

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

LICENSING COMMITTEE MEETING MINUTES

April 09, 2026 – Thursday – 9:00 a.m.

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

MEMBERS ABSENT: Maria Miller, Business Banker
Trevit Smith, Building Contractor C
Andrew Haggard, Citizen-at-Large

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans (*Appeared virtually*)
John Welton – Deputy Building Official (*Appeared virtually*)
Adam Leonard, Licensing Supervisor
Luke Sanderson, Non-Compliance Supervisor

PPRBD STAFF ABSENT: None

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 9:00 a.m.

2. CONSIDERATION OF MARCH 12, LICENSING COMMITTEE MEETING MINUTES

A motion was made by Dave Rojewski to **APPROVE** March 12, 2026, 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 Building Contractor A-2 License, Ben Liljenquist, BRL Construction LLC dba Redford Construction with the limitation of no ground up construction. Applicant, Ben Liljenquist, BRL Construction LLC requests a variance to Section RBC201.6.1 Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section RBC111.2.3, Item 2, of the Code, to allow for issuance of a Building Contractor A-2 license without the required examination, where examination is required.

Ben Liljenquist appeared virtually requesting a variance allowing issuance of a Building Contractor A-2 license without the required examination. Mr. Liljenquist spoke to his experience in Arizona and Utah with work involving tenant finishes for Hot Works. His client has interest in locating several Hot Works locations in El Paso County. Mr. Liljenquist has worked with the Department's licensing staff and together they have determined that an A-2 license is the appropriate license for the proposed work. Adam Leonard confirmed that Mr. Liljenquist has met all requirements for the requested license, with the exception of the required examination.

Toby Conquest requested clarification from staff as to the options available to the committee with the specific request. Virginia Koulchitzka stated that Section RBC201.6 of the Code allows the appropriate advisory committee to deviate from the examination requirements when extenuating circumstances are present. Toby Conquest asked Mr. Liljenquist if there were any extenuating circumstances, to which Mr. Liljenquist replied there were none, but he feels that he has the appropriate knowledge and experience for a Building Contractor A-2 license.

Mr. Liljenquist stated that he holds building contractor licenses with the states of Arizona and Utah, and to obtain those licenses he completed a two-part examination; one part focused on business and legal requirements, and the second part focused on building code requirements. He has submitted his examination results to include his Arizona and Utah licenses as part of his application.

Virginia Koulchitzka stated that Section RBC201.6.2.2 of the Code allows for a Conditional License, which requires approval by the appropriate advisory committee, but allows the applicant to obtain one permit, pending review of the Board of Review. A Conditional A-2 License would allow Mr. Liljenquist to obtain a permit for one project, while working to complete the required examination for the requested license.

A motion was made by Scott Schuster to recommend to the Board of Review **APPROVAL** of a Conditional Building Contractor A-2 license, limited to one permit with the requirement that the applicant pass the required examination for an A-2

license, or below; upon a passing score of the required examination, staff may administratively issue the license; seconded by Toby Conquest; the motion carried unanimously.

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Craig Homes, Examinee, Rocky Mountain Climate Inc., by Mary Norman for work performed at 1188 Lady Cambell Drive, Colorado Springs, Colorado, prior to obtaining required permit(s) specific, but not limited to, installation of a condensing unit and furnace in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1,5 and 6, Pikes Peak Regional Building Code, 2023 Edition (the "Code"). This work, as performed, required resulting inspection(s) by the Department. Further, Rocky Mountain Climate Inc has a One-Year Incident Report of record and is required to appear in accordance with Section RBC201.11.3,7 of the Code.

Chair Steve Lepine confirmed that Mary Norman was present and asked if Mr. Craig Holmes was present. Jason Holmes appeared and stated Craig Holmes is his father and he is unable to appear due to medical issues. Virginia Koulchitzka asked Jason Holmes what his capacity or representative authority was with Rocky Mountain Climate Inc. Jason Holmes responded that he is the field operations manager and has been with the company for fifteen years, He represented to have knowledge of the subject complaint. Ms. Koulchitzka asked Jason Holmes if he has a power of attorney to speak on behalf of his father, to which Jason Holmes responded he does not.

