

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MINUTES

April 11, 2018

9:00 a.m.

MEMBERS PRESENT: Chairman Loren Moreland
Mark Mahler
Scot Gring
Christine Riggs
Christopher Freer

MEMBERS ABSENT: Jim Rose
Michael Rowe

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official - Plans
John Welton, Deputy Building Official – Inspections
Jack Arrington, Chief Plumbing/Mechanical Inspector
Rebecca Mulder, Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Loren Moreland called the meeting to order at 9:02 a.m.

1. CONSIDERATION OF MARCH 14, 2018 LICENSING COMMITTEE MINUTES

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

2. COMPLAINTS

- a) A Complaint has been brought against Robb Peters, licensee for RP Integrity LLC, by Donna Haas for pulling a permit for an unlicensed contractor to do work at 10755 Squawbush Loop, Peyton, Colorado, in violation of Section RBC201.11.3, Nos. 1 and 3, 2011 Pikes Peak Regional Building Code.

Donna Haas appeared by telephone and was sworn in; Robb Peters appeared and was sworn in; and all other parties testifying were sworn in. Ms. Haas stated her contract was with Chris First, and she discovered that he failed to pull a permit for the work he was doing on her home. She stated Mr. First produced a permit that was pulled by Robb

Peters with RP Integrity LLC. She stated she does not have a contract with Mr. Peters and she has never met him. Scot Gring noted that the permit was pulled approximately 60 days after the contract date. Fred Haas also appeared by telephone and was sworn in. Rebecca Mulder stated Robb Peters has been licensed with RBD since May of 2012, and has pulled 107 total permits; 103 of those permits are complete, two are voided, and two are currently open. She stated Mr. Peters has a "C" License, and the permits are primarily for siding and remodel work; and this is the first complaint for this contractor. She stated Mr. First requested a provisional license on March 12, 2018, which was denied, but he has filed a license application and will be here for his license request later in the meeting.

Robb Peters stated he pulled the permit for Chris First with the understanding that he would be finishing the job for Mr. First. He stated before he could go out to the job, Mr. First called and told him he was having trouble with the homeowners and he did not need to go out to the jobsite. He stated he received the 20-Day Notice shortly after pulling the permit, and he contacted Ms. Koultschitzka at that time. Mr. Peters stated he did not know Chris First prior to pulling the permit for this project, but Mr. First did come to RBD with him to pull the permit.

Mrs. Haas stated she does not want Robb Peters to work on her home, and she is getting estimates from other contractors to finish the project.

A motion was made by Scot Gring to recommend to the Board of Review that a One-Year Incident Report be put in Robb Peters' contractor file, with the stipulation that Mr. Peters void the permit on Donna Haas' home today, seconded by Christine Riggs; the motion carried unanimously.

- b) A Complaint has been brought against William Jackson, licensee for Jackson Homes LLC, by Tony Hillard and Tracy Carlson for performing electrical work at 17295 Colonial Park Drive, Monument, Colorado, without the proper license and permits, in violation of Section RBC201.11.3, Nos. 5 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Tony Hillard appeared and stated he hired Jackson Homes to do a full kitchen remodel, and they had a series of incidents wherein the kitchen flooded repeatedly, and there were issues with the electrical work. He stated the cabinets were screwed into a 3" drain pipe, which caused additional flooding and damaged their newly finished hardwood floors. He stated he contacted RBD staff and Rebecca Mulder informed him that Mr. Jackson did not have the proper license to do plumbing and electrical work. Mr. Hillard stated at this point, they have to completely redo their kitchen.

Jina Koulchitzka stated Mr. Hillard submitted a letter, dated January 29, 2018, signed by Edward Kovar, Master License No. 25763, State of Colorado, Electrical Contractors License No. 5227, State of Colorado, which details his findings of the damage done to the homeowners' kitchen by Jackson Homes, as follows: wiring in island with no physical protection, no GFI protection for the cooktop 120 volt receptacle, wall oven needs breaker lockout at GFI/AFCI combination breakers to circuit that were reworked in island per NEC and PPRBD, extend wiring for disposal from existing location to receptacle that is accessible inside the cabinet, add GFI/AFCI breaker for the circuit, disconnect wall oven and reconnect after new cabinets are installed. Any findings after cabinets are removed will be assessed and charged separately.

