

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MINUTES

March 11, 2021

9:00 a.m.

MEMBERS PRESENT: Chair Loren Moreland
Vice Chair Michael Rowe
Jim Rose
Christopher Freer
Zachary Taylor
Tim Toussaint
Michael Finkbiner

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Jina Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans (*Joined the meeting late*)
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.

Roger Lovell thanked Loren Moreland for his time and dedication to the Department as a Committee member for the Licensing Committee, and noted that Mr. Moreland has been approved for a position on the Department's Board of Review/Advisory Board.

1. **CONSIDERATION OF THE FEBRUARY 11, 2021 LICENSING COMMITTEE MINUTES**

A motion was made by Jim Rose to **APPROVE** the February 11, 2021 Licensing Committee Minutes as written, seconded by Michael Finkbiner; the motion carried unanimously.

2. COMPLAINT(S)

- a) A complaint has been brought against Richard Ornelas, Licensee and CEO for Progeniture Construction LLC, by Tray Ortiz for performing work at 10870 Hardy Road, Colorado Springs, Colorado prior to obtaining permit(s), in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, 6 and 7, 2017 Pikes Peak Regional Building Code, as amended.

Item 2.a. has been continued to the April 15, 2021 Licensing Committee Meeting at the request of the licensee.

- b) A complaint has been brought against Jared Steen, Licensee, CEO and Registered Agent for Duct Brothers LLC, by Debbie Younger for performing work at 940 Bromefield Drive, Fountain, 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.

Jared Steen and Debbie Younger appeared. All parties testifying were sworn in. Ms. Younger stated she hired Duct Brothers LLC to replace a hot water heater in her home on an emergency basis on December 28, 2020. Ms. Younger stated the first hot water heater installed by Duct Brothers leaked and it had to be replaced a second time; the second hot water heater was installed on January 8, 2021. She stated she discovered through a conversation with RBD staff that Duct Brothers failed to obtain a permit for either hot water heater installed in her home.

Mr. Steen stated his employee that did the first installation was involved in a car accident immediately following the water heater installation, and the permit was overlooked. He stated it is his understanding that permits required for emergency installations are generally given a short period of time after the installation to obtain the permit; Matt Matzen confirmed Code allows up to 72 hours after the work was commenced to obtain a permit.

Chair Moreland stated the permit history shows 120 permits completed, 20 open permits, 2 voided permit, and 2 "A" Status permits for water heater replacements. Mr. Steen stated he has not been able to get any response from the customers to correct and complete the two "A" status permits. He stated the CNC paperwork was recently filed.

A motion was made by Michael Rowe to place a One-Year Incident Report in the contractor file for Jared Steen with Duct Brothers LLC for failing to obtain a permit for a hot water heater replacement, seconded by Jim Rose, 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 Code. She further stated the Department has authority,

pursuant to Section RBC103.12 of the Pikes Peak Regional Building Code to issue administrative fines; the Department retains such right, and fine(s) may be imposed.

3. **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)

KJ CONTRACTING OF COLORADO LLC – JEREMY HAMMERS (EXAMINEE
CHANGES COMPANY)
LAYTON CONSTRUCTION COMPANY, LLC DBA INTERIOR CONSTRUCTION
SPECIALISTS – STEPHEN SERRA
NUNN CONSTRUCTION, INC. – PHILIP LASARRE (ADDITIONAL LICENSE)

Building Contractor B-1 (Limited Commercial)

D2 STRUCTURES LLC – DEREK PUMPHREY (REINSTATEMENT)
EMPIRE DEVELOPED LLC – HUY LEE
G&J DEVELOPMENT, INC – GARETT CUNNINGHAM (ADDITIONAL LICENSE)
NLP CONSTRUCTION & CONTRACTING, LLC – NATHAN PITTMAN

Building Contractor B-2 (Limited Commercial)

SKYLINE PROPERTY MAINTENANCE, INC – TONY CHUNG (REINSTATEMENT
SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL “A” STATUS PERMITS, IF
ANY, ARE RESOLVED)

Building Contractor C (Homebuilder)

PATCHES OF HOPE LLC – ANTHONY PENA (COMPANY CHANGES EXAMINEE
& ADDITIONAL LICENSE)
SAGUARO COMPANY- GREG CHRISTOFFERSON
STROP INC. DBA WAYNE ANTHONY CORPORATION – DARYN STROP
(REINSTATEMENT)
MARK SZYMCAK LLC – MARK SZYMCAK
VICEROY DEVELOPMENT – ROBERT NICKUM (REINSTATEMENT)

Building Contractor D-1 (Fence)

ASPEN COUNTRY FENCE, INC. – CHRIS PENCHOFF

Building Contractor D-1 (Exteriors)

FRONT RANGE PROPERTY SOLUTIONS INC – SAMUEL DEARWESTER
TRI-LAKES ROOFING & EXTERIORS "FKA" TRI-LAKES ROOFING – JEFFREY
MORRELL (COMPANY CHANGES NAME)

Building Contractor D-1 (Roofing)

CARPENTER ROOFING, LLC – JONATHAN MIWA (EXAMINEE CHANGES
COMPANY)
PEAK VIEW ROOFING, LLC "FKA" PEAK VIEW ROOFING SERVICES, LLC –
JEFFREY PIERCE (COMPANY CHANGES NAME)
PRO ROOFING COLORADO, LLC – STEVEN FOWLER (COMPANY CHANGES
EXAMINEE)
REFINED EXTERIORS LLC – BEN WIRTZ
TRIPLE J – DAVID NADOL

Building Contractor D-1 (Swimming Pools)

ADVANCED POOLS & SPAS, INC – CORY CHWIEDOR
PLASTERING SPECIALTIES, INC. – BENJAMIN BARAJAS

Building Contractor D-5A (Sign)

JKLOL LLC – KYLE WAUGH (REINSTATEMENT)
PINNACLE SIGNS & GRAPHICS – JESSE WADE (REINSTATEMENT SUBJECT
TO AN ADMINISTRATIVE LOCK UNTIL "A" STATUS PERMITS, IF ANY, ARE
RESOLVED)

Building Contractor D-2A (Wrecking)

JC JONES EXCAVATION, LLC – JEFFREY JONES (REINSTATEMENT)

Building Contractor E (Maintenance & Remodeling)

RIMODERNARE LLC – JOSEPH VILLANE (REINSTATEMENT)

Mechanical Contractor – A (Commercial)

AARON'S HEATING AND COOLING, INC. – TIMOTHY GREENE
(REINSTATEMENT)

AVALANCHE AIR CONDITIONING & HEATING INC. DBA AVALANCHE
MECHANICAL – GREGORY WALTERS (EXAMINEE CHANGES COMPANY &
NAME CHANGE)

FIRST CLASS HEATING & AIR LLC – SAMUEL MOORE (EXAMINEE CHANGES
COMPANY)

MOUNTAIN CREEK HEATING & COOLING LLC – JUSTIN HERBOTT
PATRIOT AIR CO. – WILLIAM KYLE GATLIN (REINSTATEMENT)

Mechanical Contractor C-1 (Gas Piping)

DEMA PLUMBING – JOHN ALBRIGHT (ADDITIONAL LICENSE)

Heating Mechanic IV (HVAC Service Tech)

COLIN BURNS
GENE HAMILTON
JARON LOAR
STEVEN LARCADE (REINSTATEMENT)

Consent Items for Voluntary Suspension

CELTIC REMODELING, LLC – PAUL SCOTT – B-1
WILLIAM K. BROWN – WILLIAM BROWN – H-A

Chris Freer stated his company has worked with Bruce Neufeld, Enhanced Mechanical Systems, in the past, and may be working with this contractor again in the future. He would like to move this license request off the Consent License Requests, to be voted on separately at which time he will recuse himself from voting:

A motion was made by Jim Rose to move Bruce Neufeld, Enhanced Mechanical Systems, off the Consent Calendar, seconded by Michael Finkbiner; the motion carried unanimously.

