**
All but Jimmy Salazar present

3. **Invocation:**
Danny Zimmermann performed the invocation

4. **Approval of minutes from December 10, 2009 meeting:**
Danny Zimmermann made a motion to approve minutes; seconded – vote unanimous; motion passes.

5. **Report/Discussion concerning New 2009 Enforcement on Refrigerant Locking Caps Section 1101.10 of the 2009 International Mechanical Code:**
 - Juan Villela read code reference.
 - Jesse Vasquez explained the type of locking caps allowed, and it's mechanics necessary on equipment outdoors in replacing condenser unit, including package units.
 - Danny Zimmermann asked is it soldered or sealed.
 - Jesse Vasquez showed the type key used to go on schrader valve.
 - Antonio Medina asked what if (since great lengths are gone to "huff") someone damages by using pliers.
 - Jesse Vasquez says it's a service issue, not a code issue.
 - Danny Zimmermann said it shouldn't be homeowner's responsibility as it gets expensive.
 - Jesse Vasquez said it's similar to graffiti vandalism that the homeowners are responsible for. Homeowner shouldn't have access to it, just the licensed contractor. He shows video clip of use and how to, for the Novent Locking Caps.
 - Antonio Medina feels due to the economy, it gets expensive. How much?
 - Jesse Vasquez didn't know.
 - Antonio Medina says in his 10 years, only one kid "huffed" and he feels this new code is extreme for so few occurrences.
 - Jesse Vasquez says it's a health issue as well, and it's just following code.
 - Juan Villela says it's \$15-18 for caps.
 - Antonio Medina says it is a form of breaking and entering.

- Juan Villela asks is it automatically assumed old code is “grandfathered”.
- Jesse Vasquez says that is correct and there is no literature stating such, but all buildings and jobs built under the old code, the new code will not apply.

6. Citizens to be heard:

6 citizens (Jimmy Sewell, David Peña, Jim Shafer, Gary Mulhollen, Tim Wilson, David Knight) expressed concerns of opposition toward usage of the locking cap.

7. *Added Agenda Discussion During the Meeting*****

- Antonio Medina motioned to form a subcommittee, seconded and motion passed.
- Juan Villela suggested to meet April 8, 2010.

8. *Added Agenda Discussion During the Meeting*****

- Danny Zimmermann asked if they can recommend the code enforcement is delayed or postponed.
- Juan Villela motioned to temporarily suspend code requirement until further action, seconded.
- Barry Archer will still enforce code, as it is written, motion denied.

9. *Added Agenda Discussion During the Meeting*****

- Juan Villela asked if any action has been made for duct leakage.
- A citizen mentioned ACCA and TX Heros & ResNet Energy Star 1

10. Adjournment:

Mr. Manuel Lizcano adjourned the meeting at 11:15 a.m.