

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE AGENDA

June 12, 2025 – Thursday – 9:00 a.m.

How to Observe the Meeting:

The Licensing Committee meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, **Hearing Room on the upper level**; and virtually, through Microsoft Town Hall. Sufficient and timely access for 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 Microsoft Town Hall Q&A, which Department staff will monitor and answer, as applicable.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**
2. **CONSIDERATION OF MAY 15, 2025, LICENSING COMMITTEE MEETING MINUTES**
3. **LICENSING VARIANCE(S) AND APPEAL(S)**
 - a) Licensing Variance Request for Renewal of Mechanical C – 1 (Gas Piping Contractor) License, Contractor ID xx161 – Anthony Tota, Peak Plumbing & Heating, Inc. Applicant, Anthony Tota, Peak Plumbing & Heating, Inc., requests a variance to Sections RBC201.6.1, RBC201.10.4, and RBC204.1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 2, of the Code, to allow renewal of expired Mechanical Contractor C-1 (Gas Piping Contractor) license in excess of 180 days from the expiration date, where re-examination is required.
 - b) Licensing Variance Request for Renewal of Building Contractor D-1 (Exteriors) License, Contractor ID xx993 – John Hess, Urban Exteriors, LLC. Applicant, John Hess, Urban Exteriors, LLC, requests a variance to Sections RBC201.6.1 and RBC201.10.4, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1, of the Code, to allow renewal of expired Building Contractor D-1 (Exteriors) license in excess of 180 days from the expiration date, where re-examination is required.

- c) Licensing Variance Request for Renewal of Building Contractor A-2 License, Contractor ID xx688 – Jason Polston, Spire Design Studio LLC. Applicant, Jason Polston, Spire Design Studio LLC, requests a variance to Sections RBC201.6.1 and RBC201.10.4, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 1, of the Code, to allow renewal of expired Building Contractor A-2 license in excess of 180 days from the expiration date, where re-examination is required.

d) 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.

Appeal by Aaron Matthew Spontaneo, Umbrella Home & Auto, former Contractor ID xx318, Castleway Construction, of Pikes Peak Regional Building Department's Denial of License Renewal Application #18630 for Building Contractor D-1 (Roofing) License in accordance with Sections RBC201.6.6 and RBC201.11.3, Pikes Peak Regional Building Code, 2023 Edition (the "Code"). The appeal is filed under Section RBC101.7 of the Code.

RBC201.6.6 Felony; Criminal Fraud. No person or entity convicted or found by a court or an administrative agency or authority having competent jurisdiction of a felony, or for civil or criminal fraud, constructive or actual, or for civil or criminal theft, for work related to any license or registration issued by the Department, or for work related to the building trades in any jurisdiction, shall

be granted a license or registration, or serve as an examinee for a contractor in the Department's jurisdiction.

RBC201.11.3 Punishable Acts and Omissions. The following actions shall be considered punishable:

4. Misrepresentation by an applicant of a material fact when applying for a contractor's license or registration.

4. CONTRACTOR 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:

7. To call and examine witnesses on any matter relevant to the issues of the hearing;
8. To introduce documentary and physical evidence;
9. To cross-examine opposing witnesses on any matter relevant to the issues of the hearing;
10. To impeach any witness regardless of which party first called to testify;
11. To rebut the evidence against the party;
12. 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 Keith Owens, Examinee, Aloha Built, LLC, by Karen Bridges for work performed at 18 ½ Swope Avenue, Colorado Springs, Colorado, particularly, structural work related to an existing wall for the construction of a new garage door, prior to obtaining required permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, Pikes Peak Regional Building Code, 2023 Edition. You are also in violation(s) specific to Sections RBC 206.1 and RBC307.2. This work, as performed, required permit(s) and resulting inspection(s) by the Department. Further, it appears that electrical work was consulted on and/or performed specifically to the removal and disconnection of certain electrical outlets, which would have required licensing through the State of Colorado and a resulting registration thereto with the Department, in accordance with Section RBC206.1 and RBC307.2. This work, as performed, required permit(s)

and resulting inspection(s) by the Department. Lastly, a summons to appear is issued for violation(s) specific to Section RBC201.11.3, No. 7. of the Code specific to a Letter of Reprimand of record.

5. 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)

Bravo Construction Services LLC - Christopher Castro
Compu Dynamics LLC - Mark Miller
Drury Development Corporation - Robert Warner (Renewal)
Facilities Contracting Company, LLC “fka” Facilities Contracting, Inc. –
Michael McKesson (Company Name or dba Change)

Building Contractor A-2 (Commercial)

Endo Electric & Construction, LLC ‘fka’ Endo Electric – Yun Taek Lee (Company Name or dba Change)

Building Contractor B-1 (Limited Commercial)

BHL Services, Incorporated - Nicholas Lloyd (Renewal)
Brite Roofing LLC - Bernie Camacho (Examinee Changes Company)

Interstate Construction Group Inc - Jason Ketner (Limitation of No
Ground Up Construction)

Morrow Construction Company, Inc. - Denis Dunathan
Villani Construction Company, Inc. ‘fka’ Villani Construction – Rocco Villani (Company
Name or dba Change)

Alliance Retail Construction - Timothy Cunningham (Limitation of No Ground Up
Construction)

Building Contractor B-2 (Limited Commercial)

Gingerich Structures, LLC - William Kurtz (Additional License)

Building Contractor C (Homebuilder)

D&J Johnson Enterprises, Inc. dba Performance Construction - John Cicero (Renewal Subject
to an Administrative Lock until all Administratively Closed Permits,
if any, are Resolved)

Exquisite Windows, Inc. dba 5280 Exteriors - Bryce Steckler (Limitation of
No Ground Up Construction)

Nelson Custom Builders LLC ‘fka’ Smith Nelson Contracting LLC - Cody Nelson (Company
Name or dba Change)

Timber and Stone Construction LLC - Sean-Douglas Prunchak (Examinee Changes Company)

Building Contractor D - 1 (Roofing)

A-Denver Roofing, Inc - Cortney Merz
Apex Premier Roofing, LLC - Jose Avilez
Black Bear Roofing and Exteriors, LLC - Lindsey Parker
Colorado Moisture Control, Inc. - Bradley Titus (Renewal)
Elk Hollow LLC dba Elk Hollow Roofing and Construction - Travis Massey
Fenix Roofing & Construction Llc - Aide Zamora Sanchez
Jack's Roofing LLC dba Reclamation Roofing - Stephen Gerber (Renewal)
Monument Roofing of Colorado, A Tecta America Company, LLC - Kimberly Stimson
(Company Changes Examinee)
Seymour Solutions LLC dba Rams Roofing - Christopher Seymour
Tri-Star Roofing Inc. - David Trevino (Renewal)
Triple J - David Nadol
Zimbiz LLC dba Verity Roofing - Brian Zimmerman
Zunker & Lenzmeier Enterprises, LLC dba Frontier Roofing - Wesley Zunker

Building Contractor D-1 (Stucco)

Lions Plaster LLC - Fernando Ramirez
Strawhat Stucco & Stone LLC - Mario Perea

Building Contractor D-2A (Wrecking)

L.M. Sessler Excavating & Wrecking, Inc. - Laverne Sessler III

Building Contractor E (Maintenance & Remodeling)

Naylor Construction LLC - Kyle Naylor

Mechanical Contractor – A (Commercial)

ACCO Engineered Systems, Inc. - Daniel Gudmunson
(Additional License)
Goodrich Chimney Services Inc - Samantha Goodrich
(Company Changes Examinee)
Marxaire, Inc. - Christopher Ballard (Company Changes Examinee Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Highland Heating & Air LLC - Michael Highland

Mechanical Contractor - B (Residential)

Home Depot U.S.A., Inc. - Dolores Compean III (Additional License)
Immersion Plumbing and Hydronics LLC - Andrew Clay
(Additional License)

Mechanical Contractor - C-1 (Gas Piping)

Kimbel Mechanical Systems, LLC 'fka' Kimbel Mechanical Systems, Inc. –
Robert Gilmore (Company Name or dba Change)

Mechanical Contractor - C-4 (Residential Remodeling)

Royal Comfort Home Services LLC - Roman Biddix

Heating Mechanic IV (HVAC Service Tech)

Barton Finn (Renewal)
Dylan Nelson
James Jackson
Phillip Romero (Renewal)
Steven Janis
Taylor Brown (Renewal)

Consent Items for Voluntary Suspension

Gregory Nasrallah (Nasrallah Plumbing & Heating, Inc.)
Quentin Trumble (Aletheia Building Company, LLC)

6. **ITEMS CALLED OFF THE CONSENT CALENDAR**

7. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

Building Contractor B-1 (Limited Commercial)

White Rhino Electric - Ryan Orness (Additional License)

Electrical Registration

Heart HCPE Group LLC - Matthew Donizio (Examinee Changes Company
Pending Committee Appearance Subject to an Administrative Lock until all
Administratively Closed Permits, if any, are Resolved)

8. **UNFINISHED BUSINESS**

9. **NEW BUSINESS**

10. **ADJOURNMENT**

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 meeting agendas and minutes, as well as archived records, are available free of charge on the website at:
<https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by calling (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.