

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

June 12, 2025 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Vice Chair Toby Conquest, Mechanical Contractor A
Dave Rojewski, Building Contractor A
Scott Schuster, Architect
Maria Miller, Commercial Banker

MEMBERS ABSENT: Trevit Smith, Building Contractor C
Andrew Haggard, Citizen-at-Large

PPRBD STAFF: Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Building Official - Inspections
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing Supervisor
DeLisa Jackson, Executive Administrative Assistant

PPRBD STAFF ABSENT: Roger N. Lovell, Regional Building Official

PROCEEDINGS:

The Licensing Committee meeting was conducted in a hybrid forum, 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 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 Steve Lepine called the Licensing Committee meeting to order at 9:02 a.m.

2. CONSIDERATION OF MAY 15, 2025, LICENSING COMMITTEE MEETING MINUTES

A motion was made by Dave Rojewski to **APPROVE** May 15, 2025, Licensing Committee meeting minutes, as written; seconded by Toby Conquest; the motion carried unanimously.

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.

The applicant appeared in-person requesting a licensing variance of his expired Mechanical Contractor C-1 (Gas Piping Contractor) license in excess of 180 days from the expiration date, where re-examination is required. Mr. Tota explained to the committee he was made aware of his expired Mechanical Contractor C-1 (Gas Piping Contractor) when he went to renew his Plumbing registration; however, he stated he takes ownership of the oversight for his Mechanical license expiring.

Licensing Supervisor, Adam Leonard, provided licensing information to the committee: Mr. Tota started with a Master Plumber license with PPRBD in 2003, and in July 2005 he was granted a Mechanical license for Gas Piping only.

On January 28, 2025, Mr. Tota's Mechanical license was administratively revoked due to being over 180 days expired. This action would require him to start the application process anew, including required examination. The Mechanical C-1 (Gas Piping) Contractor license requires an ICC G-33 National Gas Pipe Fitters exam. He has had 77 permits, 75 are final, 2 are voided, 0 are open, and 0 are in A-status.

Committee members requested some additional information; Licensing Supervisor Leonard advised the committee members Mr. Tota does not have a Gas Piping C-1 examination of record with PPRBD; until 2005, the Department was under the uniform Plumbing Code and uniform Mechanical Code. However, in 2005, PPRBD adopted the 2003 International Mechanical Code and 2003 International Fuel-Gas Code; the same year a Mechanical C-1 Specialty Gas Piping license was created under Section RBC204.2.3 of the Pikes Peak Regional Building Code, 2005 Edition. Ms. Koulchitzka advised the committee members of Section RBC201.6.1. Committee member Toby Conquest inquired with Mr. Tota if he had any extenuating circumstances that prevented him from taking his examination; Mr. Tota said there were none other than oversight on his part.

A motion was made by Toby Conquest to **DENY** the variance application; seconded by Scott Schuster; the motion carried unanimously.

Ms. Koulchitzka advised the applicant he has 30 calendar days to appeal the committee's decision in accordance with Section RBC101.7 of the Code; applicant stated he will not be appealing the decision but will sign up to take the test.

- 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.

Applicant appeared virtually requesting a variance 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.

A correction was made to Section RBC111.2.3.2 (Interpretation of Code) as applicable to this variance request. Mr. Hess advised the committee his business was closed due to a medical emergency with his wife; and he did not realize his license had expired. Mr. Hess discussed his experience. He admitted to and took ownership of the license expiration.

The requirements of Section RBC201.6.1 of the Code were considered. The applicant confirmed an emergency with his wife; further, office staff had to be relieved for other reasons. They had plans on getting the license renewal taken care of; however, the circumstances prevented that from happening. Mr. Hess provided the committee with some background and history on his company (e.g., been in business since 2001, managed a large firm in the Denver area, the company is in good standing and has completed numerous projects in surrounding cities; lastly, his two foremen have been employed with the company for 12 years).

Adam Leonard provided committee members with history of permits on Urban Exteriors, LLC; Mr. Hess has been a contractor with PPRBD since 2018, he has a D-1 Exteriors license that requires a G14 or N14 National Standard Roofing Contractor exam.

A motion was made by Scott Schuster to **APPROVE** the variance request; seconded by Dave Rojewski; the motion carried 3:1 with Toby Conquest voting a "nay".

- 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.

Applicant appeared in person to request a variance to allow renewal of expired Building Contractor A-2 license in excess of 180 days from the expiration date, where re-examination is required. Applicant stated he missed the deadline to renew his license due to a calendar error; while acknowledging it was his fault.

