

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

BOARD OF REVIEW MEETING MINUTES

February 18, 2026 – Wednesday – 11:00 a.m.

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

MEMBERS ABSENT: Chair Loren Moreland, Building Contractor A, B or C

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Building Official – Inspections
Jay Eenhuis, Deputy Building Official – Plans
Matt Matzen, Permit Supervisor
Luke Sanderson, Non-Compliance Supervisor

PPRBD STAFF ABSENT:

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, Room 100-14, 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

Vice-Chair Zachary Taylor called the Board of Review meeting to order at 11:00 a.m.

2. CONSIDERATION OF JANUARY 21, 2026, BOARD OF REVIEW MEETING MINUTES

A motion was made by Jim Johnson to **APPROVE** January 21, 2026, Board of Review Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

3. CONSIDERATION OF TECHNICAL AND LICENSING COMMITTEE MINUTES

- a) Technical Committee Meeting Minutes of February 4, 2026, *except Agenda Item 5. e) where required additional information was not submitted by the applicant. This variance request will be noticed for re-appearance before the Technical Committee.*

A motion was made by George Hess to **APPROVE** February 4, 2026, Technical Committee Meeting Minutes as written, with the exception of Agenda Item 5. e); seconded by Chris Freer; the motion carried unanimously.

- b) Licensing Committee Meeting Minutes of February 12, 2026

A motion was made by Jim Johnson to **APPROVE** February 12, 2026, Licensing Committee Meeting Minutes as written; seconded by Chris Freer; the motion carried unanimously.

4. **DECISION APPEALS**

- a) Appeal by the Regional Building Official, Pikes Peak Regional Building Department, of Licensing Committee's Recommendation on January 15, 2026, to Reduce Administrative Fine Imposition against Priority Drain & Sewer, dba Priority Plumbing & Heating

Appellant Roger Lovell, Regional Building Official, was sworn in. Mr. Lovell presented a historical summary of the violations against Priority Drain & Sewer, dba Priority Plumbing & Heating, which led to the imposition of the 1,000-dollar administrative fine against the company per Section RBC103.12, Pikes Peak Regional Building Code, 2023 Edition (the "Code"). Mr. Lovell stated that a complaint was brought against Priority Drain & Sewer, dba Priority Plumbing & Heating, for the installation of an expansion tank at 2955 Inspiration Drive without obtaining required permit(s). This complaint was heard by the Licensing Committee during its November 13, 2025, meeting. Mr. Lovell confirmed that Mr. Sean Farris was not present for the November 13, 2025, Licensing Committee meeting where certain admissions on public records specific to Code violations were made by both parties appearing c/o Priority Drain & Sewer, dba Priority Plumbing & Heating for performing work without permit(s). The result of that complaint was to place a TWO-YEAR INCIDENT REPORT in the file of the examinee Grant Schneider, and a 6-month suspension in the file of Priority Drain & Sewer, dba Priority Plumbing & Heating. Mr. Lovell further affirmed that this was not the first violation against Priority Drain & Sewer, dba Priority Plumbing & Heating for performing work without permit(s). Mr. Lovell stated at the October 10, 2024, Licensing Committee meeting a complaint was heard for work performed at 7560 Sunbeam Way for work performed without proper permit(s), and the committee placed a TWO-YEAR INCIDENT REPORT in the file of Priority Drain

& Sewer, dba Priority Plumbing & Heating, which is still of public record. Mr. Lovell stated during November 13, 2025, Licensing Committee meeting the committee members took that previous incident report into consideration when recommending to the Board of Review the 6-month suspension. Mr. Lovell confirmed that both of these resulting complaints and actions by the Licensing Committee have been affirmed by this Board of Review. Mr. Lovell stated that due to the track record of unpermitted work by the company along with its history of violations, he elected to impose the maximum administrative fine allowed by the Code, which is 1,000 dollars.

