

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## LICENSING COMMITTEE MINUTES

September 13, 2017

9:00 a.m.

MEMBERS PRESENT: Chairman Mark Mahler  
Mr. Scot Gring  
Mr. Neil Case  
Ms. Christine Riggs  
Mr. Michael Rowe

MEMBERS ABSENT: Mr. Loren Moreland  
Mr. Jim Rose

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. John Welton, Chief Building Inspector  
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector  
Mrs. Jessie King, Contractor Licensing  
Mrs. Rebecca Mulder, Communications Coordinator  
Ms. Linda Gardner, Executive Administrative Assistant

### PROCEEDINGS:

Chairman Mark Mahler called the meeting to order at 9:04 a.m.

#### 1. CONSIDERATION OF AUGUST 9, 2017 LICENSING COMMITTEE MINUTES

A motion was made by Christine Riggs to **APPROVE** the August 9, 2017 Licensing Committee Minutes as written, seconded by Neil Case; the motion carried unanimously.

#### 2. COMPLAINTS

- a) A Complaint has been brought against Michael Greenhalgh, licensee for Tapps Plumbing and Heating, by Tara Kelly for pulling a permit for an unlicensed contractor for work performed at 7850 Bluff Road, Cascade, Colorado 80809, in violation of Section RBC201.11.3, Nos. 1, 3 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Tara Kelly appeared and stated she contracted with Todd Braudis, a plumbing contractor, to do work at her home, and was informed by RBD staff that the permit for that work was pulled by Michael Greenhalgh, licensee for Tapps Plumbing and Heating. She stated the scope of the work at her home was renovations of two bathrooms, and a water heater replacement. She stated the work that was done was not Code compliant, and in her mind, very “shoddy” workmanship. Mr. Kelly stated she had to hire another contractor to correct the issues with Mr. Braudis’ work.

Michael Greenhalgh appeared and stated he pulled the permit for Todd Braudis, with the impression that he had 20 years' experience in the plumbing trade, as he was told by Mr. Braudis. Jack Arrington stated RBD staff inspected this project, with the thought that Michael Greenhalgh was the licensed contractor on the job. Rebecca Mulder stated the contract with Mr. Braudis was signed on April 25, 2016, and the permit was pulled by Tapps Plumbing and Heating on May 6, 2016. John Welton stated plumbers are licensed with the State of Colorado, and they are registered with RBD, and have to comply with RBD's Code. Mr. Arrington stated RBD staff has had some issues with Mr. Braudis in the past. Mr. Greenhalgh stated he moved to this area three years ago and was struggling to get his business started, and Mr. Braudis was giving him advice in this regard, and it was at this time that he pulled the permit on this project. Mark Mahler stated he would like to request that RBD's legal counsel pursue Todd Braudis on this matter. Mr. Greenhalgh stated he is willing to correct any outstanding issues with the work performed by Todd Braudis. Jessie King stated 11 permits have been pulled under Mr. Greenhalgh's license, and Mr. Greenhalgh stated he has only pulled 2 permits, so it was determined that someone else is pulling permits under Mr. Greenhalgh's license; but all permits have been completed.

A motion was made by Scot Gring to recommend to the Board of Review that a One-Year Incident Report be put in Michael Greenhalgh's contractor file, seconded by Christine Riggs; the motion carried unanimously.

- b) A Complaint has been brought against Frank Walley, IV, licensee for K1 Roofing and Restoration, LLC, by Ian Kallenbach for pulling a permit for an unlicensed contractor to perform work at 8111 Valli-Farm Road, Fountain, Colorado 80817, in violation of Section RBC201.11.3, Nos. 1, 3 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Ian Kallenbach appeared and stated this past February he entered into a contract with Richard Ornelas to build a deck, ranch entrance and pool fencing, for a total price of \$20,000. He stated, per his request, the work commenced unpermitted, and he received a Stop Work Order. He stated K1 Roofing then pulled a permit. Mr. Kallenbach stated he had worked with Mr. Ornelas in the past and thought he was qualified to do this work. He stated the work was supposed to be completed in March, and was not completed until late June or July. He stated he has started legal proceedings against Mr. Ornelas regarding this matter. Mr. Kallenbach stated Mr. Walley contacted him and he is working with him to correct the issues. He stated he spent \$17,000 to \$18,000 for the work performed by Mr. Ornelas, but the workmanship was so poor that a great deal of it had to be redone. He stated he spent \$8,500 for Mr. Walley and his company to correct and finish the work done by Mr. Ornelas.

