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

LICENSING COMMITTEE MEETING MINUTES

November 12, 2026 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Dave Rojewski, Building Contractor A
Scott Schuster, Architect
Andrew Haggard, Citizen-at-Large (*appeared virtually at 9:11*)
Trevit Smith, Building Contractor C

MEMBERS ABSENT: Vice Chair Toby Conquest, Mechanical Contractor A
Maria Miller, Business Banker

PPRBD STAFF: Virjinia Koultchitzka, Regional Building Attorney
Adam Leonard, Licensing Supervisor
John Welton, Deputy Building Official – Inspections
Robert Vernon, Chief Conveyance Inspector

PPRBD STAFF ABSENT: Roger Lovell, Regional Building Official
Luke Sanderson, Non-Compliance Supervisor
Jay Eenhuis, Deputy Building Official – Plans

PROCEEDINGS:

The Licensing Committee meeting was conducted in a hybrid forum, allowing Committee members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting was made available at: https://www.pprbd.org/Information /Boards.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

   Chair Steve Lepine called the Licensing Committee meeting to order at 9:00 a.m.

2. **CONSIDERATION OF OCTOBER 15, 2026, LICENSING COMMITTEE MEETING MINUTES**

   The Committee reviewed the October 15, 2026, Licensing Committee meeting minutes. A motion was made by Dave Rojewski to approve October 15, 2026, minutes as written; seconded by Trevit Smith. The motion passed unanimously.

3. **LICENSING VARIANCE(S) AND APPEAL(S)**

There were no Variance Request(s) or Appeal(s).

4. **CONTRACTOR COMPLAINT(S)**

a) A complaint has been brought against Caleb McKissick, Examinee, Wild Water Plumbing and Excavation LLC, dba Wild Water Plumbing, also dba Wild Water Plumbing Heating Cooling, also dba Wild Water by Adrian Smith, for work performed at 5155 Coneflower Lane, Colorado Springs, Colorado, without obtaining required permit(s), specific to replacement of a water heater, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5 and 6, Pikes Peak Regional Building Code, 2023 Edition (the "Code"). This work, as performed, required resulting inspection(s) by the Department.

Chair Steve Lepine stated the Department has been made aware the complaining party, Mr. Adrian Smith, will not be able to attend the meeting today. Virjinia Koultchitzka confirmed for the committee members that Adrian Smith has communicated with staff that he has no additional information to share with the Committee other than what was written in his formal complaint, and that the Committee may rely on the representations in the formal complaint and supporting documentation. She confirmed there was no objection from the complaining party to proceed with hearing the complaint in his absence.

Caleb McKissick, Examinee, appeared virtually and was sworn in. Johnathan Euell, Co-Owner and General Manager, appeared virtually and was sworn in.

Committee members reviewed the written formal complaint provided by Adrian Smith. Scott Schuster, upon review of the complaint, stated while there was a lot of details provided in the complaint, the purview of this Licensing Committee is to address the water heater installation without a permit. He further stated the Stop Work Order from the Department was issued June 2, 2026. Scott Schuster requested Mr. McKissick to explain the circumstances surrounding why this water heater was installed on April 9, 2026, without a permit.

Caleb McKissick stated the company had no good excuse for the work being performed without a permit. He stated this one had slipped through the cracks, and a permit was not obtained like it should have been. Mr. McKissick stated that many of the issues described in the complaint are related to American Home Shield, a home warranty company, that his company works for.

Scott Schuster inquired from Department staff the permit history of Wild Water Plumbing and Excavation LLC, dba Wild Water Plumbing, also dba Wild Water

Plumbing Heating Cooling, also dba Wild Water. Adam Leonard was sworn in. Mr. Leonard stated that Wild Water Plumbing and Excavation LLC have been licensed and registered with the Department since on or about May 31, 2024. He stated they have obtained a total of 615 permits, 576 are completed, 23 are open, 12 are voided, and currently 3 administratively closed and one pending in the CNC process. Adam Leonard confirmed for the Committee a permit was obtained by another contractor on July 1, 2026, for the installation of the water heater, final inspections were performed, and the permit was completed on July 2, 2026.

A motion was made by Andrew Haggard to place a **ONE-YEAR INCIDENT REPORT** in the files of Caleb McKissick, Examinee, and Wild Water Plumbing and Excavation LLC, dba Wild Water Plumbing, also dba Wild Water Plumbing Heating Cooling, also dba Wild Water; seconded by Trevit Smith; the motion passed unanimously.

