

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## LICENSING COMMITTEE MINUTES

July 11, 2018

9:00 a.m.

MEMBERS PRESENT: Chairman Loren Moreland  
Mark Mahler  
Jim Rose  
Scot Gring  
Christine Riggs  
Michael Rowe  
Christopher Freer

MEMBERS ABSENT:

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

PROCEEDINGS:

Chairman Loren Moreland called the meeting to order at 9:01 a.m.

### 1. CONSIDERATION OF JUNE 13, 2018 LICENSING COMMITTEE MINUTES

A motion was made by Christine Riggs to **APPROVE** the June 13, 2018 Licensing Committee Minutes as written, seconded by Mark Mahler; the motion carried unanimously.

### 2. COMPLAINT

a) A Complaint had been brought against Timothy Prime and Anthony Cerciello, licensees for Berwick Electric Co., by Joyce Martinez for performing work at 1428 North Prospect Street, Colorado Springs, Colorado prior to pulling a permit, in violation of Section RBC201.11.3, Nos. 1, 5 and 6, 2011 Pikes Peak Regional Building Code. *This Complaint was heard by the Licensing Committee on May 9, 2018, and the Complainant **POSTPONED** it for 30 days so she could attempt to reach an amicable resolution with Berwick Electric. On June 12, 2018, the complainant, Joyce Martinez, contacted RBD staff and requested that this complaint be **POSTPONED** for an additional 30 days because she was ill and unable to attend the June 13, 2018 Licensing Committee meeting.*

Rebecca Mulder stated Berwick Electric (“Berwick”) pulled the permit on May 9, 2018, and on July 6, 2018 it was inspected and completed. Joyce Martinez appeared, was sworn in, and stated the inspection was performed on July 6<sup>th</sup>; however, the new wiring for the baseboard heating was not inspected. She stated the inspector told her that if Berwick did the wiring he was happy with it; and she was unhappy that she did not receive a more thorough inspection on the electrical permit. She stated in accordance with C.R.S. 12-23-116, regarding construction professionals, Berwick had not met its obligations under that statute. All parties testifying were sworn in. Dean Wemmer stated when there were improvements made in an existing home, not every outlet was inspected; the inspectors did spot checks throughout the house to be certain the installation was Code compliant. He stated RBD staff would be happy to have the installation reinspected. Ms. Martinez stated she had received two home inspections recently and felt she was unable to sell the home due to this issue. Loren Moreland stated Ms. Martinez should be able to sell her home without any issues because the permits have been completed by RBD inspectors.

Mr. Wemmer stated he would recommend that Ms. Martinez allow RBD staff to reopen this permit and have the electrical system reinspected. A motion was made by Scot Gring to **POSTPONE** this complaint for 30 days, seconded by Mark Mahler; the motion carried unanimously.

- b) A Complaint had been brought against John Raptis, licensee for Rockwood Homes, LLC, by Pikes Peak Regional Building Department for commencing work on the following project prior to pulling a permit: 6516 Folsom Heights, Colorado Springs, Colorado, in violation of Section RBC201.11.3, Nos. 1, 2, 5 and 6, 2011 Pikes Peak Regional Building Department.

All parties testifying were sworn in. Bert Warchol stated he had a meeting with John Raptis on March 14, 2018 because he became aware that Mr. Raptis was commencing work on three single family homes prior to pulling a permit. He stated he then learned that there were five additional homes that were commenced prior to pulling a permit by Mr. Raptis. He stated Mr. Raptis was charged a total of \$2,000 in fines for 8 permits. Mr. Warchol stated he informed Mr. Raptis that if this situation occurred again, he would be brought before the Licensing Committee. He stated the time span between the commencement of work and the time the permit was pulled was almost a month. He stated Mr. Raptis was “old school” and made it clear that paying the fines was not an issue for him.

John Raptis stated the permitting process was simple, but it was everything leading up to the permit that was very time consuming, i.e. DRE and Zoning, which can take a week to get approval from those two entities. He stated he chose to pay the fines so he could move on with his projects. He stated he had pulled 17 permits since March 14, 2018. Mr. Raptis stated the project that was the issue of this complaint was part of the group

started prior to March 14<sup>th</sup>; therefore, he did not violate his verbal agreement with Mr. Warchol. Mr. Raptis stated he was the only one pulling permits under his license. He stated the foundations for his homes were not part of the building set, and Mr. Moreland reiterated that any type of work, including foundations, cannot be commenced prior to pulling a permit.

Rebecca Mulder stated Rockwood Homes does not carry Workmen's Compensation Insurance. She stated Rockwood Homes had been in business since 2013, and prior to that Mr. Raptis carried a license under Calico Homes. She stated Mr. Raptis pulled 115 permits under Calico Homes, and 75 permits under Rockwood Homes, for 101's, decks, and remodels. Ms. Mulder stated Mr. Raptis currently holds a "B-1" License.

Jina Koulchitzka asked Mr. Raptis if he voluntarily notified RBD staff of the issue with this permit in the time period between the March 14<sup>th</sup> meeting and PPRBD's discovery of the additional non-permitted project subject to this complaint. Mr. Raptis answered "no". Mr. Raptis stated this project was part of the first group of projects started prior to the March 14<sup>th</sup> meeting with Mr. Warchol, and he did not talk to him again until May 22<sup>nd</sup> when this violation was pointed out to him. He stated the 17 permits pulled since March 14<sup>th</sup> were not commenced prior to pulling permits.

Michael Rowe asked Mr. Raptis if he poured any foundations prior to pulling a permit after his March 14<sup>th</sup> meeting with Bert Warchol, and Mr. Raptis replied "no". He stated as the violations were discovered, the fines were paid. Scot Gring and Mark Mahler both stated they were concerned about Mr. Raptis' total disregard for the Code and following standard procedure for obtaining permits. A motion was made by Scot Gring to recommend to the Board of Review that a Letter of Reprimand be placed in John Raptis' contractor license file, and his license shall be locked for 60 days, conditional that no future violations shall occur during the next 60 days, and the restriction could be released at the discretion of RBD staff, seconded by Mark Mahler; the motion carried unanimously.

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

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

ADVANTAGE LOG HOMES, INC. DBA ABOVE TREELINE CONSTRUCTION, INC. –  
LEE CHAPIN  
MJM CONTRACTING, INC. – MARK AMANICH (NAME CHANGE)  
PRO WALL SYSTEMS LLC – DARREN WILLIAMS (NAME CHANGE)  
STRUCTURE TONE SOUTHWEST, LLC – ANDREW RIELA

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

ZERNCO, INC. – JASON BOLING

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

BLUSKY RESTORATION CONTRACTORS, LLC – DREW BISPING  
BRECKENRIDGE CONSTRUCTION, LLC – FRED BRECKENRIDGE (COMPANY  
CHANGES EXAMINEE)  
HARVEY, INC. – SAMUEL BIRCH  
INTERSTATE RESTORATION, LLC – FIRMAN BORDEN  
PRIDE CONSTRUCTION, LLC – RANDY KENNEDY

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

ETHOS DISTRIBUTED SOLUTIONS, INC. – MITCH REECE  
RIZE CONSTRUCTION, LLC – KENNETH PATTON (ADDITIONAL LICENSE)

**Building Contractor C (Homebuilder)**

ACCUTECH SERVICE – KENTON WIERMAN  
ASPEN VIEW HOMES – CURTIS SIMPSON (ADDITIONAL EXAMINEE)  
GALLERY BUILT ROOFING – DANIEL WINDMUELLER  
JUSTIN ROETHLER - JUSTIN ROETHLER  
SUMMIT RIDGE HOMES LLC – JOHN VASILAKIS (EXAMINEE CHANGES  
COMPANY)

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

EAGLE EYE EXTERIORS – JON ZAGER  
GARDNER CONTRACTING – CHARLES GARDNER  
HEARTLAND CONSTRUCTION SERVICES, LLC – JOSEPH REINHARD  
PACHNER EXTERIORS LLC – TROY PACHNER  
R4 ROOFING & EXTERIORS LLC – JOE REZZONICO  
URBAN EXTERIORS, LLC – JOHN HESS  
VIET Q NGUYEN – VIET NGUYEN  
WERNER RESTORATION – CHRISTOPHER WERNER

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

AAM, INC. – ANDY MILLER (REINSTATEMENT)  
ABSOLUTE QUALITY CONSTRUCTION AND SOLAR PANEL LLC – KAMERON

MURDOCK

ADDED VALUE EXTERIORS – JEFFREY KARSTENS (EXAMINEE CHANGES COMPANY)

APPLE ROOFING, LLC – DUSTAN BIEGLER

BARUCH CONSTRUCTION, INC. – EDWARD BARUCH

BEYOND ROOFING, LLC – DARIN JOHNSON (CO. CHANGES EXAMINEE)

CAPITAL ROOFING & RESTORATION – GARRETT LISTER (REINSTATEMENT)

CENTENNIAL GROUP LLC DBA STATE ROOF & SOLAR – NIKOLAS GOODWIN - (NAME CHANGE)

COLORADO ROOF BUILDERS LLC – THOMAS CAMPBELL

CRAWFORD ROOFING LLC – JASON TREXEL

CROWN EXTERIORS, LLC – JEFFREY PELLETIER

E. ESQUIVEL ROOFING – KENNETH ROBERTS

FBO CONTRACTING – CLAY STORER

FLYNN BEC, LP – ALEXANDER VAN SCHMITT (NAME CHANGE)

FRONTIER RESTORATION LLC – GEORGE GIBSON (REINSTATEMENT)

GREATER FRONT RANGE ROOFING – MATTHEW LUCAS

IN - EX DESIGNS & ROOFING – SCOTT LYNN (ADDITIONAL LICENSE)

INSURANCE MEDIATORS LLC – ANDREW CLOUGH

INTEGRITY ROOFING SERVICES, LTD – RICHARD ESTESS (REINSTATEMENT)

K & N CONSTRUCTION LLC – ALICIA SCOTT

LEGACY EXTERIORS, LLC – JAMES GOLOB

MONARCH CONSTRUCTION AND ROOFING – EDWARD CAVE (REINSTATEMENT)

MODERN-DAY ROOFING AND EXTERIORS – CLIFFORD STAHL

NTS CONSTRUCTION, LLC – BRANDY ELSOM

PIONEER CONSTRUCTION, LLC – NOAH CLINGAN

PRIMESTAR PROPERTY SOLUTIONS – MATTHEW VANGELS

PRIME TIME ROOFING LLC DBA CR 365 LLC – JOSEPH MASSAROTTI

PROPERTY PROS, INC. – MICHAEL MERELLI

R4 ROOFING & EXTERIORS LLC – JOE REZZONICO

REGIONAL TOWN CENTER, LLC – MICHAEL O'BRIEN

STONESCPE STEEL ROOFING & CONSTRUCTION – ERIKA GIRARD

SUPERIOR ROOFING & EXTERIORS – TIMOTHY MUIR

SUMMIT RESTORATIONS INCORPORATED – EDWARD SHEILS

TRIPLE G ROOFING INC. – GUADALUPE GUARDADO

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

AFFORDABLE ROOFING & CONSTRUCTION LLC – JOHN WILSHUSEN (ADDITIONAL LICENSE)

BARUCH CONSTRUCTION, INC. – WILLIAM BARUCH

BBLR, LLC DBA ROPA ROOFING – BRENT ROPER (ADDITIONAL LICENSE)

GREEN E BUILT CORPORATION – SCOTT BISLAND (ADDITIONAL LICENSE)  
IN - EX DESIGNS & ROOFING – SCOTT LYNN (REINSTATEMENT)  
MCINTYRE CORPORATION DBA TOTAL ROOFING – DAVID FINCH  
MOUNTAIN STATES HOME IMPROVEMENT – ROBERT HINSEY (ADDITIONAL LICENSE)  
R & C ROOFING – DAMON CRIPPEN  
SAFE HOUSE EXTERIORS, LLC – CHRIS GARLAND (ADDITIONAL LICENSE)  
SUPERIOR ROOFING & EXTERIORS – TIMOTHY MUIR

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

COLORADO STONework – NIKOLIN PALOKA (ADDITIONAL LICENSE)

**Building Contractor D2A (Wrecking)**

TRINITY EXCAVATING & DEMOLITION – JEREMY JARAMILLO

**Building Contractor D-5A (Sign)**

AFFORDABLE SIGNAGE OF COLORADO, LLC – RICHARD CARRASCO

**Building Contractor E (Maintenance & Remodeling)**

BARUCH CONSTRUCTION, INC. – WILLIAM BARUCH  
BONNIE BUILT HOMES, LLC – BONNIE VAN GORDER (NAME CHANGE)  
FROM A HOUSE TO A HOME, LLC – SERGIO GOMEZ  
MONTANE CUSTOM BUILDERS, LLC – MATTHEW CRANE  
SOCO CONSTRUCTION LLC – COREY GREEN

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

ECOMARK SALES, INC. – JACOB DIRE (EXAMINEE CHANGES COMPANY)  
RC HUNT ELECTRIC INC. – RICHARD HUNT (ADDITIONAL LICENSE)  
SIERRA MECHANICAL – DAVID COLLIGAN (ADDITIONAL LICENSE)

**Mechanical Contractor A (Commercial)**

A & A PROFESSIONAL COOLING & HEATING - JOHN-THOMAS MARTINEZ (PROVISIONAL)  
BULLSEYE PLUMBING HEATING & AIR – HEATH BRADLEY (ADDITIONAL EXAMINEE)  
HEATING & PLUMBING ENGINEERS, INC. – JASON KEELER (ADDITIONAL)

EXAMINEE)  
JM MECHANICAL, LLC – MATTHEW LILLYWHITE  
LAKE MECHANICAL – GLENN COLLIVER  
THAYER HEATING AND AIR CONDITIONING – JOEL THAYER

**Mechanical Contractor C-1 (Gas Piping)**

REARDON PLUMBING - CHRISTOPHER REARDON (ADDITIONAL LICENSE)

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

BRIAN HEARM  
IAN WHITTEVEEN  
JEAN-LUC CONQUEST  
MIKEL HIRSCH  
MITCHELL MCBREAIRTY  
ROBERT COSPELICH  
TIMOTHY LEPPEK

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

Break from 10:26 a.m. to 10:35 a.m.

4. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

**Building Contractor C (Homebuilder)**

PIONEER CONSTRUCTION, LLC – NOAH CLINGAN

Noah Clingan appeared. Chairman Moreland stated Mr. Clingan’s contractor file indicates that he had a lack of ground-up experience for this license request. Rebecca Mulder stated Mr. Clingan was a roofing/building inspector for RBD in the past. Mr. Clingan stated he was planning to do remodeling work, and was requesting this license to build homes in the future with a potential partner. Chairman Moreland pointed out that doing inspections and actually doing the work were entirely different matters. Mr. Clingan stated he was currently building a pole barn in Laramie County as a subcontractor. Ralph Kramer appeared and stated he had built several homes and barns in the past, and he was considering going into business with Mr. Clingan, and the Committee stated Mr. Kramer would have to apply for the license under his own name. Scot Gring stated he does not believe Mr. Clingan had adequate experience for a “C” License, and asked Mr. Clingan if he would consider an “E” License. Noah Clingan stated he would like to change his license request to an “E” License. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of an “E” License,

seconded by Jim Rose; the motion carried unanimously. John Welton stated Mr. Clingan could come into RBD on a case by case basis and request an upgrade of his license to do a particular project.

#### PROFESSIONAL HOME SOLUTIONS – KELLY LIVELY

Rebecca Mulder stated Kelly Lively contacted RBD staff to state that he would be unable to attend the Licensing Committee meeting today. She stated Mr. Lively had missed three meetings and would have to reapply for his license.

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

#### NORTHERN LIGHTS EXTERIORS – JAMES HOOVEN

No one appeared. A motion was made by Jim Rose to **POSTPONE** this item until the end of the meeting, seconded by Christine Riggs; the motion carried unanimously.

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

#### HALCON ROOFING AND CONSTRUCTION LLC – MARIA DEL PILAR BURGOS

Maria Del Pilar Burgos appeared and stated she had a roofing license in Pueblo County, and she had done two reroofs to date. She stated she was in business with her husband, but her husband did not speak English, so she was applying for the license. She stated her husband had 7 years roofing experience; she is the project manager and her husband does the work. She stated their long-term plans were to do reroofs in El Paso County. Ms. Burgos stated she had worked as a subcontractor in the past doing roof inspections, and her plans were to do reroofs in El Paso County. A motion was made by Michael Rowe to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, with the limitation of 5 permits until completed, at which point Ms. Burgos could work with RBD staff to have the restriction removed, seconded by Mark Mahler; the motion carried unanimously.

#### SPARTAN RESTORATION LTD – JOEL DANT

Rebecca Mulder stated this applicant is before the Committee today because RBD staff had received a number of calls from homeowners inquiring if Mr. Dant was licensed prior to the license application being submitted, so RBD staff determined that Mr. Dant was marketing and consulting in this area prior to getting a license. She stated Mr. Dant’s application meets RBD’s requirements for this license. Joel Dant stated he is licensed in several jurisdictions, i.e., Castle Rock, Parker, Cheyenne, Tennessee, Arkansas and Ohio. He stated he relocated to Castle Rock in December and submitted his license application to RBD prior to the hail storm earlier this month. He said he works with six different insurance carriers that assign claims to him to take photos and do repairs, if necessary. He stated he had tarped and



covered several roofs, so the owners did not incur water damage, but the work had not commenced on the roofs. Mr. Dant stated he did check with RBD to see if it was acceptable to tarp and patch a roof while waiting for his license to be granted. He stated he had subcontractors working for him, but he had used the same subcontractors for the past 10 years. Mr. Dant stated he was unaware that he could not put his sign out on a project prior to getting his license. He stated he started roofing with his family business when he was in high school, and he is experienced to install any type of roof. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “D-1” (Roofing) License, seconded by Michael Rowe; the motion carried unanimously.

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

SPARTAN RESTORATION LTD – JOEL DANT

Joel Dant stated while living in Ohio, he did 40 to 50 full house wraps per year. A motion was made by Scot Gring to recommend to the Board of Review **APPROVAL** of a “D-1” (Siding) License, seconded by Mark Mahler; the motion carried unanimously.

5. **UNFINISHED BUSINESS**

a) Tabled Items

A motion was made by Mark Mahler to **POSTPONE** the Tabled Items for 30 days, seconded by Christine Riggs; the motion carried unanimously.

6. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 11:17 a.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg