

Teller County Board of Review
August 1, 2007
Minutes

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

Jeff Smith
Dave Dernbach
Sonny Strobl

Staff: Chris Brandt
Lynda Morgan
Allan Chamberlin

Sonny Strobl appointed alternate member Jeff Smith as a voting member for today's meeting.

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

At 2:06 alternate member Bert West arrived and Sonny Strobl appointed him as a voting member for today's meeting.

Review and Approve Minutes
From the May 2, 2007 Meeting

Staff indicated that there were no minutes to present at today's meeting.

Contractor Licenses
Elder Construction, Inc
Thomas J. Elder
Class A

Mr. Elder present. Mr. Elder gave a brief overview of his work history and building experience, which included the following:

- Has been a builder in Colorado Springs for the past 28 years performing various phases of construction work
- 1994 took, passed, and received a Class A Contractor License in El Paso
- Past projects include: Renovation of Hibbard Building in downtown Colorado Springs from retail to office space, fast food establishments, churches, a fire station, In-Line roller hockey rink, commercial interior tenant finishes including Doctor offices, three story hospital and condominiums
- Currently holds contractor licenses in Douglas County and Widefield
- Mr. Elder indicated that he had no specific projects in Teller County at this time

Upon the Board's review of the documents submitted by Mr. Elder it was noted that an updated Insurance Certificate including completed Description of Operations was needed. Mr. Elder stated that past projects he has worked on ranged from \$5,000.00 to 2.8 million dollars and that all new construction type projects were sprinkled due to fire and occupancy rating.

Sonny Strobl opened this matter up for public comment. No public comment. Close public comment.

Dave Dernbach reviewed the terms of a Conditional License.

Jeff Smith moved to grant Elder Construction, Inc. with Thomas J. Elder as examinee, a conditional 1 project Class A License upon receipt of an Insurance Certificate with a completed Description of Operations. Bert West seconded. All yes.

**Southwind Group, Inc.
Brian Hovey
Class A**

Mr. Hovey present. Mr. Hovey gave a brief overview of his work history and building experience, which included the following:

- The Southwind Group works exclusively for Academy Bank
- An Academy Bank is being installed in the Wal-Mart Store in Woodland Park
- The Southwind Group does some remodeling and ground up work but their primary work is tenant finish.
- Mr. Hovey is the examinee in all Colorado jurisdictions for the Southwind Group
- Started with Southwind Group in 1998 as a project manager
- Has extensive soils work experience

Further review by the Board included Letters of Reference submitted and discussion on the scope and range of various work by the applicant. Teller County's code regarding Conditional Licensing was explained to Mr. Hovey. It was noted that the Workman's Compensation Certificate needs a 30-day cancellation notice.

Sonny Strobl opened this matter up for public comment. No public comment. Close public comment.

Dave Dernbach moved to grant Southwind Group, Inc. with Brian Hovey as examinee, a conditional 1 project Class A License upon receipt of a Workman's Compensation Certificate indicating a 30-day cancellation notice. Bert West seconded. All yes.

**Ptak Construction, LLC
John Ptak
Class C-1**

Mr. Ptak present. Mr. Ptak gave a brief overview of his work history and building experience, which included the following:

- Has been in business for 6 years
- Primarily works with remodels and renovations
- Mr. Ptak presented a portfolio of his past work for the Board to review
- Built a three story home in Park County
- Has worked in El Paso for 3-4 years with homeowner builders

- Does not limit work to strictly new construction – likes the option of doing remodeling type work
- Started in the industry with concrete and brick laying on the East Coast
- Holds a Degree in Drafting and Industrial Engineering

Board Discussion included the following:

- Past jobs and experience and what class of license would be most appropriate Class C or C-1.
- The license applied for on the application is Class C
- Built several homes on the East Coast

Mr. Ptak stated that he had no current projects in Teller County. Mr. Ptak completed a Teller County Workman's Compensation Waiver and provided a copy of his renewed/current El Paso license. Mr. Ptak indicated that he has experience in organization/overseeing of projects including coordinating sub contractors with homeowner builders. There was a discussion on knowing when engineering is required for a project.

Sonny Strobl opened this matter up for public comment. No public comment. Close public comment.

Upon the Board's review of documents submitted by Mr. Ptak it was noted that an Insurance Certificate with a completed Description of Operations was needed.

There was further Board discussion on which Class license would be most appropriate with Mr. Ptak's past work history and experience with homeowner builders and subcontractors.

The Board suggested that Class C-1 would be most appropriate and Mr. Ptak agreed and changed his application to reflect Class C-1.

Bert West moved to grant Ptak Construction, LLC with John Ptak as examinee, a conditional 2 project Class C-1 License upon receipt of an updated Insurance Certificate with a completed Description of Operations. Jeff Smith seconded. All yes.

Board Discussion

A. Discussion on Suppliers/Vendor produced framing plans

Board discussion included the following areas of concern pertaining to the subject:

- Change in wording of the Disclaimer of the software generated plans needs to be addressed regarding an engineer's review. Consider a code change to the IRC for required engineering for these supplier generated plans
- Areas that need to be addressed are complex roof system loads with several stories and second floor loading
- Independent Architects and Engineers will not stamp the generated pages unless they are directly overseeing the construction/building plans being drawn up for the specific project

- Suppliers are practicing without the appropriate License

Board requests staff bring suggested revisions of section R502.2 taking the Board's discussion into consideration along with I-joint sizing / deflection, back to the Board at the next meeting, for consideration and recommendation to the Board of County Commissioners.

At 3:23 p.m. Sonny Strobl declared a 5-minute recess. At 3:27 p.m. the meeting reconvened.

B. Discussion on proposed changes to the following sections of the Teller County Building Code: Article II, Sections 101 Definitions, and 105f. Building Contractor D (Specialty), 105g. Heating Contractor A, 1-5n. Alternative Energy Installation Contractor 107b.1-10 Action, 108, Reinstatement, Article III R303.8, Required Heating, R401.2.1 Engineering

Allan Chamberlin went over the staff report clarifying the need for the requested changes. Board comments to proposed changes are as follows:

Delete proposed changes to Section 101 due to House Bill 1078 changes already made.

105.f delete the number of licenses an examinee can hold.

105.n – Delete the reference to the State of Colorado, as the State no longer registers this type of Contractor and change the annual amount from \$25.00 to \$50.00.

107.b – Action – Discussion on proposed changes to items 2 & 3

107.b – Item 4 delete the words “at least”

107.b – Acts or Omissions – Item 8 add” or Registrations” after state licenses

Board requested that staff bring these changes back for consideration and recommendation to the Board of County Commissioner at the September 12, 2007 meeting.

Chris Brandt indicated that the record should reflect that no public has been present for any of the Board discussion at today's meeting.

Adjournment

There being no further business the meeting was adjourned at 5:58 p.m.