

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MINUTES

April 13, 2023

9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Vice Chair Tim Toussaint, Citizen at Large
David Rojewski, Building Contractor A
Trevit Smith, Building Contractor C
Zachary Taylor, Architect
Toby Conquest, Mechanical Contractor A (*joined the meeting late*)

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Matthew Matzen, Permit/Licensing Supervisor
Luke Sanderson, Senior Non-Compliance Inspector
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

The Licensing Committee meeting was conducted in a hybrid form, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Hearing Room on the Upper Level, or 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>.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Chair Steve Lepine called the meeting to order at 9:00 a.m.

2. **CONSIDERATION OF THE MARCH 9, 2023 LICENSING COMMITTEE MINUTES**

A motion was made by David Rojewski to **APPROVE** the March 9, 2023 Licensing Committee Minutes as written, seconded by Zachary Taylor; the motion carried unanimously.

3. COMPLAINT(S)

Conduct of Hearing.

Rules. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

Oral Evidence. Oral evidence shall be taken only on oath or affirmation.

Hearsay Evidence. Hearsay evidence may be used for the purpose of supplementing or explaining any direct evidence, but shall not be sufficient in itself to support a finding unless it would be admissible over objection in civil actions in courts of competent jurisdiction in this State.

Admissibility of Evidence. Any relevant evidence shall be admitted if it is the type of evidence on which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule that might make improper the admission of any evidence over objection in civil actions in courts of competent jurisdiction in this State.

Exclusion of Evidence. Irrelevant and unduly repetitious evidence shall be excluded.

Rights of Parties. Each party shall have these rights among others:

1. To call and examine witnesses on any matter relevant to the issues of the hearing;
2. To introduce documentary and physical evidence;
3. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
4. To impeach any witness regardless of which party first called to testify;
5. To rebut the evidence against the party;
6. To represent the party or to be represented by anyone of the party's choice who is lawfully permitted to do so.

- a) A complaint has been brought against David Halaseh and Gerald Salinas, Examinees for Comprehensive Maintenance Solutions LLC, d/b/a Colorado Comfort Heroes, by Peter Adasek for performing work at 1642 Goldpeak Court, Colorado Springs, Colorado without the required permit(s) and outside the scope of their license or registration.

Peter Adasek ("Adasek") appeared in person and was sworn in. David Halaseh ("Halaseh") and Gerald Salinas ("Salinas") appeared in person and were sworn in. Peter Halaseh appeared in person as a witness and was sworn in. He stated he is an employee and co-owner of Comprehensive Maintenance Solutions LLC ("Comprehensive").

Adasek stated he had a boiler installed in his home by Comprehensive on July 2, 2022, but the inspection was not completed until March 29, 2023. He stated he was unhappy with the installation because one side of the boiler was missing, and he was told the manufacturer was no longer in business so Comprehensive was unable to get parts for the boiler. He was informed that they would have a custom panel ordered for the boiler, but what he received was a generic panel, which he was very unhappy with. Adasek stated there was also a pressure valve that had not been connected, which was not resolved until after the inspection by the Department. It was also his understanding that a carbon monoxide test had not been completed by the inspector, and he was concerned for his safety.

Adasek stated he was unable to find a serial number on the boiler and believes the boiler was not a new boiler as it had rust on the inside of the boiler. He introduced on the record a 12-page document (without objections) consisting of photographs of the boiler.

Halasek stated the side panel of the boiler was damaged when it was installed, but the manufacturer had gone out of business, so he was unable to purchase parts for the boiler. He stated he had a new side panel fabricated and installed it on Adasek's boiler. He stated his father was living with Adasek, so he would not have taken a chance of endangering his father or Adasek by installing a faulty boiler. Halasek said he installed a CO2 alarm in Adasek's mechanical room. Further, the inspector had a CO2 detector on him when he did the inspection; carbon monoxide had not been detected. He stated he would email the serial number for the boiler to Adasek so he would have it for his records.

Matthew Matzen stated Comprehensive has been in business since on or around November 14, 2016; it has a Heating A License and a Plumbing A Registration. It has a record of 211 permits: 1 A Status Permit; 202 completed permits; 1 voided permit; and 7 open permits. 187 of the total permits are mechanical permits; 24 are plumbing permits. Comprehensive's insurance is in good standing.

A motion was made by Tim Toussaint to place a One-Year Incident Report in the files of David Halaseh, Gerald Salinas, and Comprehensive Maintenance Solutions LLC, d/b/a Colorado Comfort Heroes for performing work at 1642 Goldpeak Court, Colorado Springs, Colorado without the required permit(s), seconded by Zachary Taylor; the motion carried unanimously.

Virginia Koulchitzka advised the parties to the complaint of their appeal rights: 30 calendar days from the decision of the Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Pikes Peak Regional Building Code, 2017 Edition, as amended (the "Code"). Further, she stated the Department has authority, pursuant to Section RBC103.12 of the Code to issue administrative fines; the Department retains such right, and fine(s) may be imposed.

