

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MEETING MINUTES

May 21, 2025 – Wednesday – 11:00 a.m.

MEMBERS PRESENT: Chair Loren Moreland, Building Contractor A, B or C
Vice-Chair Zachary Taylor, Architect
Chris Freer, Engineer
George C. Hess III, Building Contractor A or B
Jim Johnson, Citizen-at-Large

MEMBERS ABSENT: None.

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Matt Matzen, Permit Supervisor
DeLisa Jackson, Executive Administrative Assistant

PROCEEDINGS:

The Board of Review meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Boardroom on the main level, or virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Loren Moreland called the Board of Review meeting to order at 11:00 a.m.

Chair Moreland introduced the two new members on the Board of Review: Mr. Jim Johnson, CEO, GE Johnson, who gives a lot of his time, talent, and energy to the community, and George Hess, Founder of Vantage Homes, who has been involved in our community for the past 40 years, including, but not limited to Careers in Construction, and we appreciate their volunteer time.

Roger Lovell, Building Official, expressed his appreciation as well to the new and current members for their timeserving on various boards.

2. CONSIDERATION OF APRIL 16, 2025, BOARD OF REVIEW MEETING MINUTES

A motion was made by Zachary Taylor to **APPROVE** April 16, 2025, Board of Review Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

4. **CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEE MEETING MINUTES**

a) Technical Committee Meeting Minutes of May 7, 2025

A motion was made by Zachary Taylor to **APPROVE** May 7, 2025, Technical Committee Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

b) Licensing Committee Meeting Minutes of May 15, 2025

Ms. Koulchitzka addressed the updated Conflict of Interest advisement with the new Board of Review members, specific to conflicts of interest, what is or may be considered a conflict of interest, transparency, and impartiality in decision-making.

A motion was made by Zachary Taylor to **APPROVE** May 15, 2025, Licensing Committee Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

5. **DECISION APPEALS**

- a) Sean Farris, General Manager, Priority Drain and Sewer, LLC, appeals the decision of the Licensing Committee of April 10, 2025, to place a 2-year incident report in both the contractor's and examinee's file(s) for work performed prior to obtaining required permit(s) at 1430 N. Foote Avenue, Colorado Springs, Colorado, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition.

Ms. Koulchitzka advised of procedural issues and read on public record the appeals procedures that were adopted on May 16, 2018.

Sean Farris, General Manager, Priority Drain and Sewer, LLC, appeared and was sworn in.

Ms. Koulchitzka advised that the Department does not have a record in Priority Drain and Sewer, LLC' contractor account authorizing Mr. Farris to present the appeal unless the Examinee was present, which he was not for purposes of the appeal. Mr. Farris confirmed to this regard.

Roger Lovell, Building Official, was sworn-in as well. He confirmed that Sean Farris was not listed as an officer or authorized associate for Priority Drain and Sewer.

As a result, a motion was made by Zachary Taylor to **CONTINUE** the appeal to the next Board of Review meeting in June; seconded by Jim Johnson; the motion carried unanimously.

6. UNFINISHED BUSINESS

No Unfinished Business.

7. NEW BUSINESS

No New Business.

8. ADJOURNMENT

The Board of Review meeting adjourned at 11:21 a.m.

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 archived records, are available free of charge at: <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.