A correction was made to Section RBC111.2.3.2 (Interpretation of Code) as applicable to this variance request.

Adam Leonard provided to the committee members the history of Spire Design Studio LLC. The applicant has been a contractor with PPRBD since 2017 and holds an A-2 License. The license requires a G11 or N11 National Standard General Building Contractor-A exam. He provided PPRBD with a valid passing N11 taken on 12/12/2014; and on May 29, 2020, Mr. Polston's license was revoked for being over 180 days expired; on September 16, 2020, Mr. Polston's license was approved and reinstated with the current passing exam being on file. On April 30, 2022, Mr. Polston's license was again administratively revoked; then, reinstated on July 21, 2022, with a resulting lock due to two pending A-status permits; those were resolved the following day, and the license was reactivated in full.

On January 8, 2025, Mr. Polston's license was again administratively revoked due to being over 180 days expired, and his previous exam is currently not accepted, as PPRBD currently accepts exams dating back to January 1, 2016. He has 6 permits for which all are final, 0 open, and 0 A-status.

Mr. Polston stated he does not do a lot of work in the Colorado Springs area.

A motion was made by Vice-Chair Toby Conquest to **DENY** the variance request; seconded by Dave Rojewski; the motion carried unanimously.

Ms. Koulchitzka advised the applicant of his rights to appeal the decision of the committee within 30 calendar days. An appeal must be in writing in accordance with Section RBC101.7 of the Code.

- d) 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.

This Agenda Item was heard out of order due to lack of appearance by the appellant.

Ms. Koulchitzka advised the committee Mr. Spontaneo, appellant, was given sufficient notice of the required appearance for the requested appeal of the denial of license. Ms. Koulchitzka advised the committee they may dismiss the appeal, decide on the matter, or continue the proceeding.

Further, Ms. Koulchitzka spoke to the reason(s) for administratively denying the license application for Aaron Matthew Spontaneo specific to the felony conviction and the omissions and misrepresentations contained within the application.

A motion was by made by Toby Conquest to **AFFIRM** the Department's administrative decision to deny the license renewal application for Aaron Matthew Spontaneo, Umbrella Home & Auto, License Renewal Application #18630 for Building Contractor D-1 (Roofing) License in accordance with Sections RBC201.6.6 and RBC201.11.3.4; Maria Miller seconded the motion; the motion carried unanimously.

4. CONTRACTOR COMPLAINT(S)

- 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.

Byron Pojas, superintendent for Aloha Built, LLC, appeared in-person and was sworn-in by Ms. Koulchitzka. Mr. Pojas was asked by Ms. Koulchitzka why Keith Owens, Examinee, did not appear before the committee. He responded that he has not been able to contact the Examinee for about a month or so, and as a result was not requested or authorized by the Examinee to appear on this matter.

Ms. Koulchitzka inquired where Keith Owens resides; according to Mr. Pojas, Keith Owens, Examinee, does not reside in Florida.

Mr. Pojas said he was aware of the work performed at 18 ½ Swope Avenue; he was the project manager.

Ms. Koulchitzka and committee members discussed the need for Keith Owens, Examinee, to appear before the committee and asked Mr. Pojas to disclose current contact information for the Examinee.

A motion was made by Dave Rojewski to **CONTINUE** the matter to the July 10, 2025, Licensing Committee meeting; seconded by Toby Conquest; the motion carried unanimously.

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.

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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)
Marxair, 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)

A motion was made by Scott Schuster to **APPROVE** the consent calendar license request as written; seconded by Dave Rojewski; the motion carried unanimously.

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)

Applicant appeared before the committee requesting additional license; Adam Leonard provided the committee history of White Rhino Electric; Mr. Orness's scope of work includes electrical work.

Vice-Chair Toby Conquest inquired with John Welton whether the committee could place a limitation on the license. Mr. Welton responded in the affirmative.

A motion was made by Dave Rojewski to **APPROVE** the B-1 Limited Commercial license with a limitation of no more than two open permits at a time; staff can remove that limitation at its discretion; seconded by Toby Conquest; the motion carried unanimously.

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)

Mr. Donizio's appearance is the result of a two-year incident report of record.

Luke Sanderson provided the committee with the history on Mr. Donizio (Heart HCPE) Group, including, but not limited to A-status permits.

A motion was made by Dave Rojewski to **APPROVE** the electrical registration for Heart HCPE Group LLC; seconded by Scott Schuster; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

No Unfinished Business.

9. **NEW BUSINESS**

No New Business.

10. **ADJOURNMENT**

Meeting adjourned @ 10.36 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.

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