

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MINUTES

January 14, 2021

9:00 a.m.

MEMBERS PRESENT: Chair Loren Moreland
Vice Chair Michael Rowe
Jim Rose
Christopher Freer
Michael Finkbiner
Zachary Taylor
Tim Toussaint (*joined the meeting late*)

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Jina Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Matthew Matzen, Permit/Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

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

The Licensing Committee meeting was conducted virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

Instructions on conducting the virtual meeting were provided.

1. **CONSIDERATION OF THE DECEMBER 10, 2020 LICENSING COMMITTEE MINUTES**

A motion was made by Jim Rose to **APPROVE** the December 10, 2020 Licensing Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. **COMPLAINT(S)**

a) A complaint has been brought against Lonny Crawford, Licensee and Owner of Altitude Heating and Air, by Maria Adriana Moreno for performing work at 3435 Bridgewood Lane, Colorado Springs, Colorado prior to obtaining permit(s), in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, 2017 Pikes Peak Regional Building Code, as amended. *This complaint was heard by the Licensing*

Committee on October 15, 2020, and the complaint was continued for 30 days so the complainant could retain a third party interpreter. The complainant then requested another 30-day extension because she was out-of-town during the November 12, 2020 Licensing Committee meeting. Both the complainant and the interpreter were late connecting to the December 10, 2020 Licensing Committee meeting, and this complaint was heard approximately one hour after commencement of the meeting; the interpreter was no longer available at that time, so the complainant requested that the complaint be CONTINUED until the January 14, 2021 Licensing Committee meeting so she could obtain an interpreter for the meeting.

Lonny Crawford and Maria and Cesar Moreno appeared, with their interpreter, Rose Marie Salyers. All parties testifying were sworn in. Mr. Crawford stated his witness is his wife and office manager, Jennifer Clubs. Ms. Moreno stated she contracted with Mr. Crawford to install central air in her home. Mr. Crawford asked her husband, Cesar, where he would like the condenser unit installed, and her husband asked if it would be possible to install it under the deck, and Mr. Crawford stated if that is where Mr. Moreno would like the unit, he would install it there. It was installed on July 22, 2020. She stated she contacted Mr. Crawford two weeks later to inform him that the unit was creating a great deal of heat under the deck and requested that it be moved. Mr. Crawford came out to the residence and informed the Moreno's that he could move the A/C unit, but it would be at a cost of \$1,900; she informed Mr. Crawford that she and her husband could not afford that cost. She then asked Mr. Crawford when she could expect an inspection of the unit in its current location, and he informed her that the unit would not pass inspection in its current location under the deck.

Chair Moreland stated it is Mr. Crawford's sole responsibility to follow the codes and permit requirements as the examinee and the license holder; and to break those rules to satisfy a customer is what the Licensing Committee attempts to manage and monitor and sanction, as needed. He stated Mr. Crawford willfully admitted that he knew the installation would not meet Code and he would not be able to obtain a permit that would pass inspection; even Mr. Crawford's crew knew the clearances were inadequate, so he willfully violated the adopted codes.

Mr. Crawford stated he did not deal with Mrs. Moreno regarding this installation; he worked with Mr. Moreno on this project. He stated he did inform Mr. Moreno that the A/C unit would not pass inspection under the deck, but Mr. Moreno stated he wanted it under the deck. He stated, as noted in Mrs. Moreno's statement, she contacted him two weeks after the unit was installed and requested that the unit be moved because it was creating a great deal of heat on her children's trampoline. Mr. Crawford offered to move the unit at a price of \$1,900, and Mrs. Moreno became very upset and told him she and her husband could not afford that fee to move the unit.

Matt Matzen noted that a permit was obtained for this project on August 31, 2020; an inspection was performed on September 25, 2020, and the inspector's comments noted

“need instructions on site for a coil and condenser” that will be specific to the unit in regards to verifying location of the condensing unit, caps missing on the condenser, and a note regarding the louver door. Mr. Matzen stated Mr. Crawford has the following permit history: 586 completed permits; 14 open permits; and 13 voided permits. Chair Moreland stated this is a good permit history.

A motion was made by Michael Rowe to place a One-Year Incident Report in the contractor file of Lonny Crawford with Altitude Heating and Air, and Mr. Crawford is required to work with RBD staff to bring this A/C unit into compliance within 60 days, seconded by Jim Rose; the motion carried unanimously. Jim Rose commented that he would like to add that there should be a qualified interpreter present during any further communications between the parties so there is no communication breakdown until this matter is resolved.

Jina Koulchitzka stated the parties to this complaint have 30 calendar days from the decision of this Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Pikes Peak Regional Building Code (the “Code”). Ms. Koulchitzka further stated the Department has authority, pursuant to Section RBC103.12 of the Code, to issue administrative fines; the Department retained such right, and fine(s) may be imposed.

