

**Teller County Board of Review
August 4, 2010
Meeting Minutes**

Vice Chairman Jared Bischoff called the meeting to order at 2:01 p.m. Those answering roll call were:

John Maine
*Carl Andersen
* Sonny Strobl
* Jeff Smith
*Dave Dernbach
*Jared Bischoff

Staff: Chris Brandt
Allan Chamberlin
Lynda Morgan

*Voting members

Jared Bischoff appointed Jeff Smith as a voting member for today's meeting.

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

**Review and Approve Minutes
From the July 7, 2010 Meeting**

Jeff Smith moved to approve the minutes of the July 7, 2010 meeting as presented. Carl Andersen seconded. Roll call vote and there were two yes votes, Sonny Strobl, Dave Dernbach and Jared Bischoff abstained. The motion carries.

Sheryl Decker, Teller County's Administrator was recognized by the Vice Chairman and informed the Board that the Director of Community Development Services, Paul Clarkson was no longer with Teller County and that Allan Chamberlin will remain as the Building Official, Kurt Dahl will remain as the Environmental Health Officer and Lynda Morgan will oversee the administrative and day to day management of the Department while it is determined what Team structure will work best to provide the best services for all Divisions and the Citizens.

**Contractor Licensing
Continued item:
Reactivation of License 4836-C1
Outdoor Escapes, Inc.
Douglas Lund**

Staff advised the Board that Mr. Lund contacted staff to inform them he would be unable to attend the meeting and requested his appearance before the Board be continued to the September meeting.

Sonny Strobl moved to continue this agenda item to the September 1st, 2010 meeting. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

**S. K. Steele Construction Co., Inc.
Stanley K. Steele
Class A /Class C**

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

Been in the building industry for 40 years
Been building in El Paso for 30 years
Previous work includes various projects at Fort Carson that includes a Day Care Center and Hospital, along with an Aeronautical Building at the Air Force Academy
Also licensed in New Mexico and Arizona
Has a project in Divide to build a log home

There was further Board discussion on the scope and range of the previous projects and it was determined that a Class C License would be most appropriate. Mr. Steele agreed with the reduction to a Class C License and changed the application submitted to reflect the change in Class License.

Jared Bischoff opened the matter up for public comment. No public comment. Close public comment.

Dave Dernbach moved to grant S. K. Steele Co., Inc. with Stanley K. Steele as examinee a Class C License. Sonny Strobl seconded. Roll call vote and all said yes. The motion carries.

**Change in Examinee for
Torix General Contractors, LLC
Marvin Maples
License 4953A**

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:

30 years as a licensed Architect
Licensed Architect in 14 states
Specialized in government design work
15 years ago became a licensed contractor / Hold Class B License in Denver
Runs both group construction and design build sections for Torix
40% of work is design build
Past work in Teller County includes work on the Victor City Hall and Lowell Thomas Museum
Currently looking for future business in Teller County
Reason for change in examinee is Torix is under new ownership and there were personnel changes that affected the examinee position

Review and discussion of the Letters of Reference submitted regarding the scope and range of previous work.

Jared Bischoff opened the matter up for public comment. No public comment. Close public comment.

Jeff Smith moved to approve Marvin Maples as examinee for License 4953A Torix General Contractors, LLC. Carl Andersen seconded. Roll call vote and all said yes. The motion carries.

**Reactivation of License 3894C
Hallmark Building Company
William Young**

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

Been in Colorado Springs area since 1972

Been home builder since 1981
Currently holds a Class B-2 License in El Paso
Built 35 homes in the Evergreen Heights subdivision in Teller County
Typical construction type homes built is steel walls with wood interior
Currently has several current projects going in El Paso and Fountain
Previous homeowner bought a lot in Woodland Park and would like Hallmark to build the home

It was noted during the review of the documents submitted that the Description of Operations on the Insurance Certificate needs to be completed.

Mr. Young changed the application to reflect application for reactivation of the C License. Jared Bischoff opened the matter up for public comment. No public comment. Close public comment.

Dave Dernbach moved to reactivation License 3894C Hallmark Building Company with William Young as examinee upon receipt of an updated Insurance Certificate with a completed Description of Operations reflecting home builder or residential contractor. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

BOARD DISCUSSION

A. Discussion on the definition of flashing and its application in residential window and fixed glass installation as it pertains to the International Building Code

The presenter of this item is not present.

Sonny Strobl moved to continue this item to the September 1, 2010 meeting. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

B. Discussion on Temporary Structures and Uses in the International Building Codes

Allan Chamberlin indicated there is a need for discussion and review of our current codes as it relates to the various special events held in Teller County throughout the year; especially with regard to the many small vendor tents and canopies associated with many of the events. Mr. Chamberlin explained that as many of the events take place in Woodland Park, he has meet with the City's staff on the matter. The codes under consideration for review and possible amendment, which Mr. Chamberlin handed out to the Board are, Section 107 Temporary Structures and Uses, Section 3103 Temporary Structures of the 2003 International Building Code and Chapter 24 Tents, Canopies and other membrane structures of the 2003 International Fire Code. Mr. Chamberlin brought up many points regarding the code as it relates to permits and inspections of these structures at such events; along with safety issues.

Tyler Lambert of Northeast Teller Fire District supports the need for a review and development of standardization for permitting and inspection of the structures at such events. Mr. Lambert also commented on concerns as it relates to the flammable components often seen at these events for cooking purposes.

There was a discussion citing specific codes details as it pertains to specific events. The Board asked that the building department bring back a draft proposal of code changes with input from both the City of Woodland Park and the Fire Department for consideration.

Jared Bischoff opened the matter up for public comment. No public comment. Close public comment.

C. Continued item: Discussion on a proposed code change to Article II, Section 101, Definitions – "Agent"

At the July meeting, staff requested the Board consider revising the "Agent" definition for better clarity and definition of the parameters in which an "Agent" may act on behalf of a homeowner.

The Board asked staff to prepare a proposal to bring forward that would include points discussed at the July meeting along with any other changes based on additional research. A proposal from staff is not ready at this time but further Board discussion included but was not limited to the following:

- Define "Agent" or delete it from the code
- Reviewed El Paso's code and definition on "Agent"
- Should an "Agent" be licensed and go before the Board?
- Concern of sub contractor becoming an agent on a project and working beyond their capability
- Can "Agent" apply to commercial projects
- Should there be Insurance requirements
- Consider creating a separate Class license for "Agent" with fewer requirements

Jared Bischoff opened the matter up for public comment. Randy Orr of Orr Construction was recognized and commented that creating a separate Class license could bring extra work and headaches to the building department and could open the door for people taking advantage of the "agent" License. Close public comment.

The Board requested the building department take more time and check with other jurisdictions, refocus on Homeowner Builder responsibilities and consider establishing a disclaimer of responsibility and liability and bring back a proposal when it's ready.

There being no further business the meeting was adjourned at 4:00p.m.