Ms. Koulchitzka advised that the complaint before the committee today is against the contractor and the examinee both; any and all liability, if found will rest with the examinee. Lack of presence of the examinee or power of attorney to speak on his behalf may create legal challenges to substantiate an appeal. She Koulchitzka advised the committee to continue the complaint to allow time for Jason Holmes to acquire sufficient documentation to speak on behalf of his father, alternatively Craig Holmes will be required to appear.

A motion was made by Dave Rojewski to **CONTINUE** Item 4.a) to the May Licensing Committee, with the requirement that Craig Holmes appear, or a representative appear with the sufficient power of attorney; seconded by Toby Conquest; the motion carried unanimously.

- b) A complaint has been brought against Andrew Raymond Bridge, Examinee, Bridge Electric LLC, by Mary Norman for work performed at 1188 Lady Cambell Drive, Colorado Springs, Colorado, 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 (the “Code”). This work, as performed, required resulting inspection(s) by the Department. Further, Bridge Electric LLC has a One-Year Incident Report of record and is required to appear in accordance with Section RBC201.11.7 of the Code.

The complainant Mary Norman appeared in-person and was sworn in. Andrew Raymond Bridge, Examinee, Bridge Electric LLC, appeared in-person and was sworn in. Both parties confirmed they had received the summons with 24 pages of supporting documentation.

Mary Norman testified that she received and accepted a quote from Rocky Mountain Climate Inc. for installation of a furnace and air conditioning unit, to include all required permits. Work on the installation began on April 7, 2025, and was completed on April 8, 2025. When the work was completed, Mrs. Norman asked when the inspections would occur, to which a representative for Rocky Mountain stated they would call her to set up inspections.

The following week, after no response, Mrs. Norman attempted numerous times to contact Rocky Mountain Climate to which she received no response. On April 28, 2025, she contacted the Department for assistance and was informed by Luke Sanderson that no permits had been obtained for the work performed.

Luke Sanderson was sworn in. Mr. Sanderson stated that Bridge Electric has been in business since on or around June 23, 2021; with a total of 450 permits obtained, 441 completed permits, 8 open permits, and one voided permit. Mr. Sanderson also noted the One-Year Incident Report in the file for Bridge Electric. Rocky Mountain Climate Inc. obtained a permit for work at 1188 Lady Campbell Dr. on May 8, 2025, and Bridge Electric LLC. attached to the permit on May 21, 2025; both permits have been completed.

Andrew Raymond Bridge stated that he did visit the jobsite on April 7, 2025, but he did not do any work; he only looked at the breaker panel and the condenser data plate to determine the scope of work. As the installation was not ready, he informed Rocky Mountain to contact him when it was ready.

Mr. Bridge stated that he did not return to the jobsite until May 22, 2025, at which time the condenser was “tempted” in. He confirmed that the condenser was connected properly and replaced one fitting. He requested an inspection on May 23, which was completed. Mr. Bridge stated that he accepts responsibility for the prior One-Year Incident Report, but since that time he will not start any work without a permit number from the mechanical contractor and his required electrical attachment.

Virginia Koulchitzka asked Mr. Bridge if any electrical work was done or observed by him outside of the required permit. Mr. Bridge responded that he did no work, and when he returned on May 22, the condenser had been temporarily connected. When questioned who did the work, Mr. Bridge testified that Rocky Mountain Climate did the electrical work prior to his arrival.

A motion was made by Toby Conquest to **DISMISS** the complaint against Andrew Raymond Bridge, Examinee, Bridge Electric LLC, due to no fault of record; seconded by Dave Rojewski; the motion carried unanimously.

Ms. Koulchitzka advised both parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition.

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.

Steve Lepine requested the committee members to review the consent license requests and advise of any conflicts. No conflicts were identified by committee members.

A motion was made by Toby Conquest to recommend to the Board of Review **APPROVAL** of the consent license requests; seconded by Scott Schuster; the motion carried unanimously.

Building Contractor A-1 (Commercial)

Arco/Murray National Denver, LLC 'fka' Arco/Murray National Denver, Inc. - John Roche (Company Name or dba Change)
Enguard Contractors L.L.C. - Dean Barlow (Renewal)
G.E. Johnson Construction Company, LLC 'fka' GE Johnson Construction Company, Inc. dba GE Johnson - Benjamin Schlick (Company Name or dba Change)
Gordon Construction Company, Inc. - Nicholas Kelling (Additional License)
HC Company, Inc. - Jeffrey Tonkin
S2 Contracting LLC dba S2 Electric, S2 Plumbing - William Neaves (License Upgrade, Additional License, and Limitation of No Ground Up Construction)
Turn Key General Contractors, Inc. - Glenn Massarotti (License Upgrade and Limitation of No Ground Up Construction)

Building Contractor A-2 (Commercial)

Summit Properties and Development Co., LLC 'fka' Summit Properties and Development Co., Inc. - Erik Johnson (Company Changes Examinee and Company Name or dba Change)

Building Contractor B-1 (Limited Commercial)

Harris Homes, Inc. dba Harris Constructors 'fka' Harris Homes, Inc. dba Harris - David Harris (Renewal and Company Name or dba Change)
Panhandle Metals LLC - Tommy Belton (Renewal, Examinee Changes Company and Company Changes Examinee Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Royal T Investments Inc. dba Royal T Construction 'fka' Royal T Construction, Inc. - Robert Berrier (Company Name or dba Change)
Schneider Electric Buildings Americas, Inc. - Robert Livingston (Company Changes Examinee and Limitation of No Ground Up Construction)

Building Contractor B-2 (Limited Commercial)

Advanced Systems Inc. - Andrew Horney (Limitation of No Ground Up Construction)
DLM Enterprises - David Mata (Renewal and Limitation of 2 Permits Per 12 months)

Building Contractor C (Homebuilder)

5 Rings Welding Services - Lance Brooks
Accessibility Experts LLC dba Next Day Access 'fka' Next Day Access Colorado - John-Michael Grove (Company Name or dba Change and Limitation of No Ground Up Construction)
Buffalo Building Co, LLC - Charles Newsom
Ironwood Custom Builders LLC - Riley Maroon
Shades of Green Remodeling LLC 'fka' Shades of Green Remodeling - Thomas Hanna (Company Name or dba Change)
StorHaus Castle Rock, LLC - Robert Lang
Trinity Building Contractor LLC - Timothy Belcher (Renewal)
Wickham's Workbench, LLC 'fka' Wickham's Bench - Gregory Wickham (Company Name or dba Change)

Building Contractor D - 1 (Exteriors)

Grayson General Contracting LLC dba Grayson Contracting 'fka' Grayson General Contracting LLC - Nathan Grayson (Company Name or dba Change)
Sky Diamond Construction and Exteriors 'fka' D & R Construction and Stucco - Raquel Franco (Company Name or dba Change)

Building Contractor D - 1 (Roofing)

Advanced Consulting, Inc. dba AC Inc. Roofing 'fka' Advanced Consulting, Inc. - Nicholas Bennett (Company Name or dba Change)
Alta Roofing, Inc. dba Alta Roofing - Scott Griffin
Element Exteriors, Inc. - Christian Oiler (Renewal)
Fyxon Roofing LLC - Seth Spiker

Lobo Construction & Electric, LLC - Orlando Moraga Jr.
Nova Roofing LLC - Christian Denova Roman
Priority Contracting and Roofing of Denver, LLC 'fka' Priority Contracting and Roofing of Denver Ltd dba Priority Roofing of Denver - Anthony Hensler (Company Name or dba Change)
Pro Quality Construction LLC - Donovan Burns
Pristine Inc. dba Pristine Restoration 'fka' Pristine Roofing and Gutters - Stephon Mazique (Company Name or dba Change)
Rock Canyon Roofing LLC - David Cox (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Stronghouse Solutions, LLC dba Stronghouse - Ethan Vandercook (Examinee Changes Company Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Titanium Ridge Exteriors LLC - Bodi Kuper

Building Contractor D-1 (Siding)

Lifetime Solar Solutions, LLC dba Lifetime Reconstruction 'fka' Lifetime Solar Solutions, LLC - Jeffrey Gray (Additional License and Company Name or dba Change)
Scottish Home Improvements, LLC dba Colorado Siding 'fka' Scottish Home Improvements, LLC - Martin Faith (Renewal and Company Name or dba Change)

Building Contractor D-1 (Stucco)

