

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## LICENSING COMMITTEE MINUTES

March 14, 2018

10:00 a.m.

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

MEMBERS ABSENT:

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official  
Ms. Virginia Koulchitzka, Regional Building Counsel  
Mr. Jay Eenhuis, Deputy Building Official - Plans  
Mr. John Welton, Deputy Building Official – Inspections  
Mr. Bert Warchol, Chief Building Inspector  
Mrs. Rebecca Mulder, Licensing Supervisor  
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Loren Moreland called the meeting to order at 10:00 a.m.

### 1. **CONSIDERATION OF FEBRUARY 14, 2018 LICENSING COMMITTEE MINUTES**

A motion was made by Christine Riggs to **APPROVE** the February 14, 2018 Licensing Committee Minutes as written, seconded by Mark Mahler; the motion carried unanimously.

### 2. **COMPLAINTS**

There were no Complaints to discuss.

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

#### **Building Contractor A-1 (Commercial)**

CHRISTOFFERSON COMM BLDRS INC. – COLIN CHRISTOFFERSON (SECONDARY EXAMINEE)

FALCON BUILDERS LLC – JOSEPH EISENBRAUN (EXAMINEE CHG. CO.) SMITH

GOODWIN KNIGHT, LLC – ANDREW MULLETT

JORDY & COMPANY DBA JORDY CONSTRUCTION – WAYNE PECK  
NORTHSTAR CONSTRUCTION MANAGEMENT CO, INC. DBA BURMAN  
COMPANIES – HOWARD MANGUM

**Building Contractor A-2 (Limited Commercial)**

GARNEY COMPANIES, INC. – RONAL ECKDAHL

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

BCC BUILDERS – CODY SCHUMANN  
GOLDEN SANDS GENERAL CONTRACTORS, INC – DAVID MEYER  
PEGASUS CONSTRUCTION, INC. – BRUCE LININGTON  
PROJECT BUILDERS INC. MICHAEL BOUDOUCIES  
TOP GUN CLEANING & RESTORATION, INC – RODNEY CRUCE (COMPANY CHG  
EXAMINEE)

**Building Contractor B-2 (Limited Commercial)**

AVCON CONSTRUCTORS, INC. – ANDY VIGIL  
KEYSTONE CONSTRUCTION OF THE ROCKIES INC. – GEORGE MATTY  
(COMPANY NAME CHANGE)

**Building Contractor C (Homebuilder)**

ASPEN ROOFING AND RESTORATION – ADRIAN ROMAN  
GERMAN CONSTRUCTION LLC – DAMON GERMAN  
IRT – DANIEL HALL  
K.L. FOLK – KENNETH FOLK  
THE CRAFTSMAN – STEVEN WHITE (EXAMINEE CHG CO)

**Building Contractor D1 (Foundation Repair)**

PAT THE PLUMBER – PATRICK LEMLEY  
STRUCTUAL STABILIZATION, INC. – GREGORY MACNEIR

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

FAMILY HOME IMPROVEMENTS – KINDALL

**Building Contractor D1 (Exteriors)**

BETTER RENOVATIONS, INC. – MAOZ KOCHAV

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

MONSTER STUCCO, INC. - EDUARDO MADERA

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

HEARTHOUSE CREATIONS, INC. – GABRIELLE DUROCHER

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

CENTERLINE SOLUTIONS LLC. – GEOFF GALLINGER  
RSDS CONTRACTING – RICHARD STWALLEY  
WYCO FIELD SERVICES, LLC – GRORY HISEL

**Building Contractor D-2A (Wrecking)**

MERCHANT DEMOLITION – JONATHAN DITTMAR

**Building Contractor E (Maintenance Remodeling)**

CHEYENNE MOUNTAIN ROOFING – JUSTUS WHIPKEY (EXAMINEE CHG. CO.)  
HOME PRIDE HANDYWORKS LLC – GLEN EITEMILLER  
TURN IT UP LLP – GEOFF BURGESS

**Building Contractor F-1 (Solar)**

CJR PARTNERS LLC DBA SOPRIS – DENNIS PFOHL

**Mechanical Contractor A (Commercial)**

CUSTOM SIR INC. – BENJAMIN COTTRELL  
GAS DETECTION SERVICES, LLC – GILBERT DOCTORFF (REINSTATEMENT)  
JOHNSON HEATING & PLUMBING- RICHARD N. JOHNSON (EXAMINEE CHG CO.)  
J VERNON PLUMBING – JIM VERNON  
LENNOX NATIONAL ACCOUNT SERVICES – KENNETH JORDAN  
WN, LLC DBA THE WIRENUT – JULIAN HUNTER

**Mechanical Contractor B (Residential)**

OAKVIEW INVESTMENTS LLC. DBA OAKVIEW MECHANICAL – SCOTT NOFZINGER

**Mechanical Contractor C1 (Gas Piping)**

REIGN OF FIRE – JEFF FRAY

**Mechanical Contractor E (Elevator)**

ASCENT MOBILITY SOLUTIONS INC. – GREG SHEPHERD

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

ANTHONY YOUNG  
BLAINE AKIONA-BANNER  
BYRON SPENCER  
BRYAN TURANO  
CHRISTOPHER HAINAULT  
DANIEL AGUILAR  
FRED CLARK  
GERALD SMITH (REINSTATEMENT)  
MICHAEL BRYANT  
STEFAN SHIHADDEH

A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of the Consent License Requests, seconded by Neil Case; the motion carried unanimously.

**LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor A-1 (Commercial)**

A NEW LAND AND HOME LLC – ROBERT LIPSEY

Robert Lipsey appeared and stated he is developing 160 acres in the Yoder area, which is the reason for this license request. He stated the homes will be modular homes, and he will be doing the foundation work for those homes. He stated he has done a number of projects for the Department of Defense and the Forest Service in Grand Junction, Fort Hood, and New Orleans. Mr. Lipsey stated his future plans are to also build apartment buildings in the Colorado Springs area. John Welton stated an apartment complex can be built with a B-1 license, unless it has a clubhouse, which would require an “A” license. He stated Mr. Lipsey

does not have any other licenses in El Paso County. Mr. Lipsey stated he has some investors that he plans to work with to build apartment complexes and hotels in the Colorado Springs area. He stated while working with his father's general contracting company in Texas, he was the project and site manager, and they built two churches in Texas. He stated the development in the Yoder area has been subdivided, platted and at least one of the roads has been put in; he stated he has homes ready to be delivered. Loren Moreland stated the references that Mr. Lipsey has provided does not show adequate experience for an "A" License. Mr. Lipsey stated he would like to withdraw his request for an "A" License and he is willing to accept a "C" (Homebuilder) License today, so he can get started with his development. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a "C" (Homebuilder) License, limited to two ground-up permits, until completed, unlimited below, and Mr. Lipsey can work with RBD staff to have the restriction removed, seconded by Mark Mahler; the motion carried unanimously.

#### SAUVE CONSTRUCTION – MICHAEL SAUVE

Michael Sauve appeared and stated he would like to withdraw his request for an "A-1" License and change his request to a "B-1" License. He stated his business objective is to expand into the Colorado Springs area because he has family in this area. He stated his plans are to perform commercial tenant finishes. He stated he is currently working on a tenant finish for a medical facility in Aurora, Colorado. Neil Case stated Mr. Sauve's references are for gutters and decks. John Welton stated he received additional references today from Mr. Sauve, and Chairman Moreland stated these references reflect light tenant finish work. Scot Gring stated Mr. Sauve's new references still do not appear to be adequate for a "B-1" License. Mark Mahler stated Mr. Sauve does not appear to have any ground-up experience to justify a "B-1" License. Mr. Gring suggested that Mr. Sauve accept an "E" License until he obtains some additional experience in this jurisdiction. Mr. Sauve stated he is willing to withdraw his request for an "A" License, and he would like to request an "E" License. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an "E" License, seconded by Christine Riggs; the motion carried unanimously.

#### **Building Contractor C (Homebuilder)**

#### AGAINST THE GRAIN INC. - EBEN FOREST

Eben Forest appeared and stated he began doing remodeling work in 2003 in Crested Butte, Colorado, and moved to Longmont in 2006 and worked in residential construction. He stated he then moved to Denver where he worked for another general contractor building high end custom homes. He stated his plans are to build small efficient homes in this community. Mr. Forest stated he is requesting a provisional "C" License to get started with his first house. Scot Gring stated he does not feel Mr. Forest has adequate experience for a "C" License. He stated he feels Mr. Forest should work in with experienced "C" Licensee to gain additional experience. Mr. Forest stated he would like to withdraw his "C" License request and apply

for an “E” License. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an “E” License, seconded by Mark Mahler; the motion carried unanimously.

**THE MITCHELL STEPHEN COMPANY – MITCHELL SIKICH**

Mitchell Sikich appeared and stated he is here requesting a “C” License, because the banks are now requiring that you be a licensed builder to pull a homeowner permit. He stated he has been a foundation contractor by trade for the past 20 years. Michael Rowe stated banks, in general, are moving in the direction that homeowners must be builders to pull a homeowner permit. Mr. Sikich stated he has built three homes under homeowner permits. Kathy Sikich stated her husband’s plans are to build a new home every two years. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “C” (Homebuilder) License, seconded by Mark Mahler; the motion carried unanimously.

**4. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

**5. NEW BUSINESS**

a) Farewell to Neil Case

Roger Lovell presented RBD staff’s appreciation plaque to Neil Case and thanked him for his time and dedication to the Mechanical, MEP, and Licensing Committees over the past eight years.

Jay Eenhuis introduced Chris Freer, who will be taking the Engineer’s position on the Licensing Committee.

The meeting adjourned at 10:56 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg