

**Teller County Board of Review
January 9, 2013
Meeting Minutes**

Chairman Carl Andersen called the meeting to order at 2:00 p.m. Those answering roll call were:

*Carl Andersen, Chairman
*Jared Bischoff, Vice Chairman
*Bert West
*Steve McCann

Staff: Chris Brandt
Lynda Morgan
Olya Sharonova

*Sonny Strobl (joined the meeting after roll call)
Jeff Smith (joined the meeting after roll call)
Dave Dernbach (joined the meeting after roll call)

* Voting members (some for portions only)

Carl Andersen appointed alternate member Steve McCann as a voting member for today's meeting.

Sonny Strobl joined the meeting at 2:01pm. Carl Andersen acknowledged Sonny Strobl as present.

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

Bert West moved to approve the 2013 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 2013. Sonny Strobl seconded. Roll call vote and all said yes. The Motion carries.

Jeff Smith joined the meeting at 2:03pm. Carl Andersen acknowledged Jeff Smith as present.

Bert West moved to elect Jared Bischoff as Vice Chairman of the Board of Review for 2013. 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 2013**

Bert West moved to approve the Board of Review Meeting Dates for 2013 and the first meeting in 2014 as presented with two changes. The July 3rd meeting was moved to July 10th due to the Independence Day holiday and September 4th meeting was moved to September 11th due to the Labor Day holiday. Sonny Strobl seconded. Roll call vote and all said yes. The motion carries.

**Review and Approve Minutes
From the December 5, 2012
Meeting**

Sonny Strobl moved to approve the December 5, 2012 meeting minutes as presented. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

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

Contractor Licenses
MJ Maples Construction
Marvin Maples
Class A

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

Mr. Maples used to hold Class A license in Teller County

For the last 9 years he was a project manager for the contractor in Colorado Springs, till they dissolved their commercial division to concentrate on federal work

After getting laid off himself along with 14 other employees, he started his own company and hired some of the people back to work with him

Now he has reapplied in Teller County as a new entity

Mr. Maples has been in the business for over 30 years, he started out as a licensed architect working on commercial architecture for over 10 years, then about 15 years ago became a general contractor, and he concentrates on design build work

Holds Contractor licenses in the Front Range, Wyoming and New Mexico

Mr. Maples presented the Board with additional letters from supplies and architects to satisfy the requirements for his Class A license

The Board reviewed the documents submitted by Mr. Maples.

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

Bert West moved to grant MJ Maples Construction, with Marvin Maples as examinee, a Class A License. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

Colorado Mountain Chalets, LLC
Larry Kanne
Class C

Mr. Kanne is not present.

Jared Bischoff moved to continue this item to the February 6th 2013 Meeting. Bert West seconded. Roll call vote and all said yes. The motion carries.

BK Construction Co.
Bradley Kuhn
Class C

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

Mr. Kuhn started his framing company in 1966 and has been running a framing business in Teller County for the last 16 years

Mr. Kuhn and his crew framed over 140 new homes in Teller County, Park County and El Paso County

Worked closely with Chuck Mahoney on the downtown project
Between the years of 2004-2007 worked for a father and son contracting team, Gary Stevenson, Mr. Kuhn's duties included him being a superintendent of the projects and performing all of the carpentry work
Mr. Kuhn is very familiar with Teller County Building Inspectors Jim Harris and Mark Landsittel, he has established very good professional working relationship with them over the years
Mr. Kuhn worked with Porter Construction for over six years
Mr. Kuhn usually had a crew of seven or eight people
Mr. Kuhn presented the Board with an additional letter form an architect, Gerald Porter, and an updated Certificate of Insurance to satisfy the requirements for his Class C license

The Board reviewed documents submitted by Mr. Kuhn

Dave Dernbach joined the meeting at 2:20pm.

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

Bert West moved to grant BK Construction Co., with Bradley Kuhn as examinee, a Class C License. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

Board Discussion

A. Rescheduled item: Consider and recommend to the Teller County Board of County Commissioners the adoption of the 2009 International Building Codes and the amendments to the Teller County Building Code.

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

The amendments should stay in Teller County Building Code from the previous years, unless those amendments have now been incorporated as part of the new ICC Codes
Lynda Morgan notified the Board that Allen Chamberlin is still working on changing the format for the new amendments to an easier read, however the amendments are not ready to be presented yet

Board member Carl Andersen started a discussion regarding the possibility of same day plan review for small projects, which included but was not limited to the following:

The building department should have same day review available for engineered and stamped plans

Steve McCann added that in El Paso County electrical jobs that do not increase the load by more than 5% or jobs that are under \$2,000 do not require engineering or even submittal of plans

Sonny Strobl commented that it is very beneficial to have a second set of eyes to review engineering work, since there is a possibility if items being missed

Bert West addressed the fact that the Plans Examiner would have to be interpreted from the regular review of plans to review same day permit plans, because at this time the Teller County Building Department does not have sufficient staffing levels or finances to do what Pikes Peak Regional Building Department did, so at this time this proposal would not be efficient

What system can the building department have in place to expedite the review process?
Can floaters be issued for new residences, or decks, pole barns? Where does the line get drawn for same day permits

Carl Andersen stated that it is time to get the system in place, so that the contractors are not waiting two plus weeks every time they need a permit, even if it just the issuance of the floater permit for a foundation with the stamped set of plans

Staff informed the Board that in the past Teller County did allow floaters and it caused too many problems for the building department because the floaters were misused

Teller County strives to issue permits within a ten day period, and in cases in which all the paperwork is in order and plans are to standards the permits are issued within that time frame, and in the big scheme of things ten days is not a long time

There were also comments added by staff, which included but were not limited to the following:

The Plans Examiner is very willing to meet with design professionals and general contractors on any new commercial or residential projects, a pre-submittal meeting almost always helps the project to be on a "fast track" because by the time it gets reviewed every item has been submitted and the plans are to standards

At this time Teller County does not have the resources to educate the front office staff to perform plan reviews to Plans Examiner standards, however the Building Department is taking steps in that direction by sending front office staff to an ICC Annual Colorado Chapter Educational Institute Seminar

The best course of action at this time that the general contractor or an architect can take is to set up a pre-submittal meeting with the plans examiner and work out all the items before the official submittal, before the checks are written, and before the crews are waiting

Issuing floaters is very risky; sometimes the designed foundation is extremely incorrect and if the floater was issued in those cases the job could have turned into a disaster Building Department strives to catch all the incorrect items at plan review, so that the jobs go smoothly with fewer problems

The Board members would like the entire process to go smoothly, not just the plan review, and they would like to hear ideas from the building department on that issue Building Department's processes can be altered, however the Board should clearly define the areas that they would like to see improvement in, and provide ideas on how the Building Department can accomplish it, so that the Building Department and the Board can reach a realistic goal before presenting the final plan to the County Commissioners

This item will be brought back before the Board when the Building Department is ready

No public is present.

There being no further business the meeting was adjourned at 3:12 p.m.