

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **LICENSING COMMITTEE AGENDA**

May 14, 2020

9:00 a.m.

1. **CONSIDERATION OF THE APRIL 9, 2020 LICENSING COMMITTEE MINUTES**
2. **COMPLAINT(S)**
  - a) A complaint has been brought against Russell Negaard, Licensee, Buffalo Builders, Inc., by Edward and Maggie Auckland for performing work at 8845 Boxelder Drive, Colorado Springs, Colorado prior to obtaining permit(s), in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, 2017 Pikes Peak Regional Building Code, as amended.
  - b) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 8290 Woodcrest Drive, Colorado Springs, Colorado in violation of Sections RBC105.1, RBC106.4, and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: vault not constructed per approved plan / dishwasher (disposal circuit should be AFCI and GFCI protected); and failure to timely obtain required permit(s).
  - c) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11855 Shorthorn Road, Peyton, Colorado in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: no AFCI protection on breakers in panel / need correction; and failure to timely obtain required permit(s).
  - d) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11910 Silver Concho Trail, Elbert, Colorado in violation of Sections RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing / header not supported by trimmers / load bearing wall not constructed on outer wall joist resting on foundation).

- e) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11935 Silver Concho Trail, Elbert, Colorado in violation of Sections RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing / header not supported by trimmers / load bearing wall not constructed on outer wall joist resting on foundation).
- f) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11970 Silver Concho Trail, Elbert, Colorado in violation of Sections RBC105.1, RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing); and failure to timely obtain required permit(s).
- g) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11990 Silver Concho Trail, Elbert, Colorado in violation of Sections RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (no cripples over header and load bearing wall not on footing).
- h) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11950 Oregon Wagon Trail, Elbert, Colorado in violation of Sections RBC105.1, RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: no AFCI protection present in panel upon investigation inspection; inability to verify vault room / finished without permit but can see walls not resting on footing; and failure to timely obtain required permit(s).
- i) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11960 Oregon Wagon Trail, Elbert, Colorado in violation of Sections RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing / header not supported by trimmers / load bearing wall not constructed on outer wall joist resting on foundation).

- j) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 11970 Oregon Wagon Trail, Elbert, Colorado in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to failure to timely obtain required permit(s).
- k) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 12125 Oregon Wagon Trail, Elbert, Colorado in violation of Sections RBC105.1, RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: hood circuit not protected by AFCI and incorrect breaker; vault not constructed in accordance with approved plan(s) (not resting on footing / unable to see joists due to drywall installation); and failure to timely obtain required permit(s).
- l) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 13865 Irish Hunter Trail, Elbert, Colorado in violation of Sections RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing / header not supported by trimmers / load bearing wall not constructed on outer wall joist resting on foundation).
- m) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 13870 Irish Hunter Trail, Elbert, Colorado in violation of Sections RBC105.1, RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, and Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: AFCI breakers not in main or sub panel; vault construction not per approved plan (no header installed over door / load bearing walls not resting on expanded footing / engineering letter requested required lateral x bracing on walls, replacement of bowing studs, control joints at bottom plate); and failure to timely obtain required permit(s).

- n) A complaint has been brought against Frederick Wrobel, Jr., Owner and Licensee, and Akeem Seriki, President, Black Oak Homes & Design, Inc., by Pikes Peak Regional Building Department for performing work at 13890 Irish Hunter Trail, Elbert, Colorado in violation of Sections RBC105.1, RBC106.4 and RBC201.11.3, Nos. 1, 5 and 6 of the 2017 Pikes Peak Regional Building Code, as amended, and more specifically, Article 210.12 of the National Electric Code, 2014 Edition or 2017 Edition, as applicable, specific, but not limited to: vault not constructed per approved plan (load bearing walls not resting on expanded footing / header not supported by trimmers / load bearing wall not constructed on outer wall joist resting on foundation); and failure to timely obtain required permit(s) (electric permit obtained 05/22/2019; still open for AFCI re: installation).

### 3. **CONSENT LICENSE REQUESTS**

**Consent license requests will be acted upon as a whole, unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.**

#### **Building Contractor A-1 (Commercial)**

PEAK 2 PEAK CONSTRUCTION, LLC - EDWARD WHITSON (EXAMINEE CHANGES COMPANY) (SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS ARE RESOLVED).

#### **Building Contractor A-2 (Commercial)**

HARMAN CONSTRUCTION INC – GABRIEL HARMAN  
LC CONSTRUCTION & DEVELOPMENT – JUSTIN BALLARD (EXAMINEE CHANGES COMPANY) (LIMITATION OF 2 PERMITS/ 12 MONTHS) (SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS ARE RESOLVED)

#### **Building Contractor B-1 (Limited Commercial)**

FAUROT CONSTRUCTION CONTRACTORS LLC – DAVID AGNELLO (REINSTATEMENT)  
KGM2 CONSTRUCTION ENTERPRISES, INC. – KIER MOORE (EXAMINEE CHANGES COMPANY)