A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of the amended Consent License requests, seconded by Chris Freer; the motion carried unanimously.

4. **ITEMS CALLED OFF CONSENT CALENDAR**

Chris Freer recused himself from voting on Item 4.

Building Contractor B-1 (Limited Commercial)

ENHANCED MECHANICAL SYSTEMS – BRUCE NEUFELD

A motion was made by Michael Rowe to **APPROVE** the license request of Bruce Neufeld, Enhanced Mechanical System, seconded by Jim Rose; the motion carried unanimously.

5. **LICENSE REQUESTS CONSIDERED INDIVIDUALLY**

Building Contractor A-1 (Commercial)

A-LINE CONTRACTORS LLC – RICHARD RENO

Richard Reno appeared and stated his work history is primarily multi-family and commercial restoration work, and his long-term plans are to perform work on R-2 projects. Matt Matzen stated RBD staff believes a B-1 License would be more in line with Mr. Reno's experience level. Richard Reno stated he would like to downgrade his license request to a B-1 License. A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of a B-1 License, seconded by Michael Rowe; the motion carried unanimously.

KITCHEN CONCEPTS, INC. – KELSEY ALDERSON

Kelsey Alderson appeared and stated she has been working closely with Pro Wall Systems for the past 5 years. She stated RBD staff offered her an "E" License, but an "E" License will not allow her to do the work she is planning to do. The Committee members agreed that Ms. Alderson does not have adequate experience for an A License.

Ms. Alderson stated she would like to downgrade her license request to a B-1 License. She stated she recently formed a second company, Colorado Construction, Inc., and she plans to do higher end projects under the Colorado Construction company name, and this level of license will be required. The Committee members informed Ms. Alderson that her work history on her application is not adequate for a B License either. Ms. Alderson stated she would like to postpone her license request until the April 15th Licensing Committee meeting so she may obtain additional information for the Committee's review. A motion was made by Michael Rowe to **CONTINUE** this license request until the April 15, 2021 Licensing Committee meeting, seconded by Zachary Taylor; the motion carried unanimously.

Jina Koulchitzka questioned Ms. Alderson as to whether she had been doing construction consulting or construction work under the Colorado Construction company name; and Ms. Alderson stated this company had just recently been formed and she has submitted multiple bids, but construction work has not commenced under this company name. Ms. Alderson was informed that construction consulting by an unlicensed contractor is prohibited by Code.

TRI-NORTH BUILDERS, INC. – ANNA STERN (COMPANY CHANGES EXAMINEE)

Matt Matzen stated he would like to make a correction to the February 11, 2021 Licensing Committee Minutes, which stated that Tri-North had not obtained any permits in our jurisdiction since 1999. He stated he would like to correct that date to 2013.

Anna Stern appeared and stated she appeared at the February Licensing Committee meeting, but her application at that time noted company projects for her work history; her license request was postponed at that time so she could obtain additional information for the Committee's review. She stated she has provided additional personal work history for the Committee's review today and reviewed five commercial projects that she worked on in Wisconsin. Mr. Matzen noted that only two of the projects were ground-up construction. Ms. Stern stated her company is based in Wisconsin, and she is applying for an A License to be consistent with the licenses her company holds throughout the United States. Ms. Stern stated she has significant ground-up experience, although she did not note those projects on her application. The Committee members questioned Ms. Stern's experience for an A License and suggested that she downgrade her license request to a B-1 license. Anna Stern stated she would like to downgrade her license request to a B-1 License. A motion was made by Michael Rowe to recommend to the Board of Review **APPROVAL** of a B-1 License, seconded by Michael Finkbiner; the motion carried unanimously.

Building Contractor B-1 (Limited Commercial)

EZ ROOFING & REMODELING – ERIC ZEIS

Eric Zeis appeared. Matt Matzen stated with the additional information provided to the Department by Mr. Zeis, RBD staff takes no exception to this license request. A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of a B-1 License, seconded by Chris Freer; the motion carried unanimously.