Frank Walley appeared and stated he has pulled 700+ permits with RBD without any complaints, and he takes the quality of his work very seriously. Jessie King stated Mr. Walley has seven "A" Status permits; and Mr. Walley stated he knows that he has seven "A" Status Permits, but he is in litigation with the insurance companies about these projects. He stated when he received the complaint from RBD, he immediately went out to the Kallenbach residence to correct any outstanding issues. Mr. Walley stated he has pulled five permits with Mr. Ornelas in joint ventures. Ms. Mulder stated RBD has received complaints in the past for this contractor, but Mr. Walley resolved those issues. Mr. Kallenbach stated he is happy with the way Mr. Walley responded to his complaint and corrected the outstanding issues. Mr. Welton stated RBD staff feels that Mr. Walley is making every effort to correct the outstanding issues, but also feels that a record should be put in his contractor file.

A motion was made by Christine Riggs to recommend to the Board of Review that a One-Year Incident Report be put in Frank Walley's contractor file, seconded by Michael Rowe; the motion carried unanimously.

Break from 10:32 a.m. to 10:39 a.m.

- c) A Complaint has been brought against Richard Ornelas, licensee for Progeniture Construction, LLC, by Ian Kallenbach for contracting to perform work at 8111 Valli-Farm Road, Fountain, Colorado 80817 prior to obtaining a license, in violation of Section RBC201.11.3, Nos. 1 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Ian Kallenbach appeared and stated he had contacted Richard Ornelas in October 2016 about building a deck, a ranch entrance, and pool fencing at his home. He stated the estimate for the project was \$18,000. He stated the contract was with Progeniture Construction, LLC, but the email address is Progeny. Mr. Kallenbach stated Mr. Ornelas informed him that he was a licensed contractor at that time. He stated the project commenced in February. He stated he requested that a permit not be pulled for this work because of a bad experience with a past project, but he received a Stop Work Order in March 2017.

Jessie King stated Richard Ornelas was issued a "C" License on May 17, 2017. Richard Ornelas stated he takes full responsibility for this project. He stated he has had medical issues this year; he was injured on a job and filed a workman's comp claim, and then was terminated from the job about the same time this project was occurring. Jessie King stated Richard Ornelas was granted a license under the company name, Progeniture Construction, LLC, but he was licensed prior to that under a different company name, i.e. Progeny. John Welton asked Mr. Ornelas why he would knowingly not pull a permit for this project, when he was aware that it was required to do so by Code. Mr. Ornelas stated he was wrong in doing that. He stated he has pulled five permits, and three are currently

open.

Mr. Ornelas stated his long-term plans are to take a job with another company in a managerial position. He stated he will close all of his open permits within the next 30 days. John Welton stated Mr. Ornelas's previous company had a number of permits that were not completed, and RBD staff is concerned that this may occur again with Progeniture's permits.

A motion was made by Michael Rowe to recommend to the Board of Review to lock Mr. Ornelas' license and suspend his ability to pull additional permits, all open permits must be completed within the next 30 days, and Richard Ornelas's contractor license will be **REVOKED** in 30 days, seconded by Neil Case; the motion carried unanimously.

Break from 11:30 a.m. to 11:35 a.m.

### 3. **CONSENT LICENSE REQUESTS**

#### **Building Contractor A-1**

JOSEPH S. ANDERSON DESIGN & BUILD, LT – JOSEPH ANDREWS  
(REINSTATMENT)  
MARTINES PALMEIRO CONSTRUCTION, LLC. – MICHAEL MARTINES  
(REINSTATMENT)

#### **Building Contractor A-2**

DUNCANSON CONSTRUCTION CO. – STEPHEN DUNCANSON (EXAMINEE  
CHANGES CO.)

