

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **LICENSING COMMITTEE AGENDA**

June 11, 2020

9:00 a.m.

### How to Observe the Meeting:

The Licensing Committee meeting will be conducted virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

### How to Comment on Agenda Items:

Before the meeting, you may email comments for items on the agenda to: [linda@pprbd.org](mailto:linda@pprbd.org). During the meeting, those who wish to comment should submit their name, telephone number, and the agenda item for comment via the live event Q&A, which Department staff will monitor and answer, as applicable.

### 1. **CONSIDERATION OF THE MAY 14, 2020 LICENSING COMMITTEE MINUTES**

### 2. **COMPLAINT(S)**

There are no Complaints to be heard.

### 3. **COMPLAINT UPDATES**

- a) 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).
- 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 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).

- 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 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).
- 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 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).
- 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 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).
- 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 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).
- 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 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).

- 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 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).
- 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 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).
- 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 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).
- 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 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).
- 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 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).

- 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 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).

*The Complaints in Items 2.a. through 2.m. were heard by the Licensing Committee on May 14, 2020, and the Committee determined that the license of Frederick Wrobel, licensee for Black Oak Homes, be locked for 30 days to give him an opportunity to obtain the necessary permits, complete all repairs, and finalize all permits for Items 2.a. through 2.m.; and Fredrick Wrobel and Akeem Seriki, Black Oak Homes, be required to appear before the Licensing Committee on June 11, 2020, to give the Committee an update on the status of the outstanding permits; the Licensing Committee to make a final decision regarding the complaints in Items 2.a. through 2.m. at that time. Should all or a significant portion of the permits be completed prior to the June 11, 2020 Licensing Committee meeting, Black Oak Homes could work with Department staff to have the lock on its license released; sufficient documentation from any homeowner that will not allow access to their home due to the current COVID pandemic would be required and considered by Department staff for purposes of sufficient and timely compliance by Black Oak Homes.*

### 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)**

DREAM TEAM CONSTRUCTION, INC – MICHAEL BERRY (UPGRADE)  
THE GARRETT CONSTRUCTION COMPANY LLC – THOMAS SIMS (EXAMINEE)  
CHANGES COMPANY & COMPANY CHANGES EXAMINEE)

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

GYS GENERAL CONTRACTING, LLC – DAVID HARVEY (UPGRADE)

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

BEAVER BUILDERS, LLC – GREG BRUSKIVAGE (COMPANY CHANGES EXAMINEE)

FLATIRONS CONSTRUCTION COMPANY – MATTHEW PARKER  
PINNACLE FIVE GROUP, INC. – JEFFREY FINKEL

**Building Contractor B-2 (Limited Commercial)**

ALL GREEN CONSTRUCTION LLC – LIYUAN WANG (ADDITIONAL LICENSE)  
ARTISTIC CONCRETE IMPRESSIONS & CONSTRUCTION SERVICES LLC DBA  
ACI CONSTRUCTION SERVICES LLC – RICHARD PATTERSON  
GINGERICH STRUCTURES LLC – KEVIN GLASSBURN (REINSTATEMENT)  
M. BEATY DESIGN & BUILD, LLC DBA COLORADO ROOFING &  
RESTORATION LLC – MICHAEL BEATY (UPGRADE)

**Building Contractor C (Homebuilder)**

BLACK OAK HOMES & DESIGN, INC. DBA BLACK OAK HOMES – WILLIAM  
WAGNER (EXAMINEE CHANGES COMPANY)  
MATUKAT CONSTRUCTION, LLC – SPENCER ALLEN  
RAYCE CONSTRUCTION, INC. – MICHAEL CAMPBELL (EXAMINEE CHANGES  
COMPANY)

**Building Contractor D-1 (Cell Tower)**

SAC WIRELESS, LLC – BRIAN PETERSEN

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

ADDED VALUE SERVICE LLC DBA ADDED VALUE EXTERIORS – LEAH  
KARSTENS (ADDITIONAL LICENSE)

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

ABOVE AND BEYOND RESTORATION LLC – MICHAEL EMSBACH  
COLUMBINE CONSTRUCTION AND RESTORATION LLC DBA COLUMBINE  
ROOFING & EXTERIORS – STEVEN VOORHORST (REINSTATEMENT)  
DESBRO ROOFING, LLC – TORY OLDHAM  
HERITAGE ROOFING & CONTRACTING, LLC DBA HERITAGE ROOFING &

CONTRACTING – BRAD GRAMKE (COMPANY CHANGES NAME)  
MANNING RESTORATION LLC – PAMELA MANNING  
ONE SOURCE ROOFING SERVICE, LLC – MICHAEL ATHAS (EXAMINEE  
CHANGES COMPANY)  
PRIME TIME ROOFING LLC – JOE MASSAROTTI (REINSTATEMENT)  
PRQ, LLC DBA PRQ EXTERIORS – DEREK RILEY  
ROYALTY COMPANIES OF INDIANA – KEN COLLINS (REINSTATEMENT  
SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS, IF  
ANY, ARE RESOLVED)  
SEVERE WEATHER ROOFING AND RESTORATION LLC – JOHN ANDERSON  
(REINSTATEMENT)  
SKYLIGHT MASTERS LLC – FORREST PERRY (REINSTATEMENT)

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

BEST CONSTRUCTION BRANDS, INC – STEPHEN MOORE (SECONDARY  
LICENSEE)  
KONA CONTRACTORS, LLC – RYAN TREADWELL  
WIRE WORKS CO., INC. – LANNY WOODS (ADDITIONAL LICENSE)

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

FREEDOM FOREVER COLORADO, LLC – LEE HATLEY (UPGRADE)

**Mechanical Contractor - A (Commercial)**

OAK VIEW INVESTMENTS LLC DBA OAK VIEW MECHANICAL – ANDREW  
BAYETTE (ADDITIONAL LICENSE)

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

ALEXANDER BRENNER  
PHILLIP EDISON  
RILEY MCFEE

**Consent Items for Voluntary Suspension**

BEITZEL CONSTRUCTION, LLC – DAVID BEITZEL B-1  
DUCA HOMES, INC. – JAMES DUCA – B-C

4. **ITEMS CALLED OFF CONSENT CALENDAR**

5. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Mechanical Contractor - A (Commercial)**

SUMMIT HEATING AND COOLING LLC – KEVIN DALTON (REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE RESOLVED) (EXAMINEE CHANGES COMPANY & REINSTATMENT)

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/lfg

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.