

**Teller County Board of Review  
January 4, 2012  
Meeting Minutes**

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

Steve McCann	
*Carl Andersen Member/Chairman	Staff: Chris Brandt
*Sonny Strobl	Allen Chamberlin
*Jeff Smith	Olya Sharonova
*Jared Bischoff, Vice Chairman	Lynda Morgan
*Bert West, Chairman/Member	

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

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

\* Voting members

**Approve Posting & Publication Sites  
For 2012 Board of Review Public Notices**

Sonny Strobl moved to approve the 2012 Board of Review posting and publication sites as presented which include the Building Department at 540 Manor Court, the Northeast Teller Fire Department at 1010 Evergreen Heights Drive, a local newspaper and the Teller County web site. Jared Bischoff seconded. Roll call vote and all said yes. The Motion carries.

**Chairman and Vice Chairman Elections**

Bert West moved to elect Carl Andersen as Chairman of the Board of Review for 2012. Jeff Smith seconded. Roll call vote four yes votes, and Carl Andersen abstaining. The motion carries. Carl Andersen took over and acted as Chairman for the remainder of the meeting.

Bert West moved to elect Jared Bischoff as Vice Chairman of the Board of Review for 2012. Sonny Strobl seconded. Roll call vote with four yes votes and Jared Bischoff abstaining. The motion carries.

**Review and Approve  
Board of Review Meeting Dates for 2012**

Bert West moved to approve the Board of Review Meeting Dates for 2012 and the first meeting in 2013 as presented with one change. The first meeting in 2013 was moved to January 9<sup>th</sup> due to the New Year holiday. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

**Review and Approve Minutes  
From the December 7, 2011  
Meeting**

The minutes from December 7, 2011 meeting were not available for review. The minutes will be presented at the February 1, 2012 meeting.

## Request for Variance

### **Request from Harold & Karen Ahrendt at 908 Elizan Drive Permit #A42794 for a variance to 2003 IRC – Sections R311.5.3 Stair treads and risers**

Allen Chamberlin reviewed the staff report presented and explained that the building plans submitted for permit and review show compliance with the 2003 IRC and there are notes with the code references for the stairs and handrails. The work that was performed did not comply and therefore it failed its final inspection. The Building Department's recommendation is to deny the request for a variance by the homeowners Karen and Harold Ahrendt and require them to comply with the building codes, which were in effect at the time of construction.

Ray Bernhardt of Hooray! Home Improvements, LLC, contractor of the project gave a synopsis of the construction of the stairway that included but was not limited to the following:

- Existing stairs abutting concrete wall was constraining the build
- The first set of stairs was done as close to the code as possible, the space was limited since it set on the concrete wall
- The deck was enlarged from 6'x4' to 6'x6' and landing was replaced
- Contractor agreed with the Board: the landing could have been raised by 1" to meet the code for both sets of stairs
- Contractor stated that he was not aware of the code which states that the largest riser height shall not exceed the smallest by more than 3/8"
- The plans submitted did not match the reality of the project

Karen Ahrendt, the homeowner was pleased with the work; her synopsis of the project of the stairway included but was not limited to the following:

- Railing was added
- Stairs are now much sturdier
- Their guests love the improvements that were done to the main entrance to the house

There was further discussion between the applicant and the Board on the intent of the code and how the minimum intent of the code could be met, which included but was not limited to the following:

- The first step can be made into a landing
- Intent of the code for the 7 3/4" rise
- 8" rise is an absolute maximum
- 8" rise is not generally a serious life, safety issue
- Earlier building codes allowed 8" rise
- In order to build this set of stairs to code the entire stairs would have to come out and contractor would have rebuild the stairway in its entirety

Carl Andersen opened the matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to grant the request from Harold & Karen Ahrendt at 908 Elizan Drive, for a variance to 2003 IRC – Sections R311.5.3 Stair treads and risers, with the condition that the bottom 6 3/8" step will be turned into a landing complying with the Building Code. The contractor shall make the step into a landing and call for final inspection. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

There was a discussion of the required size of the landing, which must comply with code, and the applicant's appeal rights.

**Contractor Licenses**  
**Reactivation and change in examinee of**  
**License 4111A / Colorado Structures, Inc.**  
**Matthew Johnson**

Mr. Johnson present. Mr. Johnson gave a brief overview of his recent work history and building experience, which included but was not limited to the following:

- Over ten years experience being a project manager
- Works on commercial projects regularly
- Previously held engineering license
- Holds Class A-1 license at Pikes Peak Regional Building Department
- Was manager on Wal-Mart project in Woodland Park, but was not the examinee at that time
- Colorado Structures obtains and maintains licenses in jurisdictions where they do work
- A few projects that they are looking at right now are in Woodland Park, and include turning outside skating rink into indoor facilities

The Board reviewed documents submitted by Mr. Johnson. Chris Brandt indicated everything was in order with the State.

Carl Andersen opened this matter up for public comment. No public comment. Close public comment.