Paldama's Construction LLC - Haydee Soto-Navarrete (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Terry Lund Construction - Terry Lund (Renewal)

Building Contractor D-5A (Signs)

Kaiser Company LLC dba Kaiser Sign Innovations, Signs By Scott - Francis Kaiser

Building Contractor E (Maintenance & Remodeling)

Colorado Pest Removal LLC - Bret Berg (Renewal)
Pliney Ranch Construction, LLC - Darcy Wiebe
Right Hand Trades - Christopher Hopmann-Granados

Building Contractor F-1 (Solar)

Mountain View Solar LLC - David Gawlik

Building Contractor F-2 (Solar)

Pristine Inc. dba Pristine Restoration 'fka' Pristine Roofing and Gutters - Stephon Mazique (Company Name or dba Change)

Mechanical Contractor – A (Commercial)

Basset Home Services Inc dba Basset Home Services ‘fka’ Basset Heating & Air Conditioning Inc - Michael Machado (Company Name or dba Change)
CMG Nielsen Mechanical, LLC dba Nielsen Mechanical Contractors - Dylan Thompson (Renewal, Examinee Changes Company, and Additional License)
Colorado Sheet Metal Company, LLC - Jeffrey Humphries (Examinee Changes Company and Additional License)
ENFRA MCC, LLC - Edward Nenon (Renewal)
Home Depot U.S.A., Inc. - Charles Lamberth (Additional License)
Laguna HVAC LLC - Luis Sanchez Gamboa
One Source Home Service, LLC dba One Source Home Service ‘fka’ Air Pros One Source LLC dba Air Pros, LLC, One Source Home Service - Jeffery Purcella (Company Name or dba Change)
Pendleton Heating & Cooling LLC - Kip Pendleton (License Upgrade)
Triad Mechanical Company Inc. - Michael Graham

Mechanical Contractor - C-1 (Gas Piping)

CP3 Plumbing LLC - Cesar Pompa (Additional License)

Heating Mechanic IV (HVAC Service Tech)

Brandon Coron
Reginald Gladney
Richard Kelly (Renewal)
Roberto Martinez
Tyler Clontz
William Frazier III (Renewal)

Consent Items for Voluntary Suspension

John Donaldson (John R Donaldson Construction)
Frederick Vollbracht (Vollbracht Construction)

6. ITEMS CALLED OFF THE CONSENT CALENDAR

There were no items called off the consent calendar.

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

Building Contractor C (Homebuilder)

Mountainscapes Custom Environments LLC - Brian Bennett (License Upgrade)

Adam Leonard stated that Mr. Bennett currently holds a Building Contractor E license and is requesting an upgrade to a Building Contractor C license. Mr. Bennett has obtained a

total of 23 permits, 21 permits have been completed, 2 voided, and he has no administratively closed permits. He is before the committee today as his project history does not meet the requirements for a C license.

Brian Bennett appeared in-person and stated that one of his projects was a detached garage and that he has worked with a contractor on a residential addition, but that contractor is now retired so he did not include it on his project history. Mr. Bennett stated that he has passed the examination required for a C license and believes he has experience and knowledge, but without the proper license, he cannot gain the required project history.

Scott Schuster requested staff to provide available options for the committee. Roger Lovell responded there are several options available; the committee may place limitations on the license in the event it chooses to recommend approval, it may recommend a Conditional License under Section RBC201.6.2.2 of the Code, or Section RBC201.6.2.3 allows for the Building Official to administratively grant a Provisional License limited to six months, subject to release by the Board of Review.

A motion was made by Toby Conquest to recommend to the Board of Review **APPROVAL** of a Conditional Building Contractor C license for Brian Bennett, Mountainscapes Custom Environments LLC, limited to one permit requiring a C license, subject to staff release upon satisfactory completion of the one permit; seconded by Dave Rojewski; the motion carried unanimously.

8. **UNFINISHED BUSINESS**

There was no unfinished business to discuss.

9. **NEW BUSINESS**

There was no new business to discuss.

10. **ADJOURNMENT**

A unanimous motion carried to **ADJOURN** the meeting.

The Licensing Committee Meeting adjourned @ 10:19 a.m.

Respectfully submitted,



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Roger N. Lovell
Regional Building Official

RNL/

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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