4. **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)

BUILT INTRICATELY CONSTRUCTION RESTORATION LLC - JOSEPH HUERTA (LIMITATION OF 2 PERMITS EVERY 12 MONTHS AND EXAMINEE CHANGES COMPANY)

M & M CONSTRUCTION, INC - MONTY KYLE (LICENSE REINSTATEMENT)

THE HANSEN COMPANY, INC. - JASON EVELAND (LICENSE REINSTATEMENT)

ZELHAM, INC. - DANIEL HAMILTON (LICENSE REINSTATEMENT)

Building Contractor A-2 (Commercial)

BLACKCOMB CONSTRUCTION GROUP INC. - COREY ACHINO (LIMITATION OF NO GROUND UP AND LICENSE REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS PERMITS, IF ANY, ARE RESOLVED)

Building Contractor B-1 (Limited Commercial)

AVCON USA, LLC - BRIAN MCCOY

BMS CAT OF COLORADO, LCC DBA COLORADO PREMIER RESTORATION - PETER JENNINGS (EXAMINEE CHANGES COMPANY)

D & N CONSTRUCTION - DENNIS BARTLETT (LICENSE UPGRADE)

GOODMAN CONSTRUCTION CO., INC. - DAYNE GOODMAN

JAMES L. ECKHARDT CONSTRUCTION CO., INC. - MICHAEL PAPAC (COMPANY CHANGES EXAMINEE)

PINNACLE CONSTRUCTION OF IOWA, INC - COLBY ESTERLING

PONDEROSA HOMES, INC. - GEORGE NICHOLAIDES III (LICENSE REINSTATEMENT)

STONEBROOKE BUILDERS CONSULTANTS LLC - MICHAEL FENTON (EXAMINEE CHANGES COMPANY)

WINDS OF CHANGE CONTRACTING, INC. DBA WINDS OF CHANGE REMODELING 'FKA' WINDS OF CHANGE CONTRACTING, INC. - DAVID THOMPSON JR (COMPANY NAME OR DBA CHANGE AND LIMITATION OF 2 PERMITS EVERY 12 MONTHS, UNLIMITED BELOW)

Building Contractor B-2 (Limited Commercial)

RAFFERTY CONSTRUCTION, INC. - JERRY RAFFERTY

Building Contractor C (Homebuilder)

CUSTOM CREATIONS, LTD. - NATHAN LILJESTRAND (LICENSE REINSTATEMENT)

ELITE BUILDS LLC - AARON WALLACE

EXTOL HOMES LLC - CHADWICK BERTRAND (EXAMINEE CHANGES COMPANY)

FLINT DESIGN GROUP LLC - THOMAS GOSCH

RYAN F STROTHER GENERAL CONTRACTOR 'FKA' RYAN F. STROTHER - RYAN STROTHER (LICENSE REINSTATEMENT AND COMPANY NAME OR DBA CHANGE)

TJ COGSWELL PROPERTIES LLC - TIMOTHY COGSWELL

WINBUILD, LLC - DAMON WINTERS (EXAMINEE CHANGES COMPANY AND LIMITATION OF 5 OPEN PERMITS AT A TIME)

Building Contractor D-1 (Cell Towers)

WINDFIELD ENTERPRISES, LLC DBA KELLIN COMMUNICATIONS - STEVEN MORGAN (COMPANY CHANGES EXAMINEE)

Building Contractor D - 1 (Glazing)

EL PASO GLASS COMPANY, INC. - ERIK MARTIN (COMPANY CHANGES EXAMINEE)

Building Contractor D-1 (Pools/Spas)

CODY POOLS, INC. - BRENT MERRITT

POOL AND SPA COMPANY - SHANE BANDY (LICENSE REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS PERMITS, IF ANY, ARE RESOLVED)

SUNSHINE CONSTRUCTION AND REMODELING, INC - SAHIL KHANNA

Building Contractor D - 1 (Roofing)

AUSTINGRADY BUILDERS, LLC DBA VETERAN ROOFING - MICHAEL BURKE

COBALT SERVICES, LLC DBA COBALT ROOFING - KYLE VAUPEL

MOUNTAIN VIEWS CONSTRUCTION LLC - ALDO RUBIO

NOTORIOUS ROOFING AND CONSTRUCTION LLC - JASON HATT (LICENSE REINSTATEMENT AND EXAMINEE CHANGES COMPANY)

RA CONSTRUCTION GROUP INC - TYLER POUND

Building Contractor D-5A (Signs)

APPLIED KEYSTONE TECHNOLOGIES, INC. - DAVID YUTZY

ON WINGS, INC. DBA FASTSIGNS DTC - ALAN BORDEN

SCHLOSSER SIGNS, INC. - ALEXANDER SCHLOSSER (LICENSE REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS PERMITS, IF ANY, ARE RESOLVED)
SPANSKI FAMILY BRANDS INC. DBA VISION VISUAL 'FKA' SPANSKI FAMILY BRANDS, INC. DBA VISION VISUAL CUSTOM SIGNS - JEFFREY SPANSKI (COMPANY NAME OR DBA CHANGE AND LICENSE REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS PERMITS, IF ANY, ARE RESOLVED AND COMPANY NAME OR DBA CHANGE)

