

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

March 13, 2025 – Thursday – 9:00 a.m.

MEMBERS PRESENT: Chair Steve Lepine, Building Contractor A, B or C
Vice Chair Toby Conquest, Mechanical Contractor A
Dave Rojewski, Building Contractor A
Scott Schuster, Architect
Andrew Haggard, Citizen-at-Large

MEMBERS ABSENT: Trevit Smith, Building Contractor C
Maria Miller, Commercial Banker

PPRBD STAFF: Roger N. Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Tamara West, Regional Building Associate Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Luke Sanderson, Non-Compliance Supervisor
DeLisa Jackson, Interim Executive Administrative Assistant /
Human Resources Assist

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, Boardroom on the main level, 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 THE FEBRUARY 13, 2025, LICENSING COMMITTEE MEETING MINUTES

A motion was made by Andrew Haggard to **APPROVE** the February 13, 2025, Licensing Committee meeting minutes, as written; seconded by Dave Rojewski; the motion carried unanimously.

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

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

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint was brought against Anthony Randell Reid, Examinee, Blue Ridge Contractors, Inc., by Pikes Peak Regional Building Department. Work was performed at 166 Ithaca Street, Colorado Springs, Colorado, by Award Construction Company, Inc., using the permit(s) obtained by Blue Ridge Contractors, Inc., Anthony Randell Reid, Examinee, in violation of Sections RBC201.2.6, 7, and 8, and RBC201.11.3, Nos. 1, 3 and 6, Pikes Peak Regional Building Code, 2023 Edition.

Committee member Toby Conquest advised that he and his company had done work with Blue Ridge Contractors, Inc. in the past – years ago – and that currently there was no current relationship or on-going work. The matter was determined not to be a conflict after conferral on public record with the representative(s) of Blue Ridge Contractors, Inc.

Tamara West appeared on behalf of Pikes Peak Regional Building Department and was sworn in. She provided the committee with a summary of certain public records of the legal proceedings related to 166 Ithaca Street, Colorado Springs, Colorado. According to court documents, over the course of several years, Award Construction Company, Inc., continued to do work (residential construction consulting and construction work) at the subject property to include an addition, demolition, reconstruction, and renovations, which included, among other things, foundation reinforcement work, new brick façade, new roof, new insulation, new interior walls, new electrical, new plumbing, new HVAC and air filter system(s), 2 new 50 gallon hot water heaters, basement finish with new full size window well windows in the bedrooms, new basement stairs and railing, new brick retaining wall, and new front and back porches. Blue Ridge Contractors, Inc., while not a party to the lawsuit or the contractual relationship or resulting obligations between the property owners and Award Construction Company, Inc., obtained the permit for Award Construction Company, Inc. Tamara West informed the committee that Mr. Brian Healey is the registered owner of Award Construction Company, Inc.

Luke Sanderson was sworn in; he confirmed that Award Construction Company, Inc., is not and has not been a licensed contractor with the Department. Mr. Sanderson provided the committee with a summary of the licensing and permit history of Blue Ridge Contractors, Inc. Blue Ridge has been licensed with the Department since July, 2008, has obtained 377 permits, and the examinee, Mr. Anthony Reid, holds a Building A1 license.

Christopher Reid, Co-owner and CEO, Blue Ridge Contractors, Inc., appeared and was sworn in. He provided historical background information on Blue Ridge Contractors, including their relationship with Award Construction Company, Inc. He emphasized that Blue Ridge Contractors had never been cited for any license violations before this complaint. Blue Ridge Contractors has used Award Construction Company as a sub-contractor on other projects. Mr. Reid stated, in this case, the company was retained, or subcontracted, by Award Construction Company to provide the required plans, permit(s), and construction oversight for the project and confirmed the contract for the construction work was entered by and between Award Construction Company Inc., and the property owners. Mr. Reid emphasized that this arrangement was not common practice for their company.

Mr. Anthony Randell Reid, aka Randy Reid, Examinee for Blue Ridge Contractors, Inc., appeared and was sworn in. He summarized his role in supervising the project, including conducting site walks, meeting with engineers, and requesting inspections. He confirmed that all required inspections were completed and the permit was closed in February, 2025.

Virginia Koulchitzka, advised that Blue Ridge Contractors, Inc. should have entered into a contact directly with the property owners; and Award Construction Company, Inc., should have been retained as the sub-contractor on the project. Ms. Koulchitzka inquired of both Christopher Reid and Randy Reid if this was the only project Blue Ridge Contractors, Inc., had constructed in this manner with Award Construction Company or another, to which Mr. Christopher Reid affirmed.

A motion was made by Scott Schuster to place a 1-year Incident Report in the file(s) of both Blue Ridge Contractors, Inc., and examinee, Anthony Randell Reid; seconded by Dave Rojewski; the motion carried unanimously.

Ms. Koulchitzka advised the parties of their right to appeal pursuant to Section RBC101.7, Pikes Peak Regional Building Code, 2023 Edition. Further, Ms. Koulchitzka advised that the Building Official has the authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of code, and the Department reserved its right to consider imposing such fine(s).

- b) A complaint was brought against Robert Lines, Examinee, Bob's Plumbing & Appliance Repair LLC, by Matthew Hendricks and Michelle Hendricks for allowing replacement of a water heater under Permit No. P51683 to be performed at 6450 Mesedge Drive, Colorado Springs, Colorado, by a State of Colorado non-licensed / Department non-registered contractor, Brian Tucker, Tucco Home Improvements LLC, in violation of Sections RBC201.2, Nos. 3, 6, 7, and 8, and RBC201.11.3, Nos. 1, 3, and 6, Pikes Peak Regional Building Code, 2023 Edition.

All parties to the complaint appeared and were sworn in.

Michelle Hendricks testified that the water heater and some of the plumbing items had been completed prior to issuance of the required permits(s). Brian Tucker, Tucco Home Improvement LLC, was the general contractor for the project and did the majority of the plumbing work according to her documentation and communication with Mr. Robert Lines. The permit for the water heater was obtained by Bob's Plumbing & Appliance Repair LLC, after Ms. Hendricks contacted the Department.

Robert Lines, Examinee, Bob's Plumbing & Appliance Repair LLC, stated that he obtained the required permit but that Tucco Home Improvement LLC had removed the existing water heater and placed the new water heater. Mr. Lines said he connected the new water heater and requested the required inspections.

Luke Sanderson confirmed the removal of a hot water heater constitutes the start of a work and required a licensed plumbing contractor and appropriate permits prior to starting the work.

Ms. Koulchitzka explained to Mr. Lines that both plumbing and electrical work are regulated by the State of Colorado and the Department as well, and that the individuals doing the work must be licensed and/or registered. Ms. Koulchitzka requested Mr. Lines to provide a list of all work completed in a similar to this project manner, whether with Mr. Brian Tucker, Tucco Homes or other contractors, to Mr. Luke Sanderson within two-weeks. Further, Ms. Koulchitzka requested that if Mr. Lines has a similar working relationship with any other contractor(s), who is(are) not licensed with the State of Colorado and registered with the Department, to provide the Department the name(s) of the contractors corresponding to the projects.

Luke Sanderson informed the committee that Bob's Plumbing & Appliance Repair LLC., has obtained a total of 19 permits and has been registered with the Department since on or around January, 2022.

A motion was made by Toby Conquest, to place a Letter of Reprimand in file(s) of both Bob's Plumbing & Appliance Repair LLC and Robert Lines, examinee; seconded by Andrew Haggard; the motion carried unanimously.

Ms. Koulchitzka advised the parties of their right to appeal pursuant to Section RBC101.7, Pikes Peak Regional Building Code, 2023 Edition. Further, Ms. Koulchitzka advised that the Building Official has the authority, pursuant to Section RBC103.12 of the Code, to impose administrative fine(s) for work completed in violation of code, and the Department reserves its right to consider imposing such fine(s).

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.

BUILDING CONTRACTOR A-1 (COMMERCIAL)

Alliance Construction Solutions, LLC - Brian Weinmaster (Renewal)

BUILDING CONTRACTOR B-1 (LIMITED COMMERCIAL)

Four Mile Construction Company - William Mead (Renewal)
HHI Corporation - Greg Crosby (Company Changes Examinee)
MDA Constructions Services, LLC - Mark Arnett (Renewal)
Mid America Contracting Inc. - James Daech (Limitation of No Ground Up Construction)
NessWorks LLC - Mitchell Ness

BUILDING CONTRACTOR C (HOMEBUILDER)

Box Construction - Robert Box III (Renewal, Limitation of No Ground Up and 2 Permit limit
Subject to an Administrative Lock until all Administratively Closed Permits, if any, are
Resolved)

Clifton Homes Incorporated - Andrew Cornella (Renewal)
Finished Works Carpentry LLC - Eli Martin
Greenwade Building Enterprises, Inc. - Richard Greenwade
GTG Tranquility Homes, LLC - Harland Baker (Renewal)
Springs Home Improvement Co. - Scott Walchli (License Upgrade)

BUILDING CONTRACTOR D - 1 (FRAME/CONCRETE)

X Bar V Construction LLC - Tim Gray (Renewal Subject to an Administrative Lock until all
Administratively Closed Permits, if any, are Resolved)

BUILDING CONTRACTOR D - 1 (RETAINING WALLS)

Consolidated Divisions Inc. dba CDI Environmental Contractor - Zacc Wair (Company Changes
Examinee)
Integrated Wall Solutions, LLC - Matthew Hawley (Renewal and License Subject to an
Administrative Lock until all Administratively Closed Permits, if any, are Resolved)

BUILDING CONTRACTOR D - 1 (ROOFING)

300 Seamless Gutters LLC dba AquaDuct of Colorado - Trevor Kaplan
BuildPro LLC - Shane Loschen
Duncan Construction dba Ninja Roofs - Taylor Duncan
Lianro Exteriors LLC dba Lianro Metal Roofs - Laurence Swain (Company Changes Examinee)
Titan Roofing, LLC - Dennis Young

BUILDING CONTRACTOR D-1 (SIDING)

Horner Roofing & Siding, LLC - Micah Horner (Renewal)

BUILDING CONTRACTOR D-1 (STUCCO)

ARC Plastering LLC - Arcenio Calderon

BUILDING CONTRACTOR E (MAINTENANCE & REMODELING)

Colorado Elite Outdoor Contractors LLC - Janessa Denman

MECHANICAL CONTRACTOR – A (COMMERCIAL)

Falling Star LTD dba Falling Star HVAC, Falling Star Heating and Cooling ‘fka’ Falling Star LTD – Brad Nees (Company Name or dba change)

FLOWORX Mechanical LLC - Jacob Montoya (Renewal)

Gregs Commercial Services LLC - Greg Williams (Renewal)

Power Design, Inc. - Jason Heffelmire

Radams Consulting, LLC dba Adams Refrigeration - Richard Adams Jr.

Teknik Mechanical Services LLC - Ka Ki Lee

MECHANICAL CONTRACTOR - B (RESIDENTIAL)

American Residential Services L.L.C - Channing Blanco (Company Changes Examinee and License Subject to and Administrative Lock until all Administratively Closed Permits, if any, are Resolved)

Corridor Comfort LLC - Michael Yesalusky Jr

Maverick’s Elite H.V.A.C. LLC - Benjamin Martinez

Peak Comfort Solutions LLC - Michael Bryant

MECHANICAL CONTRACTOR - C-1 (GAS PIPING)

Next Dream Build Plumbing and Gas LLC - Nicolas Bruntz (Additional License)

MECHANICAL CONTRACTOR - C-3 (RESIDENTIAL MAINTENANCE/REPAIR)

Olympic Energy Solutions, LLC - Sullivan Schabel

HEATING MECHANIC IV (HVAC SERVICE TECH)

Colson Egli

Daniel Nelson

Gabriel Torres (Renewal)

Hayden Waldron (Renewal)

Jesse Escobar (Renewal)

Jesus Martinez Alarcon

Julian Haenig (Renewal)

Michael Viviano

Travis Bernheisel (Renewal)

CONSENT ITEMS FOR VOLUNTARY SUSPENSION

Alec Leclercq

Alvin Clancy Jr.

Donald Fear

Stephen Scott

A motion was made by Andrew Haggard to **APPROVE** the Consent License Requests; seconded by Toby Conquest; the motion carried unanimously.

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 to discuss.

9. **NEW BUSINESS**

There was no New Business to discuss.

10. **ADJOURNMENT**

The Licensing Committee meeting adjourned at 10:28 a.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/daj

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.