Mr. Lovell stated that Mr. Sean Farris appealed the imposition of the 1,000 dollars fine on December 1, 2025 and that appeal was heard at the January 15, 2025, Licensing Committee meeting. During that meeting, the committee voted 3-1 in favor of a reduction in the administrative fine from 1,000 dollars down to 250 dollars. Mr. Lovell confirmed for the Board that when advised by counsel to substantiate the reason(s) for the reduction in the administrative fine neither the committee members in favor, nor the appellant, could substantiate the reasons for the consideration of the reduction in the fine.

Mr. Sean Farris, Priority Drain & Sewer, dba Priority Plumbing & Heating, appeared in person and was sworn in. Mr. Farris affirmed that all the previously stated violations that Mr. Lovell mention unfortunately did happen. Mr. Farris stated that due to these previous violations, they did have to release their examinee from the company. Mr. Farris stated he had asked for financial help through the appeals. He stated the 1,000-dollar fine being reduced to 250 dollars would be appreciated as the 6-month suspension has impacted the company from losing examinee(s) and registrant(s) to not being able to work within the jurisdiction. Mr. Farris stated the company has since begun to clean things up including having new examinee(s) and registrant(s) with pending applications in with the Department. Mr. Farris stated the company looks forward to getting this cleared up and the 6-month suspension being complete.

A motion was made by George Hess to **OVERTURN** the decision of the Licensing Committee to reduce the administrative fine imposition of 1,000 dollars; seconded by Jim Johnson; the motion carried unanimously.

- b) Appeal of Denial of Variance Request: 17865 Pioneer Xing, Colorado Springs, Permit Q20546 – James Velarde, Premier Custom Decks LLC, requests a variance to Section RBC303.4.102, Pikes Peak Regional Building Code, 2023 Edition (the “Code”), based on Section RBC111.2.3, Item 2, of the Code, to allow heating elements within a patio enclosure, where prohibited.

Appellant James Velarde, Premier Custom Decks LLC, appeared in person and was

sworn in. Mr. Velarde stated the projects that they create are deliberately designed to not be fully enclosed with gaps between the fixed glass panels and gaps between the operable glass panels. He stated the operable panels do not lock or latch, and further explained these projects are located on elevated decks which have gaps in the deck boards. Mr. Velarde stated his clients are not looking for more enclosed habitable space; they are looking for outdoor recreational areas to spend more time outside. Mr. Velarde stated his appeal is based on the space not being classified as enclosed.

Vice-Chair Zachary Taylor provided clarification to the appellant on the grounds the Board of Review based their decision on to not uphold the recommendation of the Technical Committee. Mr. Taylor stated the original variance was in reference to Appendix AH of the 2021 International Residential Code, which regulates patio enclosures. Mr. Taylor stated the Board of Review determined that section did not apply to this type of project based on the drawings and the limitation of a 12-foot maximum structure height. Mr. Taylor acknowledged that the Board of Review felt this type of project better fits within the provisions of one of the five categories of sunrooms as regulated by section R301.2.1.1.1, 2021 International Residential Code, and not the provisions for a patio enclosure. Mr. Taylor stated the Board's intent was for the appellant to work with the Department and resubmit a variance application, if needed, as one of the appropriate categories of sunroom.

Mr. Velarde stated this project is already approved without the glass panels, and if they proceed with doing the glass he will resubmit.

A motion was made by Jim Johnson to **DENY** the appeal of denial of variance to allow heating elements within a patio enclosure; seconded by Chris Freer; the motion carried unanimously.

5. **UNFINISHED BUSINESS**

There was no Unfinished Business

6. **NEW BUSINESS**

There was no New Business

7. **ADJOURNMENT**

A motion was made by Chris Freer to **ADJOURN** the meeting; seconded by Jim Johnson; the motion carried unanimously.

Pikes Peak Regional Building Department
Board of Review Meeting Minutes
February 18, 2026
Page 5

The Board of Review meeting adjourned at 11:34 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/jaw

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.