

**Teller County Board of Review  
April 6, 2011  
Meeting Minutes**

Chairman Bert West called the meeting to order at 2:05 p.m. Those answering roll call were:

\*Sonny Strobl  
\*Jeff Smith  
\*Dave Dernbach  
\*Jared Bischoff  
\*Bert West

Staff: Chris Brandt  
Allen Chamberlin  
Lynda Morgan

\* Voting members

Bert West stated that the Board of Review meetings are public and anyone wishing to speak must first address the Chairman.

Bert West appointed Jeff Smith as a voting member for today's meeting.

**Review and Approve Minutes  
From the March 2, 2011  
Meeting**

Staff indicated that the March 2<sup>nd</sup>, 2011 minutes would be ready to present at the regularly scheduled May meeting.

**Contractor Licenses  
Fosburgh Construction, LLC  
Larry Fosburgh  
Request for upgrade of License 2739C to a Class B License**

Mr. Fosburgh present. Mr. Fosburgh gave a brief overview of his work history and experience on commercial projects, which included but was not limited to the following:

1978 – renovations to the Vista Motel  
1992 – an addition to the Lofthouse  
2009 – expansion of the reception area at Lost Dutchman  
2010 – renovations to McGinty's Pub in Divide  
2010 – renovations for an Ice manufacturing plant in Divide

Upcoming projects include expansion of the Ice manufacturing plant and a roof and patio expansion at McGinty's Pub.

The Board discussed with Mr. Fosburgh the scope and range of the recent commercial projects.

Bert West opened this matter up for public comment. No public comment. Close public comment.

The Board reviewed the documents and Letters of Reference submitted. Mr. Fosburgh indicated that there may be future projects with a current client in the Divide area that will require a Class A license. It was noted during the discussion that the previously mentioned Ice manufacturing expansion project would be an F2 occupancy that would fall under a Class B License. Further Board discussion included Sections 104 - Experience and 103.g – Special Limited License of the Teller County Building Code as they pertain to Mr. Fosburgh's experience with commercial experience and upcoming

projects. Discussion occurred regarding the appropriateness of a Class B License, instead of a Class A License.

Bert West once again opened this matter up for public comment. No public comment. Close public comment.

Jeff Smith moved to upgrade License 2739C Larry Fosburgh Construction, LLC with Larry Fosburgh as examinee to a Class B and to also grant Larry Fosburgh Construction, LLC with Larry Fosburgh as examinee a Special Limited Class A License for the McGinty's Pub roof and patio expansion project. Sonny Strobl seconded. Roll call vote and all said yes. The motion carries.

**Designworks Construction, LLC**

**Keith Meier**

**Reactivation of License 2216B-1 and request an upgrade to a Class B License**

Bert West moved this agenda item to the end of the Contractor Licenses portion of the meeting and moved to the next scheduled agenda item.

**Hunt Construction**

**Barry P. Hunt**

**Request upgrade for License 904C to a Class B License**

Mr. Hunt was present and provided a handout outlining his previous work history and experience. Mr. Hunt gave a brief overview, which included but was not limited to the following:

Has held a contractor's license in Teller County since 1990  
Currently holds a Class A License in Park County and a Class B-1 in El Paso County  
Commercial projects include Wild, Wild West facility, a 4,000 square foot concrete foam block lodge in Park County, renovations on a Diamond Shamrock facility and a remodel project at the Broadmoor Hotel  
Currently is the job superintendent for Colorado College for all renovations

Bert West opened this matter up for public comment. No public comment. Close public comment.

The Board reviewed the documents and Letters of Reference submitted by Mr. Hunt. There was further discussion on the scope and range of work he oversees at the College. Projects at the College range from bathroom remodels and ceiling drops to establishing accessibility compliance.

Dave Dernbach moved to upgrade Hunt Construction's License 904C with Barry P. Hunt as examinee to a Class B License. Sonny Strobl seconded. Roll call vote and all said yes. The motion carries.

**Alec Builders Corporation – License 3695C**

**Andre Leclercq**

**Request for a Special Limited License to a Class B for work at 228 Highway 24**

Mr. Leclercq present. Mr. Leclercq explained the scope and range of the proposed work to be done at 228 Highway 24, which included but was not limited to the following:

Interior remodel of the entire building, which is a two-story structure  
There will be demolition of non-bearing walls throughout the structure

Change in occupancy from B (business) to an M (mercantile) will result due to the remodel work

There will be a warehouse area established on the second floor, which will require a lift  
Building plans for the remodel to be drawn by a Design Professional

The Board had an extensive discussion with Mr. Leclercq on all building components anticipated with the remodel. Jim Harris, building inspector, addressed questions regarding the type and use of the lift to be installed and used to access the warehouse area. Mr. Leclercq stated that he hopes the project will only take two months, from demolition to completion.

Bert West opened this matter up for public comment. No public comment. Close public comment.

Mr. Leclercq indicated to the Board that he plans to pursue a Class B License in the future and hopes to take the Class B test within a year.

Jared Bischoff moved to grant Alec Builders Corporation License 3695C with Andre Leclercq a Special Limited Class B License for the work proposed at 228 Highway 24. Dave Dernbach seconded. Roll call vote and all said yes. The motion carries.

**Designworks Construction, LLC  
Keith Meier**

**Reactivation of License 2216B-1 and request an upgrade to a Class B License**

Mr. Meier present. Mr. Meier gave a brief overview of his work history and experience that included but was not limited to the following:

- Has held an Architect stamp for 27 years
- Has held a Contractor's license in Teller County since 1992
- Allowed license to lapse as he took a position with Nunn Construction to oversee projects in the Colorado and Wyoming region – all projects assigned are complete
- Obtained a Class A License in Pueblo to oversee construction of the Judicial Center
- Local commercial projects include Ute Pass Cultural Center, Timberline Dental, and Shinning Mountain Golf Course facility

Al Chamberlin commented on the current project Designworks Construction LLC is working on, which is a remodel of a restaurant into offices where work began prior to obtaining the appropriate permits. Work performed without permits included but were not limited to the following:

- Window installation
- Removal of slotted walls in upper level
- Construction of bathroom walls in upper level

Occupancies included in the remodel are B (business) and R (residential). A demolition permit was pulled to start the remodel. Mr. Meier commented on the items found during the demolition that needed to be addressed that included but were not limited to the following:

- Structural issues in a foundation wall
- Plumbing leaks
- Wall built to secure unstable work
- Some floor joists not continuous

There have been numerous discussions between the building department and Mr. Meier about maintaining code compliance between the mixed occupancies as it pertains to accessibility. During the course of the project it was brought to the building department's attention that one of the offices needed to be completed and a certificate of occupancy issued in a certain time period in order for the business to be open or lose its business. The rest of the structure still being under construction posed many life- safety issues for both the building and fire departments. A resolution to the situation was achieved by barricading off the remainder of the structure under construction so the one office area could be completed and opened for business.

The Board commended Mr. Chamberlin for working with the customer to find a resolution to allow the office to open and work with the unusual situation. The Board discussed with Mr. Meier the importance of knowing and following established processes and procedures and to make certain to follow them in the future.

Bert West opened this matter up for public comment. No public comment. Close public comment.

There was further discussion regarding the request for upgrading the current license to Class B. It was proposed to only reactivate the license at this time and consider the upgrade of the license after the current project is completed. There was further discussion on the differences between a Class B-1 and a Class B License.

Dave Dernbach moved to reactivate Designworks Construction, LLC License 2216B-1 with Keith Meier as examinee and to continue the request of an upgrade to a Class B License to the August 3, 2011 meeting. Sonny Strobl seconded. Roll call vote and all said yes. The motion carries.

### **Board Discussion**

- A. Consider and recommend to the Teller County Board of County Commissioners to not increase the residential building permit fees under the Teller County Building Code for the calendar year 2011**

The Board reviewed the staff report presented.

Dave Dernbach moved to recommend the request to not increase residential building permit fees as presented by the Building Department to the Teller County Board of County Commissioners for consideration. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

### **Other Items**

Staff notified the Board that there is a conflict in the meeting room for the June meeting and the Board will need to consider moving the meeting from Wednesday, June 1, 2011 to Thursday, June 2, 2011. There was a discussion on what the appropriate actions were in order to change the meeting date. Board members are to contact staff after checking their schedules to see if the newly proposed date will work. Any people already on the June agenda need to be notified, and publications and posting should clearly signify the change in the date. The Board asked that this item be brought back for action on the May meeting agenda.

There being no further business the meeting was adjourned at 3:25 p.m.