#### **Building Contractor C (Homebuilder)**

ADAMO BUILDING COMPANY, LLC - JARED COLLINS (ADDITIONAL LICENSE & SECONDARY LICENSEE)  
DBS, INC. DBA COLORADO STRUCTURAL REPAIR – BYRON JOHNSON

(COMPANY CHANGES NAME)  
FREEDOM FOREVER COLORADO, LLC – LEE HATLEY (ADDITIONAL  
LICENSE)  
JON K. TAKATA CORPORATION DBA RESTORATION MANAGEMENT  
COMPANY – JAY MCDONALD  
LIFE LINE CONSTRUCTION LLC – BRYAN BUNTING  
PAR 5 LUXURY HOMES, LLC – DEAN HEISLER  
THE UNICORN COMPANY – ROSS ULLRICH (REINSTATEMENT)  
STABLE CORPORATION – LAWRENCE BOL  
TK CONSTRUCTION LLC – TODD KEENAN  
VMM CONTRACTING LLC – VINCENT MELSON

**Building Contractor D-1 (Roofing)**

ALL PURPOSE ROOFING INC. – ADAM FOX  
ALLSTAR CONSTRUCTION & MAINTENANCE OPERATING COMPANY, LLC –  
SETH CUPERSMITH  
BEER ROOFING AND REMODELING INC. – AUSTIN BEER  
COLORADO #1 CONSTRUCTION L.L.C. – KAMRON MURDOCK (EXAMINEE  
CHANGES COMPANY)  
COPPER CREEK INC. – STEPHEN MILLER (REINSTATEMENT)  
METRO CONSTRUCTION, INC – JEROD RAISCH (REINSTATEMENT SUBJECT  
TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS ARE  
RESOLVED)  
NORTHWESTERN BUILDERS, INC. DBA NORTH WEST ROOFING – THOMAS  
BROWN (EXAMINEE CHANGES COMPANY)  
ONE STOP ROOFING SIDING WINDOWS LLC DBA ONE STOP RSW – KEITH  
SIMICH (REINSTATEMENT)  
PETERSEN-DEAN, INC. – RYAN GUST  
TOP ROOF CO DBA TRR CONSTRUCTION, INC. – ANDREW RICKERT  
(COMPANY CHANGES NAME)

**Building Contractor D-1 (Siding)**

ALLSTAR CONSTRUCTION & MAINTENANCE OPERATING COMPANY, LLC –  
SETH CUPERSMITH  
MLC DBA MORIARTY ROOFING & SHEET METAL – SEAN MORIARTY  
(ADDITIONAL LICENSE)

**Building Contractor D-5A (Sign)**

NEOGRAPHICS SIGNS & BANNERS – JOHN DAMIANO (REINSTATEMENT  
SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS ARE  
RESOLVED)

**Building Contractor E (Maintenance & Remodeling)**

AVIV TILE AND REMODELING – LEE AVIV  
BOLSI ENTERPRISES LTD DBA HORNER HOMES – DAVID HORNER  
SPRINGS REMODEL AND REPAIR LLC – PAUL TUTTLE

**Building Contractor F-1 (Solar)**

BESTWAY PLUMBING, INC. DBA BESTWAY MECHANICAL INC. – DAVID  
BEDNARSKI (COMPANY CHANGES NAME)

**Mechanical Contractor - A (Commercial)**

COOLSYS COMMERCIAL & INDUSTRIAL SOLUTIONS, INC. – BRYAN  
BEITLER (NAME CHANGE)  
COSGROVE MECHANICAL LLC DBA LAKEWOOD PLUMBING & HEATING  
LLC – RAYMOND CHAVEZ  
CODAK MECHANICAL LLC – MATHEW MARTINEAU  
DIAMOND MECHANICAL SYSTEMS, LLC – MARIO WALKER (EXAMINEE  
CHANGES COMPANY) (SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL "A"  
STATUS PERMITS ARE RESOLVED)  
FRONTLINE HVAC LLC – DANIEL WINKLER  
OCEAN FRONT CORP. – CHRISTOPHER PLUCINSKI (ADDITIONAL LICENSE)  
MECHANICAL SYSTEMS OF COLORADO.CORP – SHANNON WILLIAMS  
(EXAMINEE CHANGES COMPANY)  
RICKY HA – RICKY HA

**Heating Mechanic IV (HVAC Service Tech)**

DAVID ORAZEM (CSU)  
KYLE LONBERGER (CSU)

**Consent Items for Voluntary Suspension**

DECKER CUSTOM HOMES & CONSTRUCT. – PETER DECKER – B-C  
JEFF GOSCH- JEFFREY GOSCH - B-A1

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor C (Homebuilder)**

D & S CONSTRUCTION LTD. – WILLIAM TRUMBLY  
MORDHORST CLEANING, LLC DBA BLUE RIBBON EXTERIORS AND  
CONSTRUCTION – RYAN MORDHORST (COMPANY CHANGES EXAMINEE)

**Building Contractor D-2A (Wrecking)**

BIG HAULERS JUNK/DEMOLITION & DEBRIS REMOVAL L.L.C. – DIVINE  
ALLAH

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/lhg

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.