Ms. Mulder stated Mr. Jackson has been licensed with RBD since 2013; he has pulled a total of 469 permits; 458 of those permits have been completed; five are currently open, and five are voided. She stated a permit was not pulled for this project. She stated this complaint primarily concerns electrical work, which was the only item requiring a permit.

Dean Wemmer stated he looked at this project to see what was done that required a permit and discovered that a microwave was installed and an outlet was installed for Christmas lighting. He stated he sent an inspector out to this home who discovered additional work that was done that was not part of the original scope of work.

William Jackson stated the contract did not have the microwave as part of the contract, and he has emails from the homeowner stating that he, the homeowner, installed the electrical work himself. Mr. Jackson stated his employees did not install the microwave circuit. He stated he understands that the homeowners have filed a claim against his liability insurance, and he wants them to get their house put back together.

In response to a question asked by the Licensing Committee as to why it had taken several months for the homeowners to file a complaint, Tracy Carlson stated they did not know the severity of the work done by Jackson Homes until recently when they had another contractor assess the damage. Tony Hillard stated they only hired their own contractors to fix the damage done by Jackson Homes. He stated the people that Mr. Jackson sent out to work on his home were not experienced to do this work. He stated they left bare wires exposed for a period of time. Mr. Hillard stated Mr. Jackson's employee at that time, Eduardo Morfa, tried to reconnect their oven and was having trouble with the wiring and called Mr. Jackson and informed him that he was "uncomfortable" reconnecting the wiring for the oven.

Mr. Jackson stated as far as he knows, he and his company did not do any work that required a permit. Dean Wemmer stated the disconnect and reconnect of an electrical appliance does not require a permit, but the installation of electrical receptacles does require a permit. He stated if homeowners install receptacles in their own home, a permit is not required, but they do have to meet Code requirements; however, if a contractor does this work, a permit is required. He stated if an existing receptacle is removed and an existing receptacle is reinstalled, a permit is not required. Tony Hillard stated new receptacles were installed.

Loren Moreland stated this contractor has 469 permits, and this is the first complaint. A motion was made by Scot Gring to recommend to the Board of Review that a One-Year Incident Report be put in William Jackson's contractor file, seconded by Christine Riggs; the motion carried 4:0; the motion **FAILED**; and was therefore **DENIED**.

A motion was made by Scot Gring to **DISMISS** this complaint and let it be resolved in a civil matter, seconded by Christine Riggs; the motion carried 3:1. Mark Mahler opposed.

Break from 10:30 a.m. to 10:38 a.m.

- c) A Complaint has been brought against Daniel Suarez and Raquel Ramos, licensee for D&R Construction and Stucco, by Therese Krieber for performing work at 2815 and 2885 South Calhan Highway, Calhan, Colorado prior to pulling a permit, in violation of Section RBC201.11.3, Nos. 1 and 5, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Therese Krieber appeared and stated she hired Raquel Ramos to do work at her home, which included reroofing two manufactured homes, and a barn. She stated she purchased the materials herself and Ms. Ramos just had to pull the permits and do the labor. She stated the crew was borrowing her tools, and she found the work to be substandard; so she contacted RBD and discovered that permits were not pulled for the work that had been commenced. She stated Ms. Ramos filed a lien on her property for work that was not completed.

Rebecca Mulder stated Ms. Ramos has been licensed with RBD since 2005 with a "D-1" (Exteriors) license to do stucco, siding, and reroofing work. She stated the licensee was originally licensed under All Around Roofing and went through a name change last year to D & R Roofing.

Ms. Krieber stated the work commenced December 20, 2018; and Ms. Mulder stated the permits were pulled February 6, 2018. She stated under All Around Roofing, the company pulled 82 permits; 66 of those permits were completed; and 16 permits were

voided. She said under D & R Construction and Stucco, the company has pulled 24 permits; 16 have been completed; 4 have been voided, and 4 remain open. Ms. Krieber stated she has hired another contractor to finish the project.

Luke Sanderson appeared and stated that the two reroofs were being done on both manufactured homes at this property; one house was completed, and the other home was 90 percent completed.

Raquel Ramos appeared and stated she is the license holder, and has been licensed since 2005. She stated she was hired as a subcontractor through Storm Guard, and this homeowner was working as a sales representative for Storm Guard at that time. She stated the roof on the homeowner's property was done, with the exception of "tweaking", i.e. punchlist items. Ms. Ramos stated the projects were 91% completed when the work was stopped. She stated Ms. Krieber was responsible for paying for the permits with the insurance money, and she informed the homeowner with a text message that the permits still had to be pulled. She stated Ms. Krieber still owes her \$23,000, and she still owes her crews for this work. She stated she has hired an attorney to file a civil lawsuit against this homeowner.

Mark Mahler stated the issue is work without a permit. A motion was made by Mark Mahler to put a One-Year Incident Report in Raquel Ramos' contractor file, seconded by Scot Gring; the motion carried unanimously.

3. **CONSENT LICENSE REQUESTS**

Building Contractor A-1 (Commercial)

CRAFT CONSTRUCTION COMPANY – JANUSZ NOWAK
DDR-33 – DWIGHT RINIGLER (NAME CHANGE)
EAGLE EYE ELECTRIC, LLC – NICHOLAS LATIER (EX. CHGS. CO.)
NORTHRIDGE CONSTRUCTION, INC. – CASSANDRA SPRADLIN

Building Contractor A-2 (limited Commercial)

HANNA DESIGN GROUP, INC. – JASON MICK
TUTT SERVICE ENTERPRISES – RUSSELL TUTT

Building Contractor B-1 (General Limited)

IMAGINE IT BUILDERS – KRISTOPHER ADKINS
NATIONAL COMMERCIAL BUILDERS, INC. – WILLIAM ROBINSON

ROCKY VIEW CONSTRUCTION LLC – ORVA YODER
S.F. SCHNEITER – SAMUEL SCHNEITER

Building Contractor C (Homebuilder)

BRACKEN CONSTRUCTION, LLC – JASON BRACKEN
BUILD & PLANT GLOBAL DBA BPG CONTRACTORS – RAWN STULL
CONFIDENT COATINGS & EXTERIORS INC. – PATRICK RAFFERTY (EX. CHGS.
CO)
DORMAN ASSOCIATION MANAGEMENT – RUDY THOMPSON
GTS CONSTRUCTION, INC – EUGENE SANDOVAL
MUVENTURES, LLC – STEPHEN UVEGES (NAME CHANGE)
ROCKY MOUNTAIN HOMEBUILDERS INC. – GARY GRACE
SNIDER CUSTOM HOMES LLC DBA G.J. GARDNER HOMES – WILLIAM
WAGNER(EX. CHAGS. CO.)
THE CASCADE ASSOCIATES – MATTHEW KING (NAME CHANGE)
THORNE BUILDERS LLC. – RANDY THORNE
TRAVIS HALL CONSTRUCTION LLC – TRAVIS HALL
T.W. CONSTRUCTION – TODD WORKMAN

Building Contractor D-1 (Exteriors)

DONE RIGHT ROOFING & EXTERIORS – PATRICK HERNANDEZ (EX. CHGS. CO.)

Building Contractor D-1 (Foundation)

PILAR CUSTOM CONCRETE – JOAQUIN VELAZQUEZ

Building Contractor D-1 (Roofing)

ALL RITE CONTRUCTION – SHILOH ALVARDO
AX ROOFING, LLC – BRADEN BARNES
CS QUALITY ROOFING & GUTTER – ORLANDO SANCHEZ PENALOZA
ECOMARK CONSTRUCTION SERVICES, INC – JERRY MALCZEWSKI
(ADDITIONAL LICENSE)
ELEMENT EXTERIORS LLC – KATLYN DECKER
ENERGY ADVANTAGE ROOF AND SOLAR – JEREMIAH BROZ
GREEN BUILT – SCOTT BISLAND (EX. CHGS. CO)
HOLLADAY GRACE ROOFING – ROEL GRIMALDO (EX.CHGS. CO)
INSIDE OUT ROOFING AND RESTORATIONS, LLC – KINDALL OCONNOR (NAME
CHANGE)

NEW ERA LA ROOFING – LUIS ALVARDO
PIONEER ROOFERS – TROY MEEHLEIS
ROOF WORX, LLC – EDWARD THOMAS (ADDITIONAL LICENSE)
T3 ROOFING – JAMES ROLLINS
TUSCANY EXTERIORS, LLC – ROBERT FRATES

Building Contractor D-1 (Stucco)

PUEBLO WEST STUCCO & STONE – ROBERT WHITAKER (EX. CHGS CO.)