Break from 10:48 a.m. until 10:55 a.m.

- b) A complaint has been brought against Phillip Tafoya, Licensee, Owner and Registered Agent for Journeyman Construction Enterprises, by Alexis Corral for performing work at 7260 Shawnee Place, Colorado Springs, Colorado without the proper license and prior to obtaining permit(s), in violation of Sections RBC105.1, RBC201.3 and RBC201.11.3, Nos. 1, 5 and 6, 2017 Pikes Peak Regional Building Code, as amended. *This complaint was CONTINUED to the January 14, 2021 Licensing Committee meeting at the request of the complaining party.*

CONTINUED to the February 11, 2021 Licensing Committee meeting at the contractor’s request.

- c) A complaint has been brought against Randall Largent, Owner, Licensee and Registered Agent for Silver Eagle Plumbing, by Jeffrey Yanovich for performing work at 17068 Pawnee Valley Trail, Monument, Colorado prior to obtaining permit(s) in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, 2017 Pikes Peak Regional Building Code, as amended.

Randall Largent, Silver Eagle Plumbing, and Jeffrey Yanovich, homeowner and complainant, appeared. All parties were sworn. Mr. Yanovich stated he contracted with Silver Eagle Plumbing to replace his water heater through American Home Shield Insurance. He stated he was charged for a permit, but discovered that a permit had not

been obtained nor an inspection performed so he filed a complaint with RBD.

Mr. Largent stated the water heater incurred a dent during the installation; he offered to replace the water heater or give the homeowner a \$100 discount. In addition, the floor drain was clogged and had to be corrected during the installation. Mr. Yanovich accepted the discount and informed Mr. Largent that he would contact him if he had issues with the water heater so it could be replaced. Mr. Largent stated he was waiting to see if Mr. Yanovich was going to accept the installation “as is”, before obtaining the permit. He stated he was also dealing with an injury at that time, and the permit was overlooked. He stated the permit has been obtained and the water heater has been inspected.

Matt Matzen stated Mr. Largent’s registration has been active since on or around February 7, 2020, and the registration is in good standing; he has obtained 39 permits; two of which are “A” Status. Mr. Largent stated he started his business in 2017, but was “idle” for 2 to 3 years.

A motion was made by Michael Finkbiner to place a One-Year Incident Report in the contractor file of Randall Largent with Silver Eagle Plumbing for failing to obtain a permit for a water heater replacement, seconded by Chris Freer; the motion carried unanimously.

Jina Koulchitzka stated the parties to this complaint have 30 calendar days from the decision of this Committee to file a written appeal with the Department in accordance with Section RBC101.7 of the Pikes Peak Regional Building Code (the “Code”). Ms. Koulchitzka further stated the Department has authority, pursuant to Section RBC103.12 of the Code, to issue administrative fines; the Department retained such right, and fine(s) may be imposed.

3. COMPLAINT UPDATE

- a) A complaint has been brought against Randy Chappell, Licensee, Owner, and Registered Agent for Climate Solutions, LLC, by William Coon for performing work at 5354 Goodview Drive, Colorado Springs, Colorado prior to obtaining permit(s), in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, 2017 Pikes Peak Regional Building Code, as amended. *This matter was heard during the December 10, 2020 Licensing Committee Meeting, and the Committee determined: A motion was made by Michael Finkbiner that a Three-Year Incident Report be put in the contractor file of Randy Chappell; if Mr. Chappell applies for a name change with a new company, he must reappear before the Licensing Committee; and a staff update be given during the January 14, 2021 Licensing Committee with regard to inspection result of this homeowner’s HVAC system, seconded by Jim Rose; the motion carried unanimously.*

John Welton stated the furnace and A/C permits for 5354 Goodview Drive were obtained and the inspections were completed on December 15, 2020. Jina Koulchitzka stated the Department did request certain records from Mr. Chappell and imposed deadlines to submit said records. Only partial disclosures were made by Mr. Chappell and currently the deadline for production of those records has expired. As a result, the Department retains its right administratively to further conduct investigations, including but not limited to issuing a summons to Mr. Chappell, as a licensee for Climate Solutions, LLC, to again appear before this Licensing Committee.

4. **CONSENT LICENSE REQUESTS**

Consent license requests will be acted upon as a whole, unless a specific item is called for discussion by a Committee member or a citizen wishing to address the Committee.

