

**Teller County Board of Review  
June 4, 2008  
Minutes**

Chairman Dave Dernbach called the meeting to order at 2:03 p.m. Those answering roll call were:

Jared Bischoff  
Jeff Smith  
Bert West  
Dave Dernbach

Staff: Chris Brandt  
Allan Chamberlin  
Lynda Morgan

Dave Dernbach appointed alternate member Jared Bischoff as a voting member for today's meeting.

**Review and Approve Minutes  
From the April 2, 2008  
Meeting**

Jeff Smith moved to approve the April 2, 2008 meeting minutes as presented. Dave Dernbach seconded. Two yes votes, Jared Bischoff and Dave Dernbach abstained. Motion carries.

**Review and Approve Minutes  
From the May 7, 2008  
Meeting**

Jeff Smith moved to approve the May 7, 2008 meeting minutes as presented. Bert West seconded. Three yes votes, Dave Dernbach abstained. Motion carries.

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

**Contractor Licenses  
Kinter Construction, Inc.  
Tony Kinter**

**Request to upgrade License 4633C to a Class B License**

Mr. Kinter present. Mr. Kinter indicated he has no current or future work scheduled in Teller County at the present time and that his request for the upgrade is in hopes of obtaining work closer to home rather than working in Denver or Colorado Springs. Mr. Kinter provided the following information regarding other Contractor Licenses held in Colorado:

Class B License in El Paso for 2-3 years  
Class B License in Denver for 1 year  
Class B License in Douglas County for 1 year  
Held a Class C License in El Paso for 8 or 9 years

The Board reviewed the Letters for Reference submitted by Mr. Kinter and clarified the scope and range of work referenced. Chris Brandt indicated everything was in order with Secretary of State. It was noted that the second page of the application had not been completed. Mr. Kinter provided the information on the application to complete the application form.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

Jeff Smith moved to grant an upgrade of Kinter Construction, Inc .License number 4633C with Tony Kinter as examinee, to a Class B License. Bert West seconded. All yes. Motion carries.

**St. Andrews Homes, Ltd.  
James Mowery  
Class C**

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

- Started with St. Andrews Homes, Ltd. in 1995 building 100 homes per year for three years
- In 1997 became the examinee of record for St. Andrews Homes, Ltd.
- In 1999 bought the company and marketed to the \$250,000.00 range and also built 8-10 custom homes in the \$350-800,000.00 range
- Currently building an 88 townhome development in Colorado Springs
- Plans to build 29 patio homes in the Shining Mountain development in Teller County

The Board reviewed the documents submitted by Mr. Mowery. Chris Brandt indicated that everything was in order with the Secretary of State.

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

Bert West moved to grant St. Andrews Homes, Ltd. with James Mowery as examinee, a Class C License. Jared Bischoff seconded. All yes. Motion carries.

**Rusty Brown Construction, Inc.  
James R. Brown  
Class C**

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

- Started in the building industry while in high school doing flatwork; then moved to the trades doing framing in the Tri Lakes area
- Has held a Class C License in El Paso for 8 years
- Is a hands - on builder
- Builds both Pre-Sold and Spec. homes

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

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

Bert West moved to grant Rusty Brown Construction, Inc. with James R. Brown as examinee, a Class C License. Jeff Smith seconded. All yes. Motion carries.

### **Board Discussion**

#### **A. Consider and recommend to the Teller County Board of County Commissioners to amend Article IX of the Teller County Building Code to adopt the 2008 National Electrical Code**

The Board reviewed the staff report presented. Board discussions of the proposed adoption included but were not limited to the following:

- Adoption of the code is mandated by the State
- There are many changes to this edition of the code, some being substantial to the industry posing a possible increase to the cost of electrical installations
- Amending and/or deleting sections is, in the opinion of the State, not in the best interest of life, safety, health or enforcement of the code
- Section E was clarified regarding permitting as it pertains to alterations and new applications
- Commercial installation requirements were reviewed
- Impacts of the new code regarding increase of costs to the consumer were discussed
- Contractor concerns regarding new requirements on GFCI and Sump pumps were also discussed
- It was noted that permit fees were not being increased

Dave Dernbach opened this matter up for public comment. No public comment. Close public comment.

Chris Brandt suggested several changes be made with regards to wording and formatting of the proposed code for clarity and for consistency in the Teller County Building Code.

Jared Bischoff moved to recommend to the Teller County Board of County Commissioners to amend Article IX of the Teller County Building Code to adopt the 2008 National Electrical Code as presented, with amendments to the staff report as discussed.

#### **B. Discussion on Sections R109 and R110 of the International Residential Code concerning Inspections and Certificates of Occupancy**

This agenda item was requested to discuss the process for issuing On Site permits versus issuing Temporary Certificates of Occupancy. Items discussed included but were not limited to the following:

- On-Site permits are issued usually for seasonal / minor work to be completed such as driveways, final grade and other exterior items
- Parameters for On-Site permits were discussed
- Develop a process for applicant to request a Temporary Certificate of Occupancy
- Educate the building community on the issuance of Certificates of Occupancy
- Interpretation of the Decay & Moisture Protection section of the code was discussed as it pertains to completion of a project for issuance of a Certificate of Occupancy
- Temporary Certificates of Occupancy are typically issued more on commercial projects

Dave Dernbach opened this matter up for public comment.

Dennis Christmas was recognized and asked the Board about a building ordinance that was passed in the city of Victor regarding the building inspection process and code enforcement. The Board indicated the Teller County Building Department does all the building inspections and code enforcement in the unincorporated areas of Teller County, and this is not part of the matter being discussed.

Dave Dernbach closed public comment.

### **Other Items**

Staff gave an update on the status of several Board members' status.

There being no further business the meeting was adjourned at 3:18 p.m.