Building Contractor B-2 (Limited Commercial)

KRUEGER INC. DBA KRUEGER BROTHERS CONSTRUCTION – MATTHEW KRUEGER (UPGRADE)

Matthew Krueger appeared. Matt Matzen stated Mr. Krueger is appearing before the Committee due to two active Incident Reports and the work history consisting of primarily deck replacements, a pergola, and a remodel project; no ground-up projects were provided. Mr. Krueger stated his company specializes in exterior work, and it has a large commercial clientele. He stated he plans do not include ground-up construction. He stated when he was granted a C License, he was actually applying for a B License at that time and the Committee suggested that he downgrade his license request until he had more experience. Mr. Krueger stated he is back now with that experience and is requesting a B License. A motion was made by Michael Rowe to recommend to the Board of Review **APPROVAL** of a B-2 License with no ground-up permits, seconded by Michael Finkbiner; the motion carried unanimously.

Building Contractor C (Homebuilder)

AMERICAN SUPERIOR CONTRACTING LLC – KAYLON LULL (UPGRADE)

Kaylon Lull appeared and stated he was granted an E License last year when he applied for a C License. Matt Matzen stated Mr. Lull has obtained one permit in the past year for a deck, and that permit has been completed. Mr. Moreland stated one permit is not adequate experience to upgrade Mr. Lull's contractor license. A motion was made by Jim Rose to recommend to the Board of Review **DENIAL** of the C License, seconded by Michael Finkbiner; the motion carried unanimously. Jina Koulchitzka stated Mr. Lull has 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 Code.

BOX CONSTRUCTION. INC. – ROBERT BOX III

Robert Box appeared. Matt Matzen stated Mr. Box is appearing before the Committee due to lack of experience for a C License. Mr. Box stated most of his ground-up experience was more than 5 years ago. He stated his plans are to do large remodel projects which require this license. It was noted that Mr. Box's work history included some large remodel projects. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of a C License, with the condition of two open permits at one time and no ground-up permits. Mr. Box may work with RBD staff to have the restriction released, seconded by Chris Freer; the motion carried unanimously.

Michael Rowe and Tim Toussaint recused themselves from the following license request, and a quorum was maintained.

**GO FREEDOM VENTURES DBA K2 HOMES LLC – BRIDGER KUCINSKI
(UPGRADE LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE RESOLVED)**

Bridger Kucinski appeared. Matt Matzen stated Mr. Kucinski is appearing due to factual inaccuracies and inconsistencies with public records. He stated the Mr. Kucinski’s license was suspended in the past; Mr. Kuchinski answered “no” on the application when asked if he ever had a license suspended. Mr. Kucinski stated he was unaware his license had been suspended. Mr. Matzen stated this license was administratively revoked post suspension after a 180-day failure to renew, so this will be both a reinstatement and an upgrade request.

Mr. Matzen stated Mr. Kucinski was granted a D License two years ago and has obtained one permit for a retaining wall since that time, which is now an “A” Status permit. Mr. Kucinski stated this permit was for a retaining wall in a commercial project and was put on hold due to issues with the lender. Matt Matzen stated Mr. Kucinski’s work history on his application is adequate for a C License on a consent basis if it were not for issues with his current license. Jina Koulchitzka stated should Mr. Kucinski be granted a license today, that license will be locked until the “A” Status permit is resolved. She stated the Department has a process to resolve the “A” Status permit; however, it will require Mr. Kucinski to be proactive and provide substantiating documentation to the Department.

Mr. Kucinski stated he would like to have his D License reinstated. A motion was made by Michael Finkbiner to recommend to the Board of Review **APPROVAL** of reinstatement of Mr. Kucinski’s D (Retaining Wall) License, with a lock on said license until the “A” Status permit is completed, seconded by Jim Rose; the motion carried unanimously. Matt Matzen stated Mr. Kucinski will have to reapply for a C License once the “A” Status permit has been completed.