Jeff Smith moved to change the Colorado Structures, Inc. examinee to Matthew Johnson and to reactivate License 4111A. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

Allen Chamberlin commented on the success of the Wal-Mart project with Colorado Structures

**Continued item:**  
**Bison Builders & Associates, Inc.**  
**George Douglas Bandle**  
**Class B**

Mr. Bandle present. Mr. Bandle gave a brief overview of his recent work history and building experience, which included but was not limited to the following:

- Was in business as a contractor since 1978
- Held license in Woodland Park in the 80's
- A general contractor for Snap Fitness project working on provisional license

The Board reviewed documents submitted by Mr. Bandle. Chris Brandt indicated everything was in order with the State.

Carl Andersen opened this matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to grant Bison Builders & Associates, Inc. with George Douglas Bandle as examinee, a Class B License. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

**Request upgrade of License 4806C  
Open Range Construction Co.  
Daniel M. Vogel  
to a Class B License**

Mr. Vogel present. Mr. Vogel gave a brief overview of his recent work history and building experience, which included but was not limited to the following:

Remodel of buildings in Douglas & El Paso counties  
Holds Class A license in other jurisdictions  
Vice President of Open Range Construction Co.  
Presented 3<sup>rd</sup> letter of reference

Chris Brandt indicated everything was in order with the State.

The Board reviewed documents submitted by Mr. Vogel. It was noted during the review of the documents submitted that the Description of Operations on the Insurance Certificate would need to reflect Class B type work, and Teller County will need to be noted as certificate holder.

Carl Andersen opened this matter up for public comment. No public comment. Close public comment.

Bert West moved to upgrade Open Range Construction Co. with Daniel M. Vogel as examinee, to a Class B License upon receipt of an updated insurance certificate that reflects a Description of Operations for Class B type work, and noting Teller County as certificate holder. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

**Colorado ResCon, LLC  
Jack Dennison  
Class B-1**

Mr. Dennison present. Mr. Dennison gave a brief overview of his recent work history and building experience, which included but was not limited to the following:

Works mostly in the restoration area of construction, insurance claims  
Contractor for insurance carriers  
Holds licenses and works in Pueblo, Douglas, and El Paso counties  
Completed over 300 remodel and repair projects

The Board reviewed documents submitted by Mr. Dennison. Chris Brandt indicated everything was in order with the State.

Carl Andersen opened this matter up for public comment. No public comment. Close public comment.

Sonny Strobl moved to grant Colorado ResCon, LLC with Jack Dennison as examinee, a Class B-1 License. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

**Request for Special Limited License for  
Timbaworks, LLC License 3987C-1  
Timothy L. Doust**

Mr. Doust present. Mr. Doust gave a brief overview of his proposed work in Teller County under special limited B-1 license, which included but was not limited to the following:

Construction of 14'x48' or 12'x48' pole barn type structure for Arctic Cat business in town, going to be used as a shelter for the display models  
The new building will not be attached to the existing building  
The scope of work is very similar to what he currently does in residential construction  
The structure will not affect parking and there are no plans for enclosing the structure  
Plans were presented to the board members for the construction of the new structure

There was further discussion between the applicant and the Board, which included but was not limited to the following:

B-1                      Applicant would need to have a Class B license to work on this project and not a Class

Applicant did not meet all the requirements for the applied license, testing was required  
It is too big of an upgrade from Class C-1 to a Class B license work  
Mr. Doust does not want to be restricted in Teller County from doing future Class B work  
Board members have made a few suggestions to Mr. Doust: 1. to take the test for Class B license, and submit a new application for February Meeting, or 2. ask a Class B contractor to be the contractor, to work with him as a subcontractor on this project to gain experience

Carl Andersen opened the matter up for public comment. No public comment. Close public comment.

Bert West moved to deny the request for Special Limited License for Timbaworks, LLC with Timothy L. Doust as examinee. Jeff Smith 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 amend Article III, Section R105.2 – Work Exempt from permit to delete #10**

Staff stated that the Section R105.2 –Work exempt from permit #10 is being amended and not fully deleted.

There was further discussion between the Board members and Allen Chamberlin, to revise wording of the exceptions to be more definitive.

Carl Andersen opened the matter up for public comment. No public comment. Close public comment.

Bert West moved to recommend to the Teller County Board of County Commissioners to amend Article III, Section R105.2 – Work Exempt from permit to amend #10, with the discussed wording change. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

**Continued item:**

**B. Consider and recommend to the Teller County Board of County Commissioners to adopt the 2011 National Electrical Code**

There was further discussion between the Board members and Allen Chamberlin, which included but was not limited to the following:

Pikes Peak Regional Building Department has asked for a variance from The Colorado State Electrical Board to be able to grant variances for the AFCI  
The end result stated that if Pikes Peak Regional Building Department wishes to grant variances they may be able to do so on a case by case basis, but not applying the AFCI requirements at all would be a violation of the state requirements, and the responsibility of the actions will fall onto them completely  
Allen Chamberlin stated that Teller County can file for the same variance; however he presented a Variance Request Form from the state that allows contractors to apply directly to the state for the variance  
The Board decided to recommend adoption of the 2011 NEC with no amendments

Discussion occurred concerning minor wording changes to Article IX, revising the wording presented today.  
Carl Andersen opened the matter up for public comment. No public comment. Close public comment.

Bert West moved to recommend to the Teller County Board of County Commissioners to adopt Article IX (note: the motion may have erroneously referred to Article X), including the 2011 National Electrical Code, as presented, with the discussed changes. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

There being no further business the meeting was adjourned at 3:50 p.m.