

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

LICENSING COMMITTEE MEETING MINUTES

October 15, 2026 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Dave Rojewski, Building Contractor A
Scott Schuster, Architect
Maria Miller, Business Banker
Trevit Smith, Building Contractor C

MEMBERS ABSENT: Vice Chair Toby Conquest, Mechanical Contractor A
Andrew Haggard, Citizen-at-Large

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

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

The Licensing Committee meeting was called to order at 9:00 a.m.

2. CONSIDERATION OF SEPTEMBER 10, 2026, LICENSING COMMITTEE MEETING MINUTES

The Committee reviewed the September 10, 2026, Licensing Committee meeting minutes. A motion was made by Maria Miller to approve September 10, 2026, minutes as written;

seconded by Trevit Smith. The motion passed unanimously.

3. **LICENSING VARIANCE(S) AND APPEAL(S)**

There were no Variance Request(s) or Appeal(s).

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Pratik Patel, Examinee, Elite Rooter Denver, Inc., dba Elite Rooter, by Rosa Klein-Baer, for work performed at 801 E. Costilla Street, Colorado Springs, Colorado, prior to obtaining required permit(s) specific to, replacement of a water heater 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.

Rosa Klein-Baer appeared virtually and was sworn in. Pratik Patel, Examinee, Elite Rooter Denver, Inc., dba Elite Rooter, appeared virtually and was sworn in.

Mrs. Klein-Baer stated that she had contacted Elite Rooter for an estimate for repairs at her home. She decided on a limited scope of work, specific to a water heater replacement, to what was considered in the different estimates. During the evaluation, the technician identified the water heater as a concern and stated due to its age, it was a priority, life-safety issue. Mrs. Klein-Baer scheduled an appointment for Elite Rooter to replace the water heater. On the day of the appointment, she checked online to discover that no permit had been obtained for the water heater replacement; her calls to the office were not answered.

Upon completion of the work, Mrs. Klein-Baer noticed water leaking from the vent but was informed by the technician that this was normal. The following day, she contacted the office regarding the leak and the lack of a permit and was instructed to contact the technician. She was told by the technician that if she wanted a permit, she would have to have a sump pump installed as well.

Mrs. Klein-Baer scheduled consultations with three separate plumbing contractors. All plumbing contractors stated the water heater was improperly installed and expressed concern about the installation passing inspection. Mrs. Klein-Baer informed Elite Rooter that she desired to terminate services and hired a separate plumbing contractor to remove the Elite Rooter’s installation, install a water heater, and obtain the required permit(s).

Pratik Patel confirmed that Elite Rooter had provided several proposals to Mrs. Klein-Baer, and that she requested only the water heater to be replaced. Mr. Patel stated that the

technician replaced the water heater on his own without informing the office. Mr. Patel stated that when the superintendent was informed of the water heater replacement, a permit was obtained. He was later informed that Mrs. Klein-Baer had elected to terminate the contract.

Scott Schuster asked Mrs. Klein-Baer to confirm the water heater was installed on March 26, 2026, to which Mrs. Klein-Baer confirmed. Mr. Schuster asked the Department to confirm that a Stop Work Order for the water heater replacement was issued on March 30. Luke Sanderson appeared in person and was sworn in. Mr. Sanderson stated that a Stop Work Order was issued by the Department on March 30, 2026, and that a permit was obtained by Elite Rooter on March 31, 2026.

Trevit Smith requested the permit history for Elite Rooter. Mr. Sanderson stated that Elite Rooter Denver Inc. has been in business since on or around March 26, 2024. Mr. Patel holds a Plumbing Contractor A registration with the Department that expired as of October 10, 2026. Elite Rooter has obtained a total of 48 permits, 33 of which are completed, 7 are open, 4 are void, and 4 are currently administratively revoked. Further, Mr. Sanderson stated that the permit obtained by Elite Rooter at 801 E. Costilla Street had been voided, and a new permit was obtained on April 3, 2026, by a different plumbing contractor. The permit was completed on April 7, 2026, and there are no open permits at the subject address.