Building Contractor D-5A (SIGN)

168 SIGN – KWOK AUYENG
EAS CREATIVE CONSORTIUM – SAM TEETERS
EVERSIGN LLC DBA CONCEPT SIGN & GRAPHICS – MATT EVERHART
(REINSTATEMENT)
PRISMVIEW, LLC – PAUL MARHOFER

Building Contractor E (Residential Remodeling)

BLACK FOREST HOME IMPROVEMENTS – GERALD JOHNSON (NAME CHANGE.)

Building Contractor F-1 (Solar)

HOME ELECTRIC, LLC – MICHAEL HENERY (EX. CHGS. CO.)

Mechanical Contractor A (Commercial)

CHRIS WINSTEAD – CHRIS WINSTEAD (EX. CHGS CO.)
JKL SHEETMETAL – JOSEPH DALY
LG MECHANICAL – LUCAS GAWRYL
PATRIOT AIR CO. – WILLIAM GATLIN

Mechanical Contractor B (Residential)

1ST CLASS HEATING & COOLING – PETER USON
PREFERRED HEATING & COOLING – DANIEL RASBACH

Heating Mechanic IV (HVAC Service Tech)

ALEX OLIVAS

ANDREW WASINGER
CASEY WALSH
CHRISTOPHER BROWN
COREY ZELLER
DAVID TAYLOR
HUNTER JOHNSON
JAMES WHALEN
JOSHUA HANSON
JOSHUA WOODEN
KENNETH CARPENTER
MICHAEL BRAUTIGAN
STUART BOYDSTON
THOMAS TALMICH
TIMOTHY DOLAN

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

4. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

Building Contractor B-1 (General Limited)

EDDIE MEREDITH CONSTRUCT. INC. - CHARLES MEREDITH

Charles Meredith appeared and stated he has been working in the construction industry since 1998. He stated he tried to pull a permit for a project, and was told that his license did not allow him to work on an 8-plex. He stated this motivated this license request; he took the test and applied for the license. John Welton stated Mr. Meredith was granted a provisional license for four months and up to four permits, and the four months have expired. He stated Mr. Meredith has pulled one commercial permit under this provisional license. He stated the commercial project performed by Mr. Meredith went very well. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “B-1” (General Limited) License, seconded by Mark Mahler; the motion carried unanimously.

Building Contractor D-1 (Siding)

COMPLETE HOME SOLUTIONS – CHRIS FIRST

Chris First appeared and stated he has been working in the construction industry since 1993, doing primarily home improvement projects. He stated he has been working in El Paso County for 6 to 12 months; and he was unaware that it is against Code to advertise for work

prior to obtaining a license. He stated he does have one contract in place for a new project. Jina Koulchitzka stated RBD has imposed a \$1,000 fine on Mr. First for performing construction consulting and/or construction work in El Paso County prior to obtaining a license, which will have to be paid prior to issuing this license. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “D-1” (Siding) License, with the limitation of four permits, until completed, at which time Mr. First can work with RBD staff to have the restriction removed, seconded by Christine Riggs, the motion carried unanimously.

Building Contractor F-1 (Solar)

RED OAK EXTERIORS, LLC – JEFFREY SPROTT

Jeffrey Sprott appeared and stated he has a “D-1” Exterior License, and 12 years of construction experience. He stated he plans to work for Delucia Solar in the future, which is the reason for this license request. Rebecca Mulder stated Mr. Sproutt was granted a license in April of 2017; he has pulled 6 permits and all have been completed. She stated Mr. Sprott’s references did not pertain to solar experience, which is the reason RBD requested that he appear before the Licensing Committee. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an “F-1” (Solar) License, seconded by Christine Riggs; the motion carried unanimously.

5. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

6. NEW BUSINESS

There was no New Business to discuss.

The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg