

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

**LICENSING COMMITTEE MINUTES**

December 12, 2018

9:00 a.m.

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

MEMBERS ABSENT:       Scot Gring

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  
                                  Luke Sanderson, Non-Compliance Inspector  
                                  Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Loren Moreland called the meeting to order at 9:00 a.m.

1.       **CONSIDERATION OF NOVEMBER 14, 2018 LICENSING COMMITTEE MINUTES**

A motion was made by Jim Rose to **APPROVE** the November 14, 2018 Licensing Committee Minutes, seconded by Mark Mahler; the motion carried unanimously.

2.       **COMPLAINT**

a) A complaint has been brought against Charles Hormuth, Owner and Licensee, and Scott Ryan, Owner, of Aspen Group Ltd., for pulling permits for an unlicensed contractor, Masterpiece Roofing and Painting, also doing business as Masterpiece Roofing, to perform work at the following property addresses: 616 Fountain Mesa Road, Colorado Springs, Colorado 80817; 11343 and 11351 Berry Farm Road, Fountain, Colorado 80817; and 640, 650 and 745 Calle Entrada, Fountain, Colorado 80817, in violation of Section RBC201.11.3, Nos. 1 and 3, 2011 Pikes Peak Regional Building Code.

Chairman Moreland stated this item had been **POSTPONED** until the February 13, 2019 Licensing Committee Meeting pursuant to the request of the attorney for Aspen Group Ltd.

- b) A Complaint has been brought against Rory Huskin, Licensee for Cornerstone Roofing & Gutters, LLC, by Matthew McFarland for performing work at 120 Eastcrest Court, Colorado Springs, 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. Matthew McFarland appeared and stated he contracted with Cornerstone Roofing & Gutters in June 2018 to replace the roof on his home. He stated he requested an itemized receipt for the work completed, which was delayed and at that time he discovered that a permit had not been pulled for the project. He stated the trash was not removed, the drip edge was not completed, not all of the damaged flashing was completed, and the rotten decking was not replaced. He stated the contractor's equipment malfunctioned multiple times during the project, so he offered his equipment so Cornerstone Roofing & Gutters could finish the work as expeditiously as possible. Rebecca Mulder stated the permit was pulled on December 10, 2018 for this project. Jina Koulchitzka stated a 20-Day Notice was transmitted on November 9, 2018 notifying the contractor of the complaint and the requirement of his appearance at the Licensing Committee meeting.

Rory Huskin appeared and stated the permit for his project was unintentionally overlooked. He stated he did not know until a few days ago that a permit still had not been pulled for the project, so he pulled the permit himself. He stated he had new employees working for him, which was the reason for this permit being overlooked. Rebecca Mulder stated Cornerstone Roofing & Gutters had been licensed since March 2011, and had pulled 865 total permits; 3 were "A" Status; 203 were open; they have 654 completed permits; and 5 permits have been voided. Mr. Huskin stated he had outstanding permits because the homeowners would not allow RBD staff on the roof to do the inspections. Mr. Huskin stated he had now taken over the responsibility of pulling permits for his company, instead of relying upon his employees to do so. He stated he informs his clients that they need to have a mechanical contractor look at the roof vents after he completes the reroof, just to be certain that there were no carbon monoxide issues. A motion was made by Christine Riggs to place a One-Year Incident Report in Rory Huskin's contractor file, seconded by Jim Rose; the motion carried unanimously.

- c) A complaint has been brought against James Stephens, Licensee and Registered Agent for Stephens and Associates, by Pikes Peak Regional Building Department for performing work at 1047 Barbaro Terrace and 1006 Kelso Place, Colorado Springs, Colorado prior to pulling permits, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 2, 5 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. James Stephens appeared with Justin Davis, his construction manager. Bert Warchol stated the permit for 1006 Kelso Place was pulled on April 30<sup>th</sup>, and the footing was inspected on March 23<sup>rd</sup>. He stated the permit for 1047 Barbaro Terrace was pulled on June 15<sup>th</sup>, and the footing was inspected on June 8<sup>th</sup>. Mr. Stephens stated his construction manager that was supervising these projects was no longer working for his company. Rebecca Mulder stated this contractor does have previous issues which were handled administratively through fines with the Department, but these projects were the most recent violations. A motion was made by Mark Mahler to place a Two-Year Incident Report in James Stephens' contractor file with RBD, seconded by Michael Rowe; the motion carried unanimously.

- d) A complaint has been brought against Dwight Ringler, Licensee and Registered Agent for DDR-33, by Cynthia Hill-Jacobson for performing work at 306 Elm Circle, Colorado Springs, Colorado without pulling a permit, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, 2011 Pikes Peak Regional Building Code.

All parties testifying were sworn in. Cynthia Hill-Jacobson appeared by telephone. Ms. Hill-Jacobson stated a large tree fell on her home, and she hired DDR-33 to repair the damages. She stated the rafters and roof had to be replaced and there were cracks throughout her home. Rebecca Mulder stated Mr. Ringler had an "A" License, and he had been licensed since December 2014. She stated during that time Mr. Ringler had pulled 45 permits, 37 have been completed, and 8 were still open.

Dwight Ringler appeared and stated he did not believe a permit was required to replace the rafters. He stated he worked with RBD staff regarding this issue and pulled a permit for the project. He stated the homeowner would not allow him access to the home to inspect the work that was completed. Chairman Moreland requested that Ms. Hill-Jacobson allow RBD staff access to inspect the work that was completed. Ms. Hill-Jacobson stated one of Mr. Ringler's employees sent her a text posing as an RBD employee to look at the project. She stated she had learned that this person was not an RBD employee. Luke Sanderson confirmed that Mr. Ringler's employee did send Ms. Hill-Jacobson a text message, a copy of which had been submitted to RBD, and which was read on the record. Bert Warchol stated the photographs that were taken were given to RBD staff for purposes of an inspection, but access to the attic was required by RBD staff to inspect the work completed, therefore, such were not accepted in lieu of a physical inspection, as required by RBD. He stated the work completed exceeded the scope of work for the permit. Mark Mahler stated this contractor had an "A" License and should have been aware that a permit was required for this scope of work. Ms. Hill-Jacobson confirmed that the text message read on the record was the text that she received from Jimmy, an employee with DDR-33. Ms. Mulder stated this contractor's permit history was primarily for residential homes; Mr. Ringler did not have a lot of commercial history. Mr. Ringler stated Jimmy Anderson, his employee, sent the text to

Ms. Hill-Jacason; and he was still the project manager for his company. Chris Freer stated this project was started in 2017, and asked Mr. Ringler why it took so long to pull a permit for this project. He stated this project was completed eight months ago; and Ms. Mulder stated the permit was not pulled until December 3, 2018. Mr. Ringler answered he did not know the work required a permit.

Ms. Hill-Jacobson stated she continually requested confirmation from Mr. Ringler that a permit was obtained, and she was told that the roofer would pull a permit for the reroof. When questioned about the total valuation of the project, Mr. Ringler stated the \$2,600 estimate was to replace cracked rafters, which were the costs that the permit was based on. He further stated the \$36,000 figure was for completion of the entire project. Ms. Mulder stated Mr. Ringler should have pulled an exterior remodel permit for the entire project. Chairman Moreland asked RBD staff if the Committee had the authority to downgrade the license level for this contractor, and Ms. Koulchitzka stated to change the status of a license would trigger a revocation of the current license; another option would be suspension of the license.

Mr. Ringler stated it was bad judgment on his part for not pulling the correct permit for this project. He stated 90% of his work was residential work. Michael Rowe stated this contractor had a lot of issues, and he should have known the proper permitting process for this work. Chairman Moreland stated the text message was a severe violation and ethics violation. Mr. Ringler stated he now realizes that a permit was valuation based, and the overall cost was \$36,000, but the permit was just for the rafters. Ms. Mulder stated the wall should have been permitted and inspected, and now an engineer's report would be required. Ms. Koulchitzka asked now understanding that Mr. Ringler had exceeded the scope of the project for the permit, what was the valuation for this project, requiring a proper permit, and Mr. Ringler stated the valuation was \$10,000. Ms. Hill-Jacobson stated the total costs for this project was close to \$80,000, but that included a fence and concrete. She stated USAA used the figure of \$36,000, so she would not confirm that \$10,000 was an accurate valuation. Mr. Ringler stated he was willing to correct the issues and "make it right". Ms. Mulder stated when the splice was completed the additional permit fees could be collected.

A motion was made by Jim Rose to place a Three-Year Incident Report in Dwight Ringler's contractor file, seconded by Mark Mahler; the motion carried unanimously.

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

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

COMMONWEALTH CONSTRUCTION CORPORATION – BRENT SCHUMACHER  
CLAREY CONSTRUCTION – TERRY BRUNETTE (EXAMINEE CHANGES  
COMPANY)

DSP BUILDERS, INC. – ROBERT HICKS (ADDITIONAL EXAMINEE)

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

VERCON, INC. – STEPHEN HALONEN

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

DENNARD BLOSS, INC. – SHELBY DENNARD  
FS MANAGEMENT, LLC DBA FORTIFIED SOLUTIONS – JARED WHITEMAN  
GARRISON HORIZONS, INC. – BARRY GARRISON

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

BRYANT CONSTRUCTION SERVICES, LLC – STEPHEN BRYANT

**Building Contractor C (Homebuilder)**

BANKS REMODELING & ROOFING – WILLIAM BANKS (ADDITIONAL  
LICENSE)  
CENTER POINT RENOVATIONS COLORADO – IAN YOUNG  
ELKSTONE, INC. – JOSEPH BENEDETTO  
NEW MILLENNIUM HOMES, LLC – JESUS HERNANDEZ (REINSTATEMENT)  
PISCIOTTA CONSTRUCTION, LLC – NICHOLAS PISCIOTTA  
RYAN F. STROTHER - RYAN STROTHER (EXAMINEE CHANGES COMPANY)  
THE FRUITION COMPANY, LLC – STEPHEN UVEGES (EXAMINEE CHANGES  
COMPANY)

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

MCINTYRE CORP. DBA TOTAL ROOFING- DAVID FINCH (EXAMINEE  
CHANGES COMPANY)

**Building Contractor D-1 (Retaining Wall)**

COLORADO CIVIL CONSTRUCTION, INC. – MICHAEL PETERSON  
(ADDITIONAL LICENSE)

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

COLORADO ROOFING COMPANY, INC. – ALEXANDER SHIKHLISKI  
(PROVISIONAL)  
COMPASS RESTORATIONS, LLC – JOSE ORTIZ

CONSTRUCTCO, LLC DBA STORM GUARD OF SOUTH METRO DENVER –  
DAVID GARNER  
MCINTYRE CORP. DBA TOTAL ROOFING- SCOTT MCINTYRE (EXAMINEE  
CHANGES COMPANY)  
STANDARD BUILDERS INC. DBA PARADISO EXTERIORS – BRANDON  
PARADISO  
SUMMIT ROOFING, LLC – JOE PEEBLES

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

JR'S CUSTOM STUCCO – JESUS GALLARDO  
KENYON PLASTERING OF DENVER, INC. – JOHN RAPS (EXAMINEE CHANGES  
COMPANY)

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

GREYHAWK SIGNS, LLC DBA FRONT RANGE SIGN COMPANY- ROBERT  
ALEXANDER (REINSTATEMENT & NAME CHANGE)

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

COLORADO CIVIL CONSTRUCTION, INC. - MICHAEL PETERSON (EXAMINEE  
CHANGES COMPANY)

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

AMERICAN PRIDE CARPENTRY, LLC – DAVID WOLLASTON (PROVISIONAL)

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

MCINTYRE CORP. DBA TOTAL ROOFING- SCOTT MCINTYRE (EXAMINEE  
CHANGES COMPANY)  
TESLA ENERGY OPERATIONS, INC. – ERIK ROTH (EXAMINEE CHANGES  
COMPANY)

**Mechanical Contractor A (Commercial)**

DUCTED COMFORT, LLC – JAKOB HEARLEY (COMPANY CHANGES  
EXAMINEE)  
COMFORT AIR, INC. – MARK SHADOWEN (ADDITIONAL LICENSE)  
ROBERT A. SMITH – ROBERT SMITH (EXAMINEE CHANGES COMPANY)  
THE CROWE CORP. DBA VECTRA MECHANICAL – MATTHEW CROWE

**Mechanical Contractor B (Residential)**

FOUR A PRO, LLC – GERALD BANKS (EXAMINEE CHANGES COMPANY)

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

D & D PLUMBING – CHRISTOPHER DAWSON (ADDITIONAL LICENSE)  
FOUR A PRO, LLC – GERALD BANKS (EXAMINEE CHANGES COMPANY)

**Mechanical Contractor C-2 (Commercial Refrigeration)**

DIRECT EQUIPMENT SERVICE, INC. – KEITH KOENIG

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

ADAM VAN METER  
CHARLES COWDEN  
CLIFFORD KIRKES  
GREGORY HARRIS  
LUIS SALCEDO RAMIREZ  
PETER ESPINO  
STEVEN ZELLER

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

4. **ITEMS CALLED OFF CONSENT CALENDAR**

Jina Koulchitzka stated there were no Items Called Off the Consent Calendar.

5. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

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

SCHEINER COMMERCIAL GROUP, INC. – JAMES SCHEINER (ADDITIONAL LICENSE)

Rebecca Mulder stated James Scheiner was not in attendance, and this was the second meeting that he had missed, so she requested that this license request be dismissed. A motion was made by Christine Riggs to **DISMISS** this license application, seconded by Michael Rowe; the motion carried unanimously.

6. **UNFINISHED BUSINESS**

There was no Unfinished Business.

7. **NEW BUSINESS**

There was no New Business.

The meeting adjourned at 10:29 a.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/llg