

**Teller County Board of Review  
February 1, 2012  
Meeting Minutes**

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

Steve McCann

\*Carl Andersen Chairman

\*Dave Dernbach

\*Jeff Smith

\*Jared Bischoff, Vice Chairman

\*Bert West

Staff: Chris Brandt

Allen Chamberlin

Olya Sharonova

\* Voting members

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

**Review and Approve Minutes  
From the December 7, 2011 & January 4, 2012  
Meetings**

Jeff Smith moved to approve the December 7, 2011 & January 4, 2012 meetings minutes as presented. Jared Bischoff seconded. Roll call vote and all said yes. The motion carries.

**Request for Variance  
Request from John Kokinchak at 1266 Bradley Rand View Permit #A42155 for a  
variance to 2003IRC – Sec. P2713 Bathtubs**

Allen Chamberlin reviewed the staff report presented and explained that contractor had asked Mark Landsittel, building inspector, about a tub that he had there on site. They discussed the tub not having an overflow opening in it and the contractor opened up the crate to show Mark. Mark stated to him that it is a code requirement and this was an acrylic tub, they could just add the opening with a hole saw. In addition to his staff report Allen Chamberlin reviewed and explained the code section for the overflow. A bath tub has a much higher degree of water filling a tub and therefore the requirement is to provide the ability to dispense the water before it ever reaches the flood rim.

The Building Department's recommendation is to deny the request for a variance by the homeowner, John Kokinchak, and to require him to comply with the plumbing codes, which are in effect to prevent water from inundating the area of the second floor and possibly causing damage to the structure, and excess moisture in concealed areas where it could promote the growth of mold and decomposition of building materials.

Mrs. Christensen of Christensen Mountain Home Builders stated that she would be a representative for John & Denise Kokinchak, since they are currently residing in Ohio and are unable to attend the meeting. Mrs. Christensen gave a synopsis of the situation that included but was not limited to the following:

Clients purchased the tub in Ohio from the internet  
They did not have access to the Teller County Codes

Plumbing contractor had advised the owners not to buy their own fixtures  
The construction of the home is very high end; the owners want to accomplish a certain style  
The tub was delivered on site before the issue was communicated to the contractor  
Bathroom located on the second floor, there is no drain on the slate floor  
Contractor assumes that the Kokinchaks assume the responsibly if it floods

There was further discussion between Mrs. Christensen, Allen Chamberlin and the Board on the intent of the code and how the minimum intent of the code could be met, which included but was not limited to the following:

The company which sold the tub offers a kit for the overflow protection; the tub did come with the kit; however it was not installed  
Teller County adopted and follows 2003 IRC and 2003 IPC codes, the owners residing in Ohio have the same codes

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

There was further discussion between the Board Members on the intent of the code and how the minimum intent of the code could be met, which included but was not limited to the following:

Is the tub against the wall? Can the holes for the overflow protection be drilled on the same side as the pipes?  
The pipes do have to come up and be attached to the tub  
Can the tub be easily moved?  
Plumbing contractor raised the question first, he was aware of the code issue  
The Board stated that the issue can be easily fixed since the tub is not installed yet

Bert West moved to deny the request from John Kokinchak at 1266 Bradley Rand View Permit #A42155 for a variance to 2003IRC – Sec. P2713 Bathtubs. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

Mrs. Christensen was advised of the Kokinchak's appeal rights.

**Contractor Licenses**  
**Colorado Construction Specialties, Inc**  
**David M. Sickafoose**  
**Upgrade from C-1 to Class C**

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

He was an owner and examinee of PCI Construction, Inc., had recently sold his shares  
He has been licensed in the front range region for over 5 years now  
His work includes remodeling, roofing, and other small projects  
Last year finished building a custom two story home of 3200 square feet, on special limited license granted by the Board in May of 2010  
The house was self contained and off the grid  
Not looking to build a lot of homes in this area, however if the opportunity presents itself he would like to be able to do that kind of work

Presented the board with ICC certificates for Class C Contractor and Roofing

Allen Chamberlin added his comments:

During the construction of the home there was nothing out of the ordinary  
No major issues, just a few failed inspections and a few missed change orders, however  
that is typical for most contractors

Allen Chamberlin also asked if the contractor carries workmen's compensation and if he has employees. Mr. Sickafoose does carry workmen's compensation and will have employees in the future.

The Board reviewed documents submitted by Mr. Sickafoose. Chris Brandt indicated that the certificate of liability insurance which was given to the Board shows that the insurance has now expired.

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, which included but was not limited to the following:

Code requires contractor's work experience to be no less than 3 years under Class C-1 before moving to a Class C

Mr. Sickafoose had the required experience under previous company

The Board did not find the list of inspections from the project to be sufficient for a reference letter

Jeff Smith moved to grant Colorado Construction Specialties, Inc with David M. Sickafoose as the examinee an upgrade from Class C-1 to Class C upon receipt of an updated insurance certificate, and two reference letters that reflect Class C work. Bert West seconded. Roll call vote and all said yes. The motion carries.

**Contractor Licenses**  
**McIntyre Corporation**  
**MacKenzie Kerr**  
**Class C-1**

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

He was in business since 1997 as a production manager for New Life Construction and owned his own company part time

Built projects for Knight Hawk Design

He is also known as Total Roofing

Built half a dozen custom homes in the past

Already working in Colorado Springs as Building C Contractor, building garages, patio covers, decks, and additions

Would like to be able to do the same kind of work in Teller County

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

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

Certificate of liability insurance needs to say under description of operation "Residential Contractor"  
Contractor currently has plans submitted in to the Building Department for a garage  
Contractor has taken an ICC course to be able to build houses and additions

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

Bert West moved to grant McIntyre Corporation, with MacKenzie Kerr as an examinee, a Class C-1 License upon receipt of an updated insurance certificate with the appropriate description of operations. Jeff Smith seconded. Roll call vote and all said yes. The motion carries.

### **Board Discussion**

- A. Consider and recommend to the Teller County Board of County Commissioners to raise the valuation figures used to calculate residential building permit fees as provided in the Building Code in the amount allowed by Tabor.**

Chris Brandt clarified that under the Building Code the Tabor Fees increase happens automatically as an administrative process and does not need approval of the Board or the County Commissioners. However for the last three years the recommendation has been to the Teller County Commissioners not to raise residential permit fees, so it has been brought before this Board. The Tabor increase number usually does not come in till late January or February. This year, if the fees are going to go up, there is no action that needs to be taken by this Board.

There was further discussion between the Board members, Allen Chamberlin, and Chris Brandt, which included but was not limited to the following:

Allow the Teller County Commissioners make that decision, the Board feels it is not their place to make a recommended decision this year

Carl Andersen opened the matter up for public comment. No public present. Close public comment.

There was no action taken by the Board.

- B. Discuss Amended Teller County Building Code: Article II – Licenses and Registration, Sections: 103g Special Limited License, 105b Building Contractor B (General-Limited), 105c Building Contractor B-1 (Remodel), and 105d Building Contractor C (Home Builder).**

Allen Chamberlin presented information for this discussion, which included but was not limited to the following:

Class B-1 should include small additions, just as Class C-1 does  
It's a very big step from a Class B-1 to a Class B as it is written right now

It is the recommendation of the Building Official to allow Class B-1 contractors to perform small commercial additions to gain experience

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

- Special limited license gives the contractor the opportunity to increase his experience for the next level license

- The contractors with a Class B-1 license do not have the experience to do a structural footing

- Limiting the size of an addition to 2,500 square foot and one story high

- Most of the buildings in Teller County could fall under that category

- Allowing Class B-1 contractors to build a commercial deck

Chairman Carl Andersen called for recess at 3:43pm.

Chairman Carl Andersen called the meeting back to order at 3:55 p.m.

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

- Allen Chamberlin would like to add the wording for Class B-1 License when it comes to new construction

- In order to get experience in Class B at this time, is almost requires the contractor to shut their company down and gain that experience under another company

- At this time Class C contractor can be granted a Class B license with all requirements met except the experience, under a Special Limited License, there should be more restrictions to require contractor to perform that type of work before he applies for Class B license

- Teller County should be similar to Pikes Peak Regional Building Department in the license classifications

- Is it a possibility for Teller County to add a Class B-2 License to their code?

The Board asked to see the list of projects, examples of work that can fall under a new classification of Class B-1 License or Class B-2 License. Also how many Class B-1 contractors are currently licensed in Teller County? How many have applied in the last couple of years? The Board asked Allen Chamberlin to gather more information and provide documentations at a future meeting.

Carl Andersen opened the matter up for public comment. No public present. Close public comment.

There was no action taken by the Board.

There being no further business the meeting was adjourned at 4:12 p.m.