Virjinia Koultchitzka advised the appearing parties of their appeal rights in accordance with Section RBC101.7 of the Code. Further, she stated the Department retains the authority, pursuant to Section RBC103.12 of the Code, to issue administrative fines; the Department retains such right, and fine(s) may be imposed.

b) A complaint has been brought against Schindler Elevator Corporation by Pikes Peak Regional Building Department for failing to obtain required permit(s) prior to repair or alteration of an escalator, particularly replacement of escalator #2 handrail at 7770 Milton E Proby Parkway, Colorado Springs, Colorado, and failing to complete required log(s) / record(s) to this regard. The conveyance mechanic that made the repairs on the conveyance identified herein has violated the requirements of State of Colorado 2026 Conveyance Regulations C.C.R. 1101-8 (2-4-1(5)(a)(ii)), Sections RBC105.10.1 and RBC 201.11.3.1, 5, and 6 of Pikes Peak Regional Building Code, 2023 Edition, and PPRBD Conveyance Division Policies (Section 4(m)).

Ashley Timmons, General Manager, appeared in person. Ms. Timmons stated that with her today is Nick Ekhoff, the Regional Account Representative, however she will be the only one providing testimony. She stated that Schindler Elevator Corporation employees 4 Conveyance Mechanics that are licensed with the State of Colorado, however none of them are present for the complaint hearing today. Virjinia Koultchitzka stated that a State of Colorado licensed Conveyance Contractor must employ at least one licensed conveyance mechanic per State licensing requirements. Ms. Koultchitzka affirmed that if the parties wish to continue with testimony today, in their administrative capacity, without the presence of a licensed Conveyance Mechanic, the Department will seek

representations on who the person(s) were that performed the work that is alleged to not be in compliance with State and Department requirements.

Ashley Timmons was sworn in and confirmed she was in receipt of the notice to appear and all supporting documentation.

Robert Vernon, Chief Conveyance Inspector, was sworn in. Adam Leonard, Licensing Supervisor, was sworn in.

Robert Vernon stated the complaint before the Committee today is for work involving replacement of an escalator handrail without proper permits in accordance with State and Department requirements. Mr. Vernon stated this work is in violation of State of Colorado 2026 Conveyance Regulations C.C.R. 1101-8 (2-4-1(5)(a)(ii)) which requires permits for alteration activities regarding Escalators and moving walks. Mr. Vernon further stated as an approved Authority Having Jurisdiction (AHJ) on behalf of the State of Colorado Division of Oil and Public Safety by way of a Memorandum of Agreement, work performed without permits is in violation of Section RBC105.10.1 of the Pikes Peak Regional Building Code, 2023 Edition, Conveyance Permits, which states "no person, agency, subdivision or department thereof, shall alter, modify, or newly install any conveyance governed by SECTION RBC310 - of this Code without first having obtained a permit for the alteration, modification, or newly installed device without having obtained a permit from the Building Official". Mr. Vernon added this is in violation to Sections RBC201.11.3 Punishable Acts and Omissions numbers 1, 5, and 6, and is in violation of PPRBD Conveyance Division Policies Section 4(m) which states "All escalator handrail and handrail system alteration or replacements require a permit and shall comply with the inspection and testing requirements of ASME A17.1. Before the escalator can be placed into service, an inspection of the handrail, skirt panel electrical protective devices, handrail entry electrical protective devices and a skirt to step index test shall be witnessed by a Department Conveyance Division Inspector with a licensed conveyance mechanic present performing the required testing".

Committee members inquired about the process for shutting down an escalator. and whether that action required inspections by Department staff to be placed back into operation. Robert Vernon affirmed that this work would have required inspections and testing with a licensed Conveyance Mechanic present in order to place the device back into service.

Virjinia Koultchitzka inquired from Department staff an explanation of the Memorandum of Agreement held with the State of Colorado Division of Oil and Public Safety specific to Section 5 Responsibilities of the AHJ. Robert Vernon

read section 5 A) which states the AHJ shall operate and enforce a conveyance regulation program within its territory of authority with standards equal to or more stringent than those withing the current OPS statute and regulations. Robert Vernon confirmed the AHJ refers to Pikes Peak Regional Building Department within this section. He further affirmed this section grants PPRBD the authority to register Conveyance Contractors, Conveyance Mechanics, issue permits, and perform the required inspections, as well as enforce the Department's Conveyance Division Policies.

Ashley Timmons stated Schindler Elevator Corporation is not in dispute of the allegation of work done without a permit and has no additional evidence to bring forth to the Committee. Ms. Timmons stated they are fully responsible for the work performed without a permit. She stated that Colorado is the hardest state to work within the elevator industry. She stated the State of Colorado has State requirements and there are upwards of 15 different jurisdictions or AHJ's they have to work with. This code change happened on January 1, 2026, and it is difficult to keep up with code changes across this many AHJ's within the State. Ms. Timmons stated that in the documentation Schindler self-reported some of the violations. Ms. Timmons stated that there was no malicious intent in performing the work without a permit and the company takes life safety very seriously.

Virjinia Koultchitzka inquired who performed the alteration and or repair on this escalator on behalf of Schindler Elevator Corporation. Ashley Timmons stated she has not had the opportunity to go back and verify the records of who the mechanic was that did the repair. Virjinia Koultchitzka requested that Schindler Elevator Corporation disclose to the Department no later than close of business on Friday November 20, 2026, the mechanic(s) that performed the work. Ms. Timmons agreed to the disclosure.

Committee members inquired about the registration and permit history of Schindler Elevator Corporation. Adam Leonard stated that Schindler Elevator Corporation has been registered with the Department since on or around October 6, 1998. They have obtained 202 permits, 182 are complete, 13 permits are open, along with 7 voided permits.

Scott Schuster inquired if Schindler Elevator Corporation has put any additional measures in place to monitor code changes and permit requirements, so this does not happen anymore. Ashley Timmons stated that the company has assigned Nick Ekhoff as account representative for this jurisdiction and one additional staff position has been assigned to the Pikes Peak region for permit oversight.

A motion was made by Dave Rojewski to place a **ONE-YEAR INCIDENT**

REPORT in the file of Schindler Elevator Corporation; seconded by Trevit Smith; the motion passed unanimously.

5. **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.

A motion was made by Andrew Haggard to recommend to the Board of Review **APPROVAL** of the consent license requests; seconded by Dave Rojewski; the motion passed unanimously.

Building Contractor A-1 (Commercial)
Hudspeth & Associates, Inc. - Rodney McLean (Renewal)
TWG Construction Indiana, LLC - Matthew Kompara (Renewal and Examinee Changes Company)
Welch Construction Group, LLC - Kyle Welch
Zerr Enterprises, Inc. - Scott Authier (Renewal and Limitation of No Ground Up Construction)

Building Contractor A-2 (Commercial)
Gypsum Services Inc. - Robert Morris (Additional License)
The TKM Group, LLC - Kyle McLear (License Upgrade)

Building Contractor B-1 (Limited Commercial)
B2 Builders LLC - Bryan Barlage
Homeland LLC dba Homeland - Michael Swisher (Limitation of No Ground Up Construction)
West Central Builders - Jason Lee (Limitation of No Ground Up Construction)

Building Contractor B-2 (Limited Commercial)
Alpine Restoration LLC dba Dynamic Renovation Contractors ‘fka’ Dynamic Renovation Contractors, LLC - Steven Kinder (Company Name or dba Change)
B-FAB Construction dba BFAB Construction and Consulting - Brandi Jennings
Carlisle Construction LTD dba Carlisle Builds - Matthew Carlisle II
Weiss Retail Construction Services, LLC - Jay Weiss (Limitation of No Ground Up Construction)

Building Contractor C (Homebuilder)
A-Z in Basement LLC - Alejandro Tadeo-Nieto (Limitation of Egress Windows Only)
Best Construction Brands, Inc - Stephen Moore (License Upgrade)
Faros Construction Services - Ricardo Contreras

Higbee & Associates, LLC - Ronald Erickson
HMToolbelt Ltd. - Jonathan Vanderbilt (License Upgrade and Limitation of No Ground Up Construction)
J.D.F. Construction LLC 'fka' JDF Construction - Jonathan Fraley (Company Name or dba Change)
Melody Homes, Inc. dba D.R. Horton America's Builder - Geoffrey Langhofer (Company Changes Examinee)
Munoz Homes & Construction LLC dba MHC - Agustin Munoz Torres (Examinee Changes Company)
The Stoddard Building Group, LLC - Collin Stoddard (License Upgrade)

Building Contractor D - 1 (Exteriors)
TruBuilt Construction, Inc - Christopher Foster (Renewal Subject to Lock Until All Administratively Closed Permits, If Any, Are Resolved)

Building Contractor D - 1 (Foundation Repair)
Lefort Built LLC - Travis Lefort (Additional License)

Building Contractor D - 1 (Roofing)
All Seasons Exteriors Inc 'fka' All Seasons Exteriors LLC - Jan Otavsky (Company Name or dba Change)
Amber Peak Roofing LLC dba Amber Peak Roofing – Corey Swiger
Crestone Constructors, LLC dba Crestone Roofing - Lucas Jones (Additional License)
Lakeside Roofing and Construction LLC - Brittan Northcutt
LFTM Contracting Group, LLC dba Lifetime Roof & Solar 'fka' Lifetime Solar Solutions, LLC dba Lifetime Reconstruction - Jeffrey Gray (Company Name or dba Change)
Lions Gate Roofing LLC - Ismael Ruiz-Madrid
Stonebrook Roofing, Inc. - Steven Kunkel (Renewal)
Sunbeam LLC dba Roofcraft LLC 'fka' Roofcraft LLC - Christopher Schlumpf (Company Name or dba Change)
Sunbeam LLC dba Roofcraft LLC - Jeremy Fabatz

Building Contractor D - 1 (Siding)
LFTM Contracting Group, LLC dba Lifetime Roof & Solar 'fka' Lifetime Solar Solutions, LLC dba Lifetime Reconstruction - Jeffrey Gray (Company Name or dba Change)

Building Contractor E (Maintenance & Remodeling)
Peak Range General Contracting Corp - Scottlynn Garcia
Scoped Company LLC - Casey Brisbin
The Other Side Builders LLC - Justin Allen
Wood Rd Construction LLC 'fka' Wood Rd Construction LLC dba S5 Plumbing & Mechanical - Kristopher Landorf (Company Name or dba Change)

Building Contractor F-1 (Solar)
2BL LLC dba Flow State Solar and Electric - James Letts (Renewal Subject to Lock Until All Administratively Closed Permits, If Any, Are Resolved)

Mechanical Contractor – A (Commercial)
B and A Mechanical LLC - Odiahus Bishop
Bair Mechanical LLC dba Bair Air - Briana Woods
Carrier Corporation - Sean Peter (Renewal)
Mike Check Mechanical LLC - Michael Murphy (Examinee Changes Company)
Mission Mechanical Inc. - Trevor Moldenhauer
My Joe's HVAC - Jurgen Crnokrak (Additional License)
Top Tier Plumbing and Heating - Tate Einboden (License Upgrade)
U.S. Engineering Service, LLC - Christopher Wendel (Company Changes Examinee)

Mechanical Contractor - B (Residential)
Colorado Complete Comfort Heating & Cooling LLC - Carlo Nieto
Four Seasons Heating, Inc. - Lyndell Cobb
Mountain View Mechanical LLC - Nathan Willis (Additional License)
Plumb Pros, Inc. - Felipe Ramos (Additional License)
Mechanical Contractor - C-1 (Gas Piping)
Black Diamond Mechanical, Inc. - Benjamin Lohse (Additional License)

Heating Mechanic IV (HVAC Service Tech)
Abagail Torres
Austin Sampaio
Charles Wallace
Christian Mattingly
Marcus Martinez
Mitchell Olhausen
Robert Alexander
Robert Wilk (Renewal)
Ryan Read

6. ITEMS CALLED OFF THE CONSENT CALENDAR

There were no items called off the consent calendar.

7. LICENSE REQUESTS CONSIDERED INDIVIDUALLY

There were no license requests considered individually.

8. UNFINISHED BUSINESS

There was no unfinished business.

9. **NEW BUSINESS**

a. 2027 Committee/Board/Commission Meeting Dates (Non-action item until January of 2027, when a schedule will be adopted in accordance with the requirements of the Colorado Sunshine Act of 1972, as amended.)

The proposed 2027 Committee/Board/Commission Meeting Dates schedule was shared with the Committee for review and future comments.

10. **ADJOURNMENT**

A unanimous motion carried to **ADJOURN** the meeting.

The Licensing Committee Meeting adjourned at 10:16 a.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/jaw

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

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