

Teller County Board of Review
January 8, 2025
Meeting Minutes

I. Convene. The meeting was called to order at 2:00 p.m.

II. Roll Call. Those present were:

Steve McCann
Carl Andersen
Bert West – Chair
Lee Chapin

Staff: Janine Snyder, Building Official
Daniel Swallow, Community Development Director
Paul Hurcomb, County Attorney
Lisa Hoekman, Board of Review Secretary

Bert West appointed Lee Chapin as a voting member of the Board of Review for this meeting.

III. Review and Approve minutes from the December 4, 2024, meeting.

Carl Andersen moved to approve the minutes from the December 4, 2024, meeting as presented. Steve McCann seconded.

Roll call vote:
Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

The motion carried.

IV. Chair and Vice Chairman Elections

Carl Andersen made a motion to nominate Jared Bischoff as Chair for the Board of Review. The motion was not seconded. With no second, Board Chair, Bert West announced the motion had failed.

Carl Andersen made another motion nominating for Bert West to be Chair for the Board of Review for 2025. Steve McCann seconded.

Roll call vote:
Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

The motion carried.

Bert West made a motion to nominate Jared Bischoff as the Vice-Chair for the Board of Review for 2025. Carl Andersen seconded.

Roll call vote:

Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

V. Approve Meeting Dates for 2025 and January 2026

Carl Andersen made a motion to accept the meeting dates and posting location. Steve McCann seconded.

Roll call vote:

Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

VI. 2018 IECC Phased Implementation Updates

Bert West referred to Janine Snyder, Building Official, to provide the updates. In 2023 Teller County adopted the 2021 IBC, the 2021 IRC Codes, and the 2018 IECC with a phased implementation. Ms. Snyder reviewed the first two phases and that the Building Department is moving to implement phase three in July of 2025.

Phase three involves air leakage and duct pressure testing, as well as the HVAC design requirements per Manuals J, D, and S.

Carl Andersen made a motion to extend this implementation out further based on his concern about increased housing costs.

Due to the agenda just showing this as an update, Bert West inquired with County Attorney Paul Hurcomb on how to proceed. Mr. Hurcomb informed the Board and staff that the request to consider a further extension of the IECC phase three implementation schedule will need to be placed onto a future Board agenda to provide public notice of this potential action. . This will allow staff to see if the Board has the authority to push it out or will have to meet current deadline.

Bert West inquired with Janine Snyder when it would be possible to go onto the agenda. Ms. Snyder responded stating February would be enough to time to research and place onto the agenda.

Carl Andersen rescinded the motion he made.

VII. General Class Contractor License Applications

Bert West explained the Board of Review process to the contractors in the room. They will be called on to give their full name, company name, the reasons for requesting a contractor license in Teller County, and the type of license for which they are applying.

A. Backyard Storage Solutions, LLC / Benajmin Seaman / Class C

Benjamin Seaman introduced himself and stated he had graduated in 2013 with a four-year degree in architecture. He has designed residential structures. He has worked in California, North Carolina, and in Colorado. He has some commercial experience with hospital and educational building projects. He has been working for Backyard Storage Solutions since 2019 as a general contractor. He holds various licenses to install storage sheds through Lowes, Costco, and Home Depot. He has installed small ADUs in Denver and Boulder. He has Class C licenses in Denver and Boulder. They build all storage sheds on site, and they do not have any interest in building single family dwellings in Teller County.

Bert West inquired if the buildings were built with skids. Mr. Seaman replied that the sheds have mostly skid foundations. If it is concrete, they have the homeowner sub that out.

Public comment: None

Board Discussion: Carl Andersen inquired if their projects were engineered. Mr. Seaman replied yes, they were and that they were able to do a full plan submittal.

Paul Hurcomb confirmed the company is in good standing with the Secretary of State. He then noted that the Secretary of State's records show that the company recently changed its principal business address to Ann Arbor, MI so that will be used for the address on the contractor license.

Building Official report and recommendation: Mr. Seaman passed the ICC examination for a Class A and currently holds a Class B-E with Pikes Peak Regional Building Department. The Building Department supports a Class C license.

Lee Chapin made a motion to grant Backyard Storage Solutions, LLC, Benjamin Seamon, as examinee, a Class C license. Steve McCann seconded.

Roll call vote:

Steve McCann – Yes

Carl Andersen – Yes

Lee Chapin – Yes

Bert West – Yes

B. Colorado Custom Decks, Inc. / Sean-Douglas Pruncek / Class C

Sean-Douglas Pruncek introduced himself and stated he started in construction in Iowa at 18 years old as a project manager for three different companies. He has been in Colorado for five years and has been working with Colorado Custom Decks. He holds a Class C license in El Paso & Douglas County. They build decks, room additions, and large steel deck additions.