HEYDEN & CO. LLC – JACOB HEYDEN

Jacob Heyden appeared and stated he is requesting this license to enable him to take over the clientele of Sikora Creations, when Mr. Sikora retires in the near future. He stated he has been a project manager for Sikora Creations for a number of years, performing high-end remodeling projects. Matt Matzen stated Mr. Heyden is appearing before the Committee due to lack of ground-up experience on his license application. Mr. Heyden stated he has a construction management degree. A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of a “C” License, with the condition of no ground-up permits, seconded by Michael Finkbiner; the motion carried unanimously.

Mechanical Contractor – A (Commercial)

DUCT BROTHERS LLC – JARED STEEN (UPGRADE SUBJECT TO AN ADMINISTRATIVE LOCK UNTIL “A” STATUS PERMITS, IF ANY, ARE RESOLVED)

Jared Steen appeared. Matt Matzen stated Mr. Steen is appearing before the Committee due to the complaint heard earlier in the meeting today, and the “A” Status permits noted during the hearing on that complaint. Mr. Steen stated he is currently going through the CNC process for the “A” Status permits, based on lack of homeowner response. Matt Matzen stated in addition, Mr. Steen listed four projects on his work history, where five are required, and the permits for two of those projects were voided and transferred to another contractor because Duct Brothers did not have the correct license type. Mr. Steen stated although those two permits were transferred to another contractor, Duct Brothers did the work on those two projects, while working for the other contractor. A motion was made by Jim Rose to recommend to the Board of Review **APPROVAL** of a Mechanical Contractor A (Commercial) License, with the condition of two open A permits, and Mr. Steen may work with RBD staff to have the restriction released, seconded by Michael Finkbiner; the motion carried unanimously.

Tim Toussaint left the meeting at 12:00 p.m., and a quorum was maintained.

TEAMWORKS MECHANICAL LLC – MARINO ROCHA

Marino Rocha appeared. Matt Matzen stated Mr. Rocha is appearing before the Committee due to factual inaccuracies and inconsistencies on his license application, as well as a vague project history on his license application.

Jina Koulchitzka stated Mr. Rocha misrepresented factual information on his license application regarding outstanding judgments. Mr. Rocha stated those judgments were against a previous company that he owned, but Teamworks Mechanical does not have any outstanding judgments. Ms. Koulchitzka suggested that Mr. Rocha postpone his license request to give him an opportunity to address each judgment with the Department’s Legal Department and provide supporting documentation, as needed. Mr. Rocha agreed to do so. A motion was made by Jim Rose to **CONTINUE** this license request until the April 15, 2021 Licensing Committee meeting, seconded by Michael Rowe; the motion carried unanimously. Mr. Matzen requested that Mr. Rocha also update his project history on his license application prior to the April 15, 2021 Licensing Committee meeting.

6. UNFINISHED BUSINESS

There was no Unfinished Business.

7. **NEW BUSINESS (NON-ACTION ITEM)**

- a) Adoption of the National Electrical Code, 2020 Edition, no later than August 1, 2021, in accordance with the requirements of Section 12-115-107(2)(j), C.R.S.

Roger Lovell stated the State adopted the 2020 National Electrical Code (NEC) on August 1, 2020, and the Department is required to implement this Code within 12 months from the State's adoption date. He stated the Department will implement the 2020 National Electrical Code effective July 31, 2021. He stated there is more information regarding the major code changes in the NEC on the Department's website.

- b) Adoption of the Colorado Plumbing Code, 2020 Edition, no later than June 14, 2021, in accordance with the requirements of Section 12-155-105(1)(l), C.R.S.

Mr. Lovell stated the State also adopted the 2020 International Plumbing Code (IPC) on June 14, 2020, and the Department is required to implement this Code within 12 months, or no later than June 13, 2021. He stated the Department's website also notes the major code changes in the IPC.

The meeting adjourned at 12:28 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/llg

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

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