

CONSTRUCTION BOARD OF ADJUSTMENTS AND APPEALS MINUTES – FEBRUARY 15, 2007

been in the United States for over 25 years and in Europe over 40 years. PEX stands for Polyethylene Cross Link and there are several different methods of cross linking PEX; a saline solution, a steam process, injected peroxide, and an electronic beam are some of the methods. These methods give it temperature resistance up to 200 degrees, and if it is melted you cannot make it into anything else, it is freeze resistant and will handle up to 936 pounds per inch water pressure. There are several fitting systems used on the piping which have to meet the same requirements as the PEX piping. The manifold is mounted 6 to 8 feet from the hot water system; that way you are not emptying as much water before the whole side of the manifold.

Scott Shadden, Director Development Services informed the board that PEX is approved by the 2003 International Plumbing Codes and the City of Sherman has amended those codes to only allow copper piping for water distribution. The cities of Frisco and Plano have not allowed PEX piping and they are the two fastest growing areas in Texas. He explained there have been some concerns of chlorine levels in the PEX piping in the 2-4 parts per million ranges. “The City of Sherman has levels up to 3.5 parts per million which is per state regulations. Other concerns are the possible contamination from insecticide for the treatment of termites from the slab, if the pipe is scored by a shovel, it could cause a leak at a later date, pipe memory can cause compression fittings to fail, and exposure to sunlight and UV rays will terminate the warranty if it is exposed from 30-90 days of UV.”

Mr. Smart stated the problem with the chlorine is the manufactures that do not have the chlorine listing on the pipe. There are several manufactures that have a chlorine and/or as re-circulating chlorine on the pipe. “They are tested separately and that is the only way they can put it on the pipe; if it is not on the pipe as CL or CLR, it has not been tested for chlorine.”

Mr. Smart said they recommend they sleeve the pipe as it transcends to the to the roof, and far as the problem where the termite insecticide contamination comes in because you get overzealous applicators and they cause a pool and eventually it will seep through anything. Most of the termite control has gone to spraying the ground before the slab has been poured and then put plastic down. “You could use aluminum PEX to address that problem.”

Mr. Shadden gave the board an article from Michael Fox Ph.D., who has done research and tests on the pipe using distilled water. The results were the chemicals were breaking down in the pipe and if you are not running water through the pipes you will get a higher concentration of the chemicals, such as when you go on vacation for a week and water is not running through the pipe.

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Mr. Smart responded that there are different types of PEX Piping, A, B, C and D. PEX A is the only one the man has identified as being a potential problem. The product Mr. Rainbow will be using is PEX C.

Mr. Shadden explained he has spoken to Mark Gibson, Director of Utilities and DeWayne Sutherland, Water Treatment Plant Superintendent and they explained if PEX is approved a double check backflow assembly will need to be installed inside the house where the water comes up and goes in, so that it cannot come back out into the public water supply. It will need to be checked annually and a report turned into the City Water Office.

Mr. Shadden asked Doreen McGookey, City Attorney if this is approved if it would set a precedent for the next person that asks for a variance or could this be considered a case study.

Doreen McGookey explained she did not think it would set any precedent value; it is based on a case by case basis. “You would be giving him a variance based on his circumstances.” If the board grants the variance, part of the granting should be on the condition that the backflow protection is installed which makes it a distinguishable case.

No other citizens appeared before the Construction Board of Adjustments and Appeals to discuss the variance.

ACTION TAKEN.

Motion by Board Member Hipps to approve the request for to allow CLR PEX (Polyethylene Cross Link) Water Distribution Piping Materials at 610 Cinrose Lane with the condition that a Backflow Prevention test be done annually and the report turned into the City. Second by Board Member Hunter.

VOTING AYE: JACKSON, SCHMIDGALL, MORGAN, HUNTER, HIPPS AND EDWARDS

VOTING NAY: NONE.

MOTION CARRIED.

THE BOARD FELT THE REQUEST CONFORMS TO THE INTENT OF THE ORDINANCE.

OTHER BUSINESS

No other business came before the board.

OTHER BUSINESS

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 4:15 p.m.

ADJOURNMENT

CHAIRMAN

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SECRETARY