Building Contractor A-1 (Commercial)

HUDSPETH & ASSOCIATES, INC. DBA HUDSPETH, HUDSPETH INC., AND
HUDSPETH ENVIROMENTAL REMEDIATION AND CONSTRUCTION SERVICES
– RODNEY MCLEAN (REINSTATEMENT SUBJECT TO AN ADMINISTRATIVE
LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE RESOLVED)
T & M CONSTRUCTION GROUP, LLC – TY TOLER (EXAMINEE CHANGES
COMPANY)

Building Contractor B-1 (Limited Commercial)

COMPLETE CONSTRUCTION SERVICES – MICHAEL CALL
OVERLAND CONTRACTING INC. – AUSTIN LIDDICOAT (COMPANY
CHANGES EXAMINEE & ADDITIONAL LICENSE SUBJECT TO AN
ADMINISTRATIVE LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE
RESOLVED)
SHAMES CONSTRUCTION COMPANY LTD. – MICHAEL LUNDGREN
(REINSTATEMENT)

Building Contractor B-2 (Limited Commercial)

CLASSIC JACK CONSTRUCTION, LLC – JONATHAN LUND
ECONOMY ROOFING AND EXTERIORS LLC DBA 1ST CALL EXTERIORS 1ST
CALL EXTERIORS & CONSTRUCTION – BRIAN MURPHY (ADDITIONAL
LICENSE & UPGRADE)
TERRY ADAMS, INC. – KEVIN ADAMS (REINSTATEMENT)

Building Contractor C (Homebuilder)

ALPINE VIEW CONSTRUCTION AND REMODELING, LLC – PHILLIP REISS
(UPGRADE)
HORIZON COMPANY LLC – NOLAN STENERSEN (EXAMINEE CHANGES
COMPANY & REINSTATEMENT)
LEONARD J RICHARDS JR. DBA JEFF RICHARDS CONSTRUCTION –
LEONARD RICHARDS
RMC HOMES, INC. DBA RON MAKSYN CONSTRUCTION, INC. – RON MAKSYN
(COMPANY CHANGES NAME)
STRUCTURE CUSTOM BUILDS – WILLIAM ANNER

Building Contractor D-1 (Cell Towers)

COMMNET WIRELESS, LLC – COLIN HAYES (EXAMINEE CHANGES
COMPANY)

Building Contractor D-1 (Fireplace)

HEARTHSTONE FIREPLACE LLC – JUSTIN GRAY

Building Contractor D-1 (Roofing)

BIG CREEK CONSTRUCTION LLC DBA BIG CREEK ROOFING AND
RESTORATION, LLC – JASON VENZARA (REINSTATEMENT)
BOAZ CONSTRUCTION – JACEK OSUCH
DABELLA EXTERIORS LLC DBA DABELLA – PHILIP REPASKY
D.R. KIDD COMPANY, INC. DBA KIDD ROOFING – COREY WILSON
(ADDITIONAL LICENSE)
EVOLVOLUTION ENTERPRISES LLC DBA THE ROOFING REVOLUTION –
ERIKA BOYD
JEWETT ENTERPRISES, LLC DBA JEWETT ROOFING COMPANY – JOSHUA
BUTRIN (COMPANY CHANGES EXAMINEE)
SIMPLE ROOFING & EXTERIORS INC. – JON WILLEFORD

Building Contractor D-1 (Siding)

DABELLA EXTERIORS LLC DBA DABELLA – PHILIP REPASKY

Building Contractor D-5A (Sign)

KT SALES LLC DBA ZUNI SIGN COMPANY – TODD BENBOW

Building Contractor E (Maintenance & Remodeling)

YORK INNOVATION LLC – SCOTT YORK

Building Contractor F-1 (Solar)

SOUTHARD SOLAR AND CONSTRUCTION – DOUGLAS SOUTHARD
(REINSTATEMENT)
VETERANS CONSTRUCTION SERVICES, INC – MARK KUHRT (ADDITIONAL
LICENSE)

Mechanical Contractor – A (Commercial)

A NEW ERA MECHANICAL, LLC – JAMES TAPEY
SUPERHEAT MECHANICAL, LLC – LUCAS RIBECK

Mechanical Contractor – B (Residential)

COYOTE HVAC LLC – THOMAS SATKOWSKI (REINSTATEMENT SUBJECT TO
AN ADMINISTRATIVE LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE
RESOLVED)

Mechanical Contractor C-1 (Gas Piping)

GREATHOUSE PLUMBING – KYLE GREATHOUSE
HEARTHSTONE FIREPLACE LLC – JUSTIN GRAY
OSCAR PLUMBING LLC – SCOTT SYPNIEWSKI (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

CHAD BOLTON (REINSTATEMENT)
JARVIS SMITH
JUSTIN WILDE
PATRICK BRADFORD
TERRY BUXTON
TODD HORLBECK

Consent Items for Voluntary Suspension

BROWN & BROWN GEN. CONTRACTORS – ROBERT BROWN B-1
NORMAN L DRURY & CO – NORMAN DRURY A-1
PEAK HOME PERFORMANCE, LLC SHAWN GAYLE H-A
R.D. STEWART CONSTRUCTION – RANDALL STEWART A-1
STONEGATE HOMES, LLC. – STEVE CALDWELL B-C

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

5. **ITEMS CALLED OFF CONSENT CALENDAR**

There were no items called off the Consent Calendar.

6. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

Building Contractor A-1 (Commercial)

INTEGRATED ENGINEERS AND CONTRACTORS CORPORATION – CHAN LAM

Chan Lam appeared and stated his company will be working primarily with Colorado Springs Utilities (CSU) regarding construction and installation of gas turbine packages at the Drake Power Plant. He stated his experience has been in Alaska, California and Louisiana for similar projects.

Mr. Lam stated he does not have the contract yet with CSU, but he is requesting this license in preparation for submission of an RFP for the project and award of the contract. He stated his experience for the past 20 years has focused on mechanical engineering and work on power plant construction. He stated IEC focuses on utility-type projects for power plants, and does not intend to pursue any work that is not related to power generation. Mr. Lam stated he will be the project manager for forthcoming projects in this jurisdiction. He stated he is a licensed mechanical engineer in California and Louisiana; he intends to apply for his mechanical engineer's license in Colorado as well. He stated IEC will be performing the engineering in-house and will have a subcontractor do the construction portion of the project. Mr. Lam stated he is applying for the "A" License to cover all phases of the project.

A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of an A-1 License, conditional upon obtaining one open permit at a time, seconded by Michael Rowe; the motion carried unanimously.

QUADRANT CONSTRUCTORS LLC – BRIAN MAGUIRE

Brian Maguire appeared and stated Quadrant Constructors is a development company and exclusively builds multi-family housing. He stated he is an owner's representative assisting with the buyout and assisting the general contractors using their vendors and subcontractors that they have used in the past. He stated he was the project manager on the projects on his work history in Denver; Boston, Massachusetts; Charlotte, North Carolina; and St. Louis, Missouri. Mr. Maguire stated the project in this jurisdiction will

be the 16th project that he has been involved with in one form or another. He stated most of the projects have a clubhouse, which requires an “A” License. A motion was made by Michael Rowe to recommend to the Board of Review **APPROVAL** of an A-1 License, seconded by Jim Rose; the motion carried unanimously.

Break from 12:24 p.m. to 12:43 p.m.

Building Contractor A-2 (Limited Commercial)

EPIC WEST CONSTRUCTION LLC – ADAM MATTHEWS (UPGRADE)

Adam Matthews appeared and stated he is currently building a coffee shop with a Class A occupancy; he was given a permit allowance to build this project. He stated he was granted a B-1 License in September 2020; he has an opportunity to build additional coffee shops which is the reason for this license request. He stated he has built approximately 15 cafes and coffee shops all along the front range from Wellington down to West Minister in Colorado with a valuation ranging from \$400,000 to \$1 million plus. Mr. Matthews stated he has six projects currently under construction along the Front Range. A motion was made by Michael Rowe to recommend to the Board of Review **APPROVAL** of an A-2 License, seconded by Jim Rose; the motion carried unanimously.

Building Contractor B-1 (Limited Commercial)

MAVERICKS CONSTRUCTION & REPAIR LLC – MATTHEW GREENE (UPGRADE)

Matt Matzen stated Mr. Greene is appearing due to lack of B-1 experience. He stated Mavericks Construction & Repair has been in business since on or around July 27, 2018; His Building B license is in good standing with the Department; 11 permits have been obtained, all completed, and all residential in nature. Matt Greene appeared and stated he was in the Air Force for 23 years and is a civil engineer in the State of Colorado. He stated upon his retirement from the military he started a handyman service as a way to put some veterans to work. He stated he is getting a lot of requests to do tenant finish work which is the reason for this license request. He stated while in the military he was designing and building projects. Chair Moreland and Michael Rowe both agreed that Mr. Greene does not have adequate experience for a B License; it is a big step from an E License to a B License. Mr. Greene requested that his license request be downgraded to a limited C License.

A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** a C License, limited to one open permit at a time, and Mr. Greene can work with RBD staff to have the restriction released, seconded by Michael Rowe; the motion carried unanimously.

7. **UNFINISHED BUSINESS**

There was no Unfinished Business.

8. **NEW BUSINESS**

a) **Sunshine Act Requirement.**

Pursuant to the Colorado Sunshine Act, I, Loren Moreland, move that the Licensing Committee meeting be held on the second Thursday of each month at 9:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Licensing Committee Meeting Agendas and Minutes for each meeting be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of the Pikes Peak Regional Building Department, seconded by Tim Toussaint; the motion carried unanimously.

Chair Moreland stated due to current health / emergency declaration restrictions, the Department will continue conducting virtual public meetings until further notice.

The meeting adjourned at 1:17 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/lhg

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.