Maria Miller asked Mr. Patel to address a statement in a text message from an Elite Rooter employee stating, “we can move forward in a couple of ways, either proceed with the required updates to meet the permit standards or continue without permits if you prefer”. Mr. Patel responded that the text message was sent by the technician that installed the water heater. Mr. Patel was not aware of the communication, and the employee is no longer with the company.

Scott Schuster made a motion to place a **TWO-YEAR INCIDENT REPORT** in the file(s) of Pratik Patel, Examinee, and Elite Rooter Denver, Inc., dba Elite Rooter; seconded by Trevit Smith; the motion passed unanimously.

Ms. Koulchitzka advised both parties of their right to appeal pursuant to Section RBC101.7., Pikes Peak Regional Building Code, 2023 Edition. Further, she stated the Department retains authority, pursuant to Section RBC103.12 of the Code, to issue administrative fine(s), and that such fine(s) may be imposed.

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.

Trevit Smith advised of a conflict of interest with Challenger Building, LLC - Brian Bahr; Aspen View Homes, LLC - Michael Campbell; Aspen View Homes, LLC - Jeremy Taylor; and Aspen View Homes, LLC - Jason Krier. The Committee moved the subject license requests to Item No. 6, Items Called off the Consent Calendar.

A motion was made by Trevit Smith to recommend to the Board of Review **APPROVAL** of the consent license requests, except those moved to Item No. 6, Items Called off the Consent Calendar; seconded by Dave Rojewski; the motion passed unanimously.

Building Contractor A-1 (Commercial)

Clark Pacific - Clark Guerrieri
Patner Construction, Inc. - Eric Schulz
Solid Rock Custom Homes, LLC - Lain Chappell (Examinee Changes Company)

Building Contractor B-1 (Limited Commercial)

BG Construction, Inc. - Jacob Goode (Limitation of No Ground Up Construction)
Mazzuca Contracting, Inc. 'fka' NTC Mazzuca Contracting, Inc. - Edward Dolson
(Limitation of No Ground Up Construction and Company Name or dba Change)
Replumb Specialties, Inc. - Nicolas Fine (Additional License and Limitation of No
Ground Up Construction)

Building Contractor B-2 (Limited Commercial)

Engelke Construction Solutions, LLC - Eric Engelke (Renewal)
Gold Rush Construction, Inc. 'fka' Gold Rush Constr & Bldg Co - Gregory Wheatley
(Company Name or dba Change)
KLM Construction, LLC 'fka' KLM Construction, Inc. - Michael Cachat (Limitation of
No Ground Up Construction and Company Name or dba Change)

Building Contractor C (Homebuilder)

Alpha & Omega Productions LLC - Douglas Loubier
Arrow Roofing LLC dba Arrow Roofing & Exteriors - Joshua Wagner (Subject to an
Administrative Lock until all Administrative Fine(s), if any, are Paid in Full)
Bear Roots Builders of Colorado Inc 'fka' Bear Roots Builders, Inc - Kenneth Herman
(Company Name or dba Change)
CMH Homes, Inc. dba Clayton Homes #399 'fka' CMH Homes, Inc. dba Clayton Homes
#739 - Matthew Wismann (Company Name or dba Change and Company Changes
Examinee)
Diamond Ridge Construction, LLC - Jacob Haynes
Extol Homes LLC - Brad Griebenow (Limitation of One Open Ground Up Permit and
Examinee Changes Company)
Golden Creek Homes, LLC - Michael Ellis

Kingdom 1st Construction LLC - Elmo Gilder III (Renewal, Examinee Changes Company, and License Upgrade)
Manifest Construction, Limited Liability Company - Robert Lange
Modcraft Builders LLC dba Barndago Buildings - Phillip Dickson (Renewal and Examinee Changes Company)
Sekisui House Colorado, Inc. 'fka' Richmond American Homes of Colorado, Inc. - Andrew Harris (Company Name or dba Change)
Tralon Homes, LLC - Jared Simmonds

Building Contractor D - 1 (Exteriors)

Extol Homes LLC - Brad Griebenow (Examinee Changes Company)
RBJ Construction LLC. - Ryan Jeffery

Building Contractor D - 1 (Roofing)

American Roofing and Restorations, LLC - Brian Pebley
Class 4 Roofing LLC - Daniel Obrien
CMP LLC- Claudio Herrera
Grabau Roofing, Inc. - Eric Grabau (Renewal)
Marmac Roofing LLC - Cody Maresh (Renewal and Examinee Changes Company)
Pivot Roofing LLC dba Affordable Roofing - Travis Cox
Sunrise Roofing Contractors LLC - Jeffrey Gallagher
Superior Roofing, LLC 'fka' Superior Roofing, Inc - Alexander Hannum (Additional License and Company Name or dba Change)
Thrive Roofing Co LLC - Trevor Bruton

Building Contractor D-1 (Siding)

Rocky Mountain Roofing and Restoration Inc - Brian Cung (Renewal)

Building Contractor D-5A (Signs)

Kook Holdings, LLC dba Arapahoe Sign Arts, Altitude Signs, DH Wholesale Signs 'fka' K-Team Capital, L.L.C. dba Altitude Signs, Arapahoe Sign Arts - James Kunsman (Company Name or dba Change)

Building Contractor E (Maintenance & Remodeling)

Orange Hue Home Renovations LLC. - Skylar Stover
Tektonics, LLC - John Wright

Mechanical Contractor – A (Commercial)

A&Z MECHANICAL, LLC - Zackary Keeson
Fountain Valley Mechanical, Inc. - Jeremy Amos (Additional License)
FRPHI HVAC Cos 1 LLC - Joseph Vega Jr. (Additional License)
Lennox AES Holdings LLC - Austin Baker (Renewal Subject to an Administrative Lock

until all Administratively Closed Permits, if any, are Resolved)
MCS Rental Services, LLC - Kelly Copeland (Renewal and Examinee Changes Company)
Pettus Plumbing & Piping, LLC 'fka' Pettus Plumbing & Piping, Inc - Grover Johnson (Company Name or dba Change)
Williams Climate Solutions LLC - Sean Williams

Mechanical Contractor - B (Residential)

Anue, LLC - Alan Romero (Additional License)
Indoor Air Comfort Solutions LLC - Benjamin Appleman
Ventilation Vikings LLC - Seth Alick

Heating Mechanic IV (HVAC Service Tech)

Douglas Darling
Eric Bailey (Renewal)
Henry Sheley
Isidro Feliciano-Marquez
Jamie Miller (Renewal)
Keedyn Petre
Leonardo Ramirez (Renewal)

Consent Items for Voluntary Suspension

Eagle Creek Roofing - Peter Kowalchuk
Mountain States Custom Homes - Kirkland Plush

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

Building Contractor B-1 (Limited Commercial)

Challenger Building, LLC. - Brian Bahr (Examinee Changes Company)

Building Contractor C (Homebuilder)

Aspen View Homes, LLC - Michael Campbell (Renewal, Company Changes Examinee, and Examinee Changes Company)
Aspen View Homes, LLC - Jeremy Taylor
Aspen View Homes, LLC - Jason Krier

With the recusal of Trevit Smith, Dave Rojewski made a motion to recommend to the Board of Review **APPROVAL** of the license requests called off the consent calendar; seconded by Scott Schuster; with the Chair voting, the motion passed unanimously.

7. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

There were no license requests considered individually.

8. **UNFINISHED BUSINESS**

There was no unfinished business.

9. **NEW BUSINESS**

- a. 2027 Committee/Board/Commission Meeting Dates (Non-action item until January of 2027, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

The proposed 2027 Committee/Board/Commission Meeting Dates schedule was shared with the Committee for review and future comments.

10. **ADJOURNMENT**

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

The Licensing Committee Meeting adjourned at 9:32 a.m.

Respectfully submitted,



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.

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.