#### **Building Contractor B-1 (General Limited)**

BEAVER BUILDERS – PHILLIP LOLLAR  
EIS COLORADO – VERNON ROBINSON  
GATEWAY BUILDING SYSTEMS, INC. – MARIUS RYGG  
NARVAES WESTERN, LLC. – AMORY NARVAES (REINSTATMENT)

#### **Building Contractor B-2 (General Limited)**

CENTUM CONSTRUCTION, INC. – RYAN CHESNEY

**Building Contractor C (Homebuilder)**

5 STAR HOME CONSTRUCTION, LLC. – GERALDINE DIETHELM (UPGRADE)  
HYLAND DESIGN WORKSHOP – LEVI HYLAND  
JD SERVICES, LLC. DBA PINE MOUNTAIN CONSTRUCTION, LLC. – JEFFREY  
CARNAHAN  
KERMES, LLC. – JORDAN KERMES  
LOGSMITH HOMES – DANNY SCHMEDEMAN (REINSTATEMENT)  
MOUNTAIN VISTA HOMES, LLC. – NATHAN CONLEY

**Building Contractor D-1 (Exteriors)**

ALL PHASE ROOFING, INC. – ROBERTALVAREZ (UPGRADE)  
MCC EXTERIORS, LLC. DBA WILLIAM KNIGHT ROOFING – WILLIAM KNIGHT  
(EXAMINEE CHANGES CO.)

**Building Contractor D-1 (Roofing)**

ABBA’S ROOFING CO., INC. – NICOLE SANCHEZ  
ELK RIDGE CONTRACTORS, LLC. – RYAN MONOHAN

**Building Contractor D-1 (Stucco)**

GREG UNSETH PAINTING & EXTERIORS, LLC. – GREGORY UNSETH

**Building Contractor D-1 (Wood Stove)**

ADVANTAGE FIREPLACE & GAS, LLC. –KEVIN GUINAUGH (ADDITIONAL)

**Building Contractor D5A (Signs)**

ADVANTAGE SIGN – STEVEN SIMANEK  
DENYSE COMPANIES, INC. – MARK DENYSE

**Building Contractor E (Residential Remodeling)**

MANCHU MAINTENANCE – JOHN JEFFRIES (REINSTATMENT)

**Mechanical Contractor A (Commercial)**

3D STAINLESS, LLC. – AUDREY DELGAO – BISSELL  
B.C. BUILDING SERVICES, INC. – JOSHUA SLACK

EXCEL MECHANICAL SYSTEMS, INC. – DARYL SHOUP (CO. CHANGES EXAMINEE)  
FRONT RANGE AQUATECH – RAFAEL AUGUSTA (ADDITIONAL)  
J & J REMODEL, LLC. – JOEL GOUDY  
OVATION HEATING AND AIR – STEVE HEEP (EXAMINEE CHANGES CO.)  
STEPHEN PEACORE – STEPHEN PEACORE (EXAMINEE CHANGES CO.)

**Heating Mechanic IV (HVAC Service Tech)**

ANTHONY KNAPP  
ERIK DEAN  
LEEANDRO GARDUNO (REINSTATMENT)  
TERRY BLAZEK  
WESLEY MILLER JR.

A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Christine Riggs; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor B-1 (General Limited)**

BK CONSTRUCTION COMPANY – BRADLEY KUAN \*

Bradley Kuan appeared and stated he is licensed in Teller, Park and Douglas Counties. He stated he recently passed the ICC Class “A” General Contractor’s examination. He stated he had a framing business from 1993 to 2012, and has been a general contractor since 2012. Mr. Kuan stated he is requesting this license to build a home and some storage units in El Paso County. He stated he does not have any ground-up commercial experience, but he has done a number of commercial projects that are not ground-up. He stated he does not have any additional commercial work scheduled to do after the storage limits. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “B-1” (General Limited) License, limited to two open “B-1” permits, until completed, unlimited below, at which time Mr. Kuan can work with RBD staff to have the restrictions removed, seconded by Michael Rowe; the motion carried unanimously.

TOTAL BUILDING CONCEPTS, LLC. – EDWARD JANEZICH (EXAMINEE CHANGES CO., UPGRADE) \*

Edward Janezich appeared and stated he currently has a “B” License in Pueblo County; and he previously had a “C” License in El Paso County, but he let it lapse. He stated he would like to be granted a “B-1” License under the new company name of Total Building Concepts, LLC. He stated his long-term plans are primarily for residential work, but he has commercial

experience and would like to have the ability to pull a “B” permit in El Paso County, should the occasion arise. Mr. Janezich stated currently he does not have any work lined up to do in El Paso County, but he will be building 27 homes in Pueblo for an investor, and he may do some additional work for this same investor in El Paso County. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of the reinstatement of a “C” (Homebuilder) License, under the name of Total Building Concepts, LLC, seconded by Christine Riggs; the motion carried unanimously.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:53 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg