

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

LICENSING COMMITTEE MEETING MINUTES

April 10, 2025 – 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
Trevit Smith, Building Contractor C
Maria Miller, Commercial Banker

MEMBERS ABSENT: Vice Chair Toby Conquest, Mechanical Contractor A

PPRBD STAFF: Roger N. Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Luke Sanderson, Non-Compliance Supervisor
Adam Leonard, Licensing 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 9:04 a.m.

2. CONSIDERATION OF THE MARCH 13, 2025, LICENSING COMMITTEE MEETING MINUTES

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

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

- a) Licensing Variance Request for Renewal of Building Contractor E License, Contractor ID xxx87 - Michael Bliahu, Grateful Decks, Applicant. Applicant requests a variance to Section RBC201.6.1, Pikes Peak Regional Building Code, 2023 Edition (the "Code"), based on Section 111.2.3, Item 2, of the Code, to allow renewal of the expired Building Contractor E license after 180 days from the expiration date without examination, where re-examination is required.

Michael Bliahu appeared requesting a variance to renew his Building Contractor E License without re-examination as required by the Code. He missed the renewal deadline because he did not check his contractor dashboard and stated while he may have received the reminder emails sent by the Department, he did not see them. Luke Sanderson provided background on Mr. Bliahu's business, Grateful Decks, has operated since 2003 and has obtained 66 permits and has no voided or administratively closed permits. Mr. Bliahu stated that it was an oversight on his part not to renew his license and that he takes his license very seriously. The Committee noted Mr. Bliahu's good record and acknowledged a missed email and that Mr. Bliahu accepted responsibility for not renewing his license.

A motion was made by Andrew Haggard to recommend to the Board of Review **APPROVAL** of the variance request for Michael Bliahu, Grateful Decks to allow renewal of the expired Building Contractor E license after 180 days from the expiration date without examination, where re-examination is required; seconded by Trevit Smith; the motion carried unanimously.

4. **CONTRACTOR COMPLAINT(S)**

- a) A complaint has been brought against Grant Schneider, Examinee, Priority Drain and Sewer, LLC, by Christine Beadles for work performed prior to obtaining required permit(s) at 1430 N. Foote Avenue, Colorado Springs, Colorado, in violation of Sections RBC105.1 and RBC201.11.3, Nos. 1, 5, and 6, Pikes Peak Regional Building Code, 2023 Edition.

The complainants, Christine and William Beadles, appeared in person and were sworn in. Grant Schneider, Examinee and Sean Farris, General Manager, Priority Drain and Sewer, LLC appeared in person and were sworn in.

Mr. Sean Farris stated that he had documentation from the Department that indicated that permits should not be issued until CSU water tap fees were settled. After review by all parties and without objection, the documentation was submitted as evidence.

Christine Beadles testified that her 94-year-old mother contacted Priority Drain and Sewer, LLC, for a replacement water heater at a cost of \$3700. Despite paying for a permit, none was obtained. Ultimately, the decision was made to contract with Bill's Plumbing & Drain to obtain a permit and bring the water heater into compliance with the Code. Mr. Beadles added that they experienced difficulty communicating with Priority Drain and Sewer, LLC, about the required permit and to ensure the water heater was installed in a code compliant manner.

Mr. Sean Farris stated he was not involved in certain matters, but was involved when Christine's Beadles mother called about a water leak. He mentioned that a Master Plumber was sent to her home for an emergency installation on a Friday evening. Sean Farris acknowledged miscommunication. He further explained that they encountered issues trying to obtain the required permit due to staffing changes and stated they did their best to handle the situation. The Committee questioned Mr. Farris about when he attempted to obtain the permit, and he stated they were unsuccessful.

Luke Sanderson was sworn in, and stated that Section RBC105.2.3. of the Code allows up to 72 hours after commencement of work to obtain a permit for emergency work, Mr. Sanderson provided the permit history of Grant Schneider and Priority Drain and Sewer, LLC., stating the company has been in business since on or before March 6, 2020. Further, they have obtained 236 permits with three administratively closed permits, 13 open permits, and 43 void permits.

Ms. Koulchitzka stated the file for Priority Drain and Sewer, LLC. Contains a 2-year incident report issued on November 21, 2024, against the contractor, but not Grant Schneider. She noted that the previous incident report was a violation, which gives the Department authority to bring the contractor forward regarding the complaint.

Chair Steve Lepine requested Luke Sanderson for a timeline on the incident involving Priority Drain and Sewer, LLC. Luke Sanderson stated that a Non-Compliance Inspection occurred on December 10, 2024, but the Department was unable to access the property. The inspection was rescheduled but not conducted as a permit was obtained by Bill's Plumbing & Drain on December 31, 2024. The Contractor Complaint was received on December 30, 2024, and formally entered into the system on January 5, 2025. Scott Schuster asked if there was any record of an attempt by Priority Drain and Sewer, LLC. to contact the Department to obtain the required permit. Luke Sanderson confirmed no records existed.

Maria Miller questioned Mr. Farris's about steps taken after realizing he couldn't pull a permit and if he had contacted the Pikes Peak Regional Building Department. Mr. Farris indicated that another staff member reached out to the Department, who said the account was locked and could not provide further information. When asked when he tried to obtain the permit, Mr. Schneider noted he didn't remember the exact date.

Ms. Koulchitzka asked if it was true that Mr. Schneider came in after receiving a summons to appear, to which Mr. Schneider confirmed.

A motion was made by Scott Schuster to place a 2-year incident report in both the contractor's and examinee's file(s): seconded by Andrew Haggard; the motion carried unanimously.

Ms. Koulchitzka informed both 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)

C & S Development Services, LLC – Kevin Cleveland (Renewal)
Hensel Phelps Construction Co. - Derek Hoffine (Company Changes Examinee)
Key Construction, Inc. - Richard McCafferty (Renewal)
LaCouture, Inc. - Beau LaCouture

BUILDING CONTRACTOR A-2 (COMMERCIAL)

BMW Builders LLC - Bradley Ward (Examinee Changes Company)
Lytle Construction, Inc. - Brett Lytle (Limitation of No Ground Up Construction)

BUILDING CONTRACTOR B-1 (LIMITED COMMERCIAL)

Bayley Construction, LP - Jerry Crowell
Burton Construction Co. - Charles Ishee
John R Donaldson Construction - John Donaldson
Moeller Homes LLC - Roger Moeller (Renewal)
Prime Retail Services, Inc. - Donald Bloom (Renewal)
Seymour Builders LLC - Ross Seymour
Western Building Services, LLC - Brian Pesch (Limitation of No Ground Up Construction)

BUILDING CONTRACTOR B-2 (LIMITED COMMERCIAL)

Place Services Incorporated - Troy Place (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are Resolved)
Quick Roofing LLC - Meagan Bartek (Examinee Changes Company and Additional License)
Vector Construction LLC - Mark Bowman

BUILDING CONTRACTOR C (HOMEBUILDER)

Cornerstone Custom Concrete LLC - Keith Hittle
Happy Homes of Colorado LLC - Jared Van Vetgen
Solid Rock Construction, LLC - Nathan Chappell (Additional License)

BUILDING CONTRACTOR D - 1 (EXTERIORS)

JDM Roofing Ltd. - Jonathon White
Premier Roofing L.L.C dba Premier Roofing Company fka Premier Roofing
Company LLC - Patrick Bickel (Company Name or dba Change and Company
Changes Examinee)

BUILDING CONTRACTOR D - 1 (FIREPLACES)

Distinctive Mantle Designs, Inc. - Justin Gray (Renewal)

BUILDING CONTRACTOR D - 1 (RETAINING WALLS)

Holcim - WCR, Inc. - Stephen Cordts
West Fork Construction LLC - Timothy Valdez

BUILDING CONTRACTOR D - 1 (ROOFING)

Altitude Exteriors & Restorations LLC - Monhee Stand
C & T Roofing Inc. - Tracy Schram (Renewal)
D3R Enterprises Inc. dba Diversified Roofing & Construction - Meagan Shear (Renewal and
Additional License)
Frailey Roofing, LLC - Randall Frailey (Renewal)
Hedgehog Home Services, LLC - Trevor Laughman
Quick Roofing LLC - Meagan Bartek (Examinee Changes Company and Additional License
Subject to an Administrative Lock until all Administratively Closed Permits, if
any, are Resolved)
Remi Roofing and Construction, Inc. - David Peterson (Additional License)
Timberline Roofing and Contracting fka Timberline Roofing & Construction - Christopher Irwin
(Company Name or dba Change)
Weaver Construction - Christopher Weaver (Renewal)

BUILDING CONTRACTOR D-1 (SIDING)

FG Construction LLC - Carlos Galindo Figueroa

BUILDING CONTRACTOR E (MAINTENANCE & REMODELING)

Green City Builders, LLC - Clay Smaine

BUILDING CONTRACTOR F-1 (SOLAR)

Green Force Electric LLC - Patrick Honegger (Renewal)

MECHANICAL CONTRACTOR – A (COMMERCIAL)

Cheyenne Mountain HVAC - Thomas Schuler (License Upgrade and Additional License)
CoolSys Light Commercial Solutions, LLC - Justin Larsen (Company Changes Examinee)
High Country Air LLC - Joshua Eker
Paragon HVAC LLC - Jonathan Mendoza

MECHANICAL CONTRACTOR - B (RESIDENTIAL)

Supreme Heating & Air LLC - Ulises Alfaro (Examinee Changes Company Pending Committee Appearance)
Top Tier Plumbing and Heating - Tate Einboden (Additional License)

MECHANICAL CONTRACTOR - C-1 (GAS PIPING)

Blue Mountain Mechanical, LLC - Matthew Burke (Renewal Subject to an Administrative Lock until all Administratively Closed Permits, if any, are resolved)

MECHANICAL CONTRACTOR - C-2 (COM REFRIGERATION)

Oztek Commercial Services LLC - Julian Bateman

HEATING MECHANIC IV (HVAC SERVICE TECH)

Bryan Horan
Cory Windle (Renewal)
Deion Guthmiller
Geoffrey Herrig (Renewal)
Jared French
Jordan Leatherman
Joshua French
Lynn Alvizo
Micael Rodrigues
Nathan Lanning (Renewal)
Riley Hadley
Stephen Googins
Tyler McKinnon (Renewal)

CONSENT ITEMS FOR VOLUNTARY SUSPENSION

Brian Pfeffer
Robert Deul
Jared Whiteman
Jesus Hernandez
Kyle Maurer
William Wallace

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

MECHANICAL CONTRACTOR – B (RESIDENTIAL)

Supreme Heating & Air LLC - Ulises Alfaro (Examinee Changes Company)

Ms. Koulchitzka informed the committee that Mr. Alfaro has requested a Mechanical Contractor License – B (Residential) for Supreme Heating & Air LLC. The applicant is before the Committee as the Department is currently investigating a complaint for alleged work without required permits. Mr. Alfaro was sworn in, and stated his license was valid and that he had not conducted any work without the required permits.

A motion was made by Andrew Haggard to recommend to the Board of Review for **APPROVAL** of the license request by Ulises Alfaro for Supreme Heating and Air, LLC.; seconded by Trevit Smith; the motion carried unanimously.

8. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

9. NEW BUSINESS

a) Conflict of Interest Policy, as updated March 27, 2025.

Ms. Koulchitzka discussed the updated conflict of interest policy, emphasizing and describing the importance of transparency and impartiality for employees and volunteers. The committee inquired and discussed various scenarios and the need for public disclosure of potential conflicts.

10. **ADJOURNMENT**

The Licensing Committee meeting adjourned at 10:38 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.