Bert West inquired as to how many projects they do per year. In response, Mr. Pruncek's clarified they have three different offices, Louisville, Englewood, and Colorado Springs. Between the three locations they do over 100 projects per year. He is the Project Developer for the Colorado Springs office, and they do between 30 to 40 projects per year.

Building Official report and recommendation: A Class C license is supported at this time.

Public comment: None

Board Discussion: Carl Andersen inquired as to whether all their projects are additions, decks, and room additions or are there any complete house builds? Mr. Pruncek responded stating he only did ground up builds in Iowa. Since moving to Colorado, he has only worked for Colorado Custom Decks. They do not technically do ground up builds but have done foundation work, helical piers, and renovations.

Lee Chapin made a motion to grant Colorado Custom Decks, Inc., Sean-Douglas Pruncek, as examinee, a Class C license. Carl Andersen seconded.

Roll call vote:

Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

C. Bigfoot Construction and Consulting LLC / Daniel Schoenfelt / Class C

Daniel Schoenfelt introduced himself and stated he is the owner/operator for this company. He has 30 years of experience and started right out of high school. Later he did steel construction, airport hanger doors, and then commercial maintenance in Missouri. He has worked with Keystone Construction where he did ground up work. He also did ground up construction with Bear Construction. Then he worked as a Project Manager for Kreuger Brothers in Colorado Springs. Due to having back surgery he

had to take some time off from the industry. Currently he has the opportunity to build a barndominium in Teller County. There have been other opportunities but due to not being licensed he had to pass on these projects.

Building Official report and recommendation: He has experience in single family building construction. Currently he has a Class B-E license with Pikes Peak Regional Building Department. He passed the Class C ICC exam. The Building Department supports a Class C license at this time.

Board Discussion: Bert West inquired as to when Mr. Schoenfelt built a ground up home. Mr. Schoenfelt responded around 2018 in Colorado Springs with Bear Construction.

Mr. West asked for clarification as to what Mr. Schoenfelt did with Krueger Brothers. Mr. Schoenfelt responded he was the Project Manager. They did additions and primarily decks. He was involved with the custom side of their business, anything that required outside contractors he was the project manager.

Mr. West inquired if he did the framing himself. Mr. Schoenfelt responded that he has. Mr. West continued with the inquiry about concrete and roofing as well. Mr. Schoenfelt said that these trades were hired out to other subcontractors.

Mr. West asked how many jobs Mr. Schoenfelt did last year. Mr. Schoenfelt response was 30 to 40 jobs. Mr. West then continued to question if this was done without a single employee. Mr. Schoenfelt clarified that he had 1099 contractors. Mr. West continued to inquire if they were licensed contractors with El Paso or Teller County. Mr. Schoenfelt responded that yes, they were licensed in El Paso County.

Mr. West then stated he was concerned with so many workers being hired and Mr. Schoenfelt not having workers compensation insurance and how everyone would be protected. Mr. Schoenfelt response was if workers compensation insurance is needed then he would comply.

Mr. Chapin inquired if Mr. Schoenfelt had a C license anywhere else. Mr. Schoenfelt responded that he did not but was in the process of getting his Class C license with Pikes Peak Regional Building Department.

Mr. Andersen stated he shared the same concern as Mr. West with regards to the lack of workers compensation insurance.

Mr. West commented that he would be more comfortable with the granting of a Class C Limited to 1 project rather than a Class C license. This will allow the Building Department to confirm that all people working on the proposed project are properly licensed and insured.

Mr. Schoenfelt confirmed that he does have a proposed project in Teller County. Mr. West stated the granting of the Class C Limited 1 project license would allow him to do this project.

Mr. Andersen agreed with Mr. West and noted that since 2018 was the last ground up build done that a Class C Limited 1 project would be good since there are quite a few changes with the new code change.

Mr. Hurcomb explained the Class C Limited 1 project to Mr. Schoenfelt with a review of the work on this project and a report back to the Board of Review. If The Board of Review was satisfied with the report, they would then grant the Class C license in full.

Mr. Schoenfelt stated he understood the Limited 1 Project license, agreed to change his application request from a Class C to a Class C limited 1 project license, and he made that change on his application.

Public comment: None

Carl Andersen made a motion to grant Bigfoot Construction and Consulting, LLC., Daniel Schoenfelt as examinee, a Class C Limited 1 project license. Lee Chapin seconded.

Roll call vote:

Steve McCann – Yes
Carl Andersen – Yes
Lee Chapin – Yes
Bert West – Yes

VIII. Board Discussion. Mr. West discussed the Limited 1 Project license requirements and process with the Building Official and the County Attorney.

IX. Adjournment: Mr. West adjourned the meeting at 2:39 pm.

Minutes reviewed and approved by the Board of Review on