Building Contractor D - 2A (Wrecking)

SUPERIOR DEMOLITION, INC. DBA SUPERIOR CONTRACTORS, INC. 'FKA' SUPERIOR CONTRACTORS, INC. - ROBERT HRITZ (LICENSE REINSTATEMENT AND COMPANY NAME OR DBA CHANGE)

Building Contractor E (Maintenance & Remodeling)

CUSTOM DECKS INC. - DALE ERVIN JR
HEARTWOOD CONSTRUCTION LLC - AUSTIN KMETOVIC
IMPERIAL CONCRETE & CONSTRUCTION LLC - ERRON FIEF
LEGACY CARPENTRY LLC - CASEY GILL (LICENSE REINSTATEMENT)

Mechanical Contractor – A (Commercial)

AFFORDABLE HVAC, LLC - BLAZIE SIMONES
CH4 MECHANICAL LLC - BENJAMIN METZGAR (LICENSE UPGRADE)
GREGS COMMERCIAL SERVICES LLC - GREG WILLIAMS (EXAMINEE CHANGES COMPANY)
HRHA LLC - MITTCHELL ROLEY
OGC MANAGEMENT, LLC - JOSEPH PHILLIPS (EXAMINEE CHANGES COMPANY AND ADDITIONAL LICENSE)
ROYAL ELECTRICAL SERVICES, INC. - MICHAEL BUFFINGTON (COMPANY CHANGES EXAMINEE AND ADDITIONAL LICENSE)
WESTECH MECHANICAL INC - ERIC NELSON (LICENSE REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS PERMITS, IF ANY, ARE RESOLVED)

Mechanical Contractor - B (Residential)

AMERICAN WATER & MOLD RESTORATION CORP DBA COLORADO WATER
& MOLD RESTORATION - KARL SPENCER II
FRONT RANGE WATER HEATERS PLUS, LLC - JONATHAN ATKINS
(EXAMINEE CHANGES COMPANY)
HOMEFIX - SEAN GEIGER (EXAMINEE CHANGES COMPANY AND
ADDITIONAL LICENSE)
LIGHT BREEZE LLC - TONY JONES

Mechanical Contractor - C-1 (Gas Piping)

THREE AMIGOS PLUMBING LLC - BRIAN PELEGRIN (EXAMINEE CHANGES
COMPANY AND ADDITIONAL LICENSE)

Mechanical Contractor - C-2 (Refrigeration)

VICTORY AIR, INC 'FKA' VICTORY AIR - VICTOR VILLARREAL (COMPANY
NAME OR DBA CHANGE)

Mechanical Contractor - E (Elevator)

OTIS ELEVATOR COMPANY - JASON GUTIERREZ (COMPANY CHANGES
EXAMINEE SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL ALL 'A' STATUS
PERMITS, IF ANY, ARE RESOLVED)
SANDOVAL ELEVATOR COMPANY, LLC DBA SANDOVAL ELEVATOR
COMPANY - DAVID SANDOVAL

Heating Mechanic IV (HVAC Service Tech)

AARON LAUBACH
BRANDON GRAVES
CHESTER ELLINGTON (LICENSE REINSTATEMENT)
DERRICK RAY
DYLAN OAKES (LICENSE REINSTATEMENT)
ERIK MCCARTY
J WOODARD
JAMIELYN MAZUREK
JONATHAN ASTOR
JOHNNY HOLT II
JOSEPH CALLEGARI
JOSEPH REAVIS
JUSTIN COMBS
KEVIN BENTLEY
LANDON KELLEY
MICHAEL GEORGE
NATHAN EILAND
NONITO WILSON

PATRICK SHARPE (LICENSE REINSTATEMENT)
RYAN KEACH
SHAWN LAMLEY

Voluntary Suspension - Reinstatement

OGC MANAGEMENT, LLC - JOSEPH PHILLIPS

A motion was made by Zachary Taylor to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Tim Toussaint; the motion carried unanimously.

Toby Conquest recused himself from voting on Item 5 because Gilberto Herrera Reyes is his employee; a quorum was maintained.

5. ITEMS CALLED OFF CONSENT CALENDAR

Heating Mechanic IV (HVAC Service Tech)

GILBERTO HERRERA REYES

A motion was made by Zachary Taylor to recommend to the Board of Review **APPROVAL** of the License Request of Gilberto Herrera Reyes, seconded by David Rojewski; the motion carried unanimously.

6. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no License Requests appearing individually.

7. UNFINISHED BUSINESS

There was no Unfinished Business.

8. NEW BUSINESS

There was no New Business.

The meeting adjourned at 9:57 a.m.

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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.