

**Teller County Board of Review
October 5, 2016
Meeting Minutes**

I. **Convene.** Chairman Carl Andersen called the meeting to order at 2:00 p.m.

A. **Roll Call.** Those answering roll call were:

* Carl Andersen, Chairman

* Sonny Strobl

* Dave Dernbach

* Steve McCann

* Voting members

Staff: Terry Brunette, Building Official
Olya Sharonova, Board Secretary
Paul Hurcomb, County Attorney

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

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

B. **Review and Approve Minutes from the September 7, 2016 Meeting**

Sonny Strobl moved to approve the September 7, 2016 meeting minutes as presented. Carl Andersen seconded.

Roll call vote:

Carl Andersen – yes

Sonny Strobl – yes

Dave Dernbach – abstained

Steve McCann – yes

The motion carried.

II. **Request for Building Variance**

A. **Request from general contractor Dennis Christmas / Plan #P12901 / 95 Viewcrest Way, Florissant CO 80816 / for a variance to R305.1 Minimum height, of the 2009 IRC**

Terry Brunette summarized the staff report. He explained that the General Contractor, Dennis Christmas, is requesting a variance to R305.1 of the 2009 Building code to allow a ceiling height of 6'9" where 7' is required because the existing ductwork attached to the basement ceiling will only allow a finished ceiling height of 6'9" in part of the basement finish.

The Building Department supports this variance request and recommends approval.

Mr. Dennis Christmas present. Mr. Christmas gave a brief overview of the reason behind his request. The original house was built in 2001 with unfinished basement.

Discussion occurred between Terry Brunette, BOR members, and the petitioner to clarify different areas of the requested variance.

Terry Brunette visited the site and stated that framing in question under ductwork was complete at the time of his visit, the finished ceiling height was 6'10" and only under the ductwork and other ceiling heights were at 7' as required per code.

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

Carl Andersen moved to grant the request from general contractor Dennis Christmas / Plan #P12901 / 95 Viewcrest Way, Florissant CO 80816 for a variance to R305.1 Minimum height, of the 2009 IRC, with condition that the minimum height of the ceiling shall not be less than 6'8". Steve McCann seconded.

Roll call vote:

Carl Andersen – yes

Sonny Strobl – yes

Dave Dernbach – yes

Steve McCann – yes

The motion carried.

III. Contractor Licenses

Terry Brunette requested to move agenda item A. U.S. MODULAR GROUP, INC./Randall McDowell/Class A to the end of the meeting due to unforeseen delay in contractor's arrival.

B. Stauffer and Sons Construction, Inc. / Andy Stauffer / Upgrade from Class C to Class A

Mr. Andy Stauffer present. Mr. Stauffer gave a brief overview of his building experience and recent work history.

Mr. Stauffer has held a Class C contractor license with El Paso County for over 16 years and a Class C license in Teller County for 7. He has recently applied for a Class A-2 in El Paso and would like to get a Class A license in Teller County.

The Board reviewed the submitted packet and asked Mr. Stauffer clarifying questions. There was further discussion between the applicant, the Board, Terry Brunette, and Paul Hurcomb.

Mr. Stauffer stated that this is his first personal Class A license, however he worked in the past under Class A licenses and has experience with commercial projects.

Mr. Stauffer is applying for the license in Teller County in order to do a project at El Tesoro Saint Mary Hall, a building of 3,700 sq. ft. with mixed occupancy of A and B.

Mr. Stauffer has not held a Class B license for over two years.

BOR discussed granting a Special Limited License for one project only. Mr. Stauffer stated he was agreeable to a Special Limited License for one project.

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

There was further discussion between the applicant and the Board.

Paul Hurcomb indicated that a change of name was filed with the Secretary of State in late August and that the new name will need to be used in the motion.

Dave Dernbach moved to grant Stauffer and Sons Construction Company, Inc. with Andy Stauffer as the examinee, an upgrade from Class C to Class B license, with a Special Limited License for a Class A project for Saint Mary Hall at El Tesoro. Sonny Strobl seconded.

Roll call vote:

Carl Andersen – yes

Sonny Strobl – yes

Dave Dernbach – yes

Steve McCann – yes

The motion carried.

C. A & B Home Improvement and Repairs, Inc. / Austin Brown / Class C-1

Mr. Austin Brown present. Mr. Brown gave a brief overview of his building experience and recent work history.

Mr. Brown has carried a Class E license in El Paso County since 2006. He has done two ground up construction projects since 2004. This is his first time applying for a license in Teller County.

The Board reviewed the submitted packet and asked Mr. Brown clarifying questions. There was further discussion between the applicant, the Board, Terry Brunette, and Paul Hurcomb.

Definitions of a Class C-1, a Class C license, and a Class E license were discussed with the applicant and the Board.

Letters of reference are strong for a Class C-1 license.

Terry Brunette stated that he received the second financial letter and has that in the office.

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

Paul Hurcomb indicated that the company's corporate records were in order with the State.

Dave Dernbach moved to grant A & B Home Improvement and Repairs, Inc. with Austin Brown as the examinee, a Class C-1 license. Steve McCann seconded.

Roll call vote:

Carl Andersen – yes

Sonny Strobl – yes

Dave Dernbach – yes

Steve McCann – yes

The motion carried.

A. U.S. MODULAR GROUP, INC. / Randall McDowell / Class A

Mr. Randall McDowell present. Mr. McDowell gave a brief overview of his building experience and recent work history.

Mr. McDowell is a part owner of U.S. MODULAR GROUP, INC. He received his Bachelor of Engineering in 1985. Mr. McDowell's company specializes in modular buildings and he has worked with modular buildings for many years. He previously held a license in Teller County in 1999. He requires a Class A license for modular building installations at CC&V mine in Cripple Creek.

There was further discussion between the applicant and the Board. The Board reviewed the submitted packet and asked Mr. McDowell clarifying questions.

The Board discussed granting Special Limited Modular License. Mr. McDowell was agreeable to a limited license.

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

Paul Hurcomb indicated that the company's corporate records were in order with the State.

Carl Andersen moved to grant U.S. MODULAR GROUP, INC., with Randall McDowell as the examinee, a Class A license limited to installations of Modular Units. Steve McCann seconded.

Roll call vote:

Carl Andersen – yes

Sonny Strobl – yes

Dave Dernbach – yes

Steve McCann – yes

The motion carried

IV. Board Discussion

A. Discuss the upcoming adoption of the 2015 International Building Codes (Chapters 1-5) and the amendments to the Teller County Building Code.

Terry Brunette brought up the upcoming adoption of the 2015 International Building Codes and the amendments to the Teller County Building Code. He discussed a few upcoming changes to 2015 IRC produced by National Association of Home Builders which included but was not limited to the following:

Section R 324.7.2.2

Section R 325

Section R 403.1.6

Section N 1102.2/R 402.4

Section N 1103.5

There being no further business the meeting was adjourned at 3:22 p.m.