

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW AGENDA

December 17, 2025 – Wednesday – 11:00 a.m.

How to Observe the Meeting:

The Board of Review meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Boardroom on the main floor, and virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting will be made available 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: delisa@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. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF NOVEMBER 19, 2025, BOARD OF REVIEW MEETING MINUTES**
3. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEE MEETING MINUTES**
 - a) Technical Committee Meeting Minutes of December 3, 2025
 - b) Licensing Committee Meeting Minutes of December 11, 2025
4. **DECISION APPEALS**

APPEAL PROCEDURE(S): The Board of Review shall conduct a public hearing on the appeal. At the conclusion of the hearing, the Board of Review shall make appropriate findings and determine whether the Technical Committee's or Licensing Committee's decision, as applicable, shall stand, be overturned or modified. The Board of Review's decision shall be considered final agency action for all purposes under Colorado law.

The Board of Review may hear the appeal de novo or may limit the hearing to the issues identified in the notice of appeal. At the conclusion of the public hearing, the Board of Review shall

determine whether there is substantial evidence in the record to support the Technical Committee's or Licensing Committee' decision, as applicable, and if so, then the decision must be affirmed. If there is not substantial evidence in the record to support the Committee's decision, the Board of Review may overturn the decision or modify it.

- a) Abram J. Conder, Examinee, FRPHI HVAC COS1 LLC dba Flow Right, appeals the decision of the Licensing Committee of October 9, 2025, to place permanent Letter of Reprimand in the file of Abram J. Conder, Examinee, individually, for work performed at 170 Anchoria Way, Colorado Springs, Colorado, prior to obtaining required licensing, permit(s) specific to furnace replacement, and application for name change specific to trade name(s) used in the jurisdiction of the Department in violation of Sections RBC105.1, RBC201.1, and RBC201.11.3, Nos. 1, 5 and 6, Pikes Peak Regional Building Code, 2023 Edition. The work, as performed, required resulting inspection(s) by the Department.

As continued from November 19, 2025, due to lack of appearance of counsel.

5. UNFINISHED BUSINESS

- a) 2026 Committee/Board/Commission Meeting Dates (Non-action item until January of 2026, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

6. NEW BUSINESS

7. ADJOURNMENT

8. POST-ADJOURNMENT LUNCH INVITATION

Lunch for the Board members will be hosted immediately following the conclusion of the Board of Review meeting in Boardroom 100-14.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/daj

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

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as the Department's 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.

Rules of Policy and Procedure of Pikes Peak Regional Building Department Committees and Boards

The following Rules of Policy and Procedure include, but are not limited to, and are enforced for the purpose of the Advisory Committees, Board of Review, and Board of Appeals.

Rule 1.1 Governing Authority

The Chair of the Committee, or the Board, shall have governing authority over all proceedings. The Chair will announce commencement and adjournment of all meetings. The Chair will announce the item to be discussed by the person(s) appearing before the Committee or the Board. Once the Committee/Board are satisfied with all questions and comments, the Chair will entertain a motion by the Committee or Board Members, which will be seconded, followed by a vote. Once the Chair announces the outcome of said vote, that item is final and closed for discussion, whereby, the interested parties will be advised of their appeal rights, if any. For appeal rights and procedures, see Section 101.7 of the Pikes Peak Regional Building Code, as amended (the “Code”).

Further, the Chair has authority to deviate from the agenda format.

Rule 1.2 Conduct of Person(s) Appearing before the Advisory Committees, Board of Review, or Board of Appeals

All persons attending the Committee or Board meetings will behave in a professional and civil manner. The Chair has authority to require any uncivil person be removed from a meeting and therefore, the premises.

Courtesy, respect, and civility are expected by all participants and guests during all meetings. All comments shall be addressed directly to the Chair and/or Committee/Board.

Persons attending the Committee or Board meetings may only speak when the Chair has requested them to do so according to the particular item on the agenda. When requested by the Chair, the person(s) may approach the podium and speak into the microphone, only after stating their full name, spelling the same on the record, and providing current address and contact information, if requested. The proceedings are recorded and comments made away from the microphone are inaudible and may not become part of the official record of the meetings.

Rule 1.3 Lack of Financial Authority of the Advisory Committees, Board of Review, and Board of Appeals

Pursuant to Section RBC103.12 of the Code, the Regional Building Official, and not the Committee or Board, has authority to impose administrative fines for Code-related violations. Further, the Committee and/or Board does not have authority to consider financial claims or consider and/or award resulting financial damages to any person.

Implemented as of: August 31, 2023
Last Updated: October 11, 2023