



2880 International Circle Colorado Springs, CO 80910

Building A Better Community Thru
Enforcement, Education, and Customer Service

www.pprbd.org

“CAN WE TALK? ”

“By Terry R. Brunette

QUESTION: A nice young man came to my door about a month ago, and said his company can get me a new roof and new gutters at no cost to me other than my Insurance deductible if I signed an agreement with their company. I didn't know I even needed a new roof. I signed the agreement and he said they would take care of everything. They did get me an insurance check and about two weeks ago had me sign over the check to them. I've not heard from them since. They also contacted 5 of my neighbors with the same deal. None of us have a new roof, did we get scammed? We are all retired on fixed incomes can you help us?

ANSWER: Thank you for including a copy of the contract you signed with your question. Time will tell if you and your neighbors have been scammed, but not having any contact after the money was signed over doesn't sound very promising. The contract says that this company will do all of the work to get your roof complete including all applicable permits and inspections. The problem is this Company is not licensed with us to install roofs. Work that requires permits can result in a Certificate of Non-Compliance (CNC) being recorded against your home. Your agreement also says that if they get a claim approved and you cancel you will still owe them 20% of the claim amount. If you make a quick call to our office even while the sales person is there we can check to see if the company is licensed with us to perform the work they are trying to get you to agree to. Call 327-2880. Hopefully this information will help keep other people from being taken advantage of. Currently they seem to be canvassing the Security/Widefield area. We will investigate the company you are dealing with and do anything we can legally do to force them to get the appropriate license to work in El Paso County. All contractors licensed with the Regional Building Department must have proof of liability insurance and workman's comp insurance if they have employees. The amount of insurance coverage differs depending on the type of license that is issued. Always remember **'Beware of that knock on the door from anyone pushing an unsolicited Deal for you'**

QUESTION: I've read several articles recently in the Gazette about illegal building being done without permits. If this works why would anyone get permits?

ANSWER: Fortunately most people are honest hardworking people that play by the rules. Whether we agree with the Building and Zoning codes adopted by El Paso County or not, none of us would want to live in a community without regulations. Building illegal structures is not ignored by us however the process of enforcement does take some time. Enforcement starts with a Stop Work Order issued to the property owner. If the order is ignored after 45 days a Certificate of Non Compliance is recorded against the property. A CNC is a lien recorded against the property. If there are Building without permit violations, there will also be Zoning violations. Zoning can issue Summonses that can result in large fines and possible jail time. The final step could be a demolition order for the illegal structure. All of these legal actions and appeals could take years before the problems are resolved.

We do not go back and try to enforce violations that have been in place for many years, often built prior to the existence of the Building Department and Zoning regulations. The code does address these older building

thru the existing non-conforming codes. Not all of the new work without permit violations will be caught, many times they will show up thru the Home Inspection process or the appraisal of a building being sold. These violations in most cases can be permitted after the fact, but can result in removing part, or all of the work if there is no way it could pass the code requirements. The safest way is to just play by the rules and permit all of the new work that requires permits. If you're not sure if the project you are about to start needs a permit, give us a call at 327-2880 or check on our website.

Terry R. Brunette is a Special Investigator for the Pikes Peak Regional Building Department.

Please take the time to visit our web site at www.pprbd.org

Submit your questions to: terryb@pprbd.org Or mail to: **Pikes Peak Regional Building Department
2880 International Circle Colorado Springs, CO 80910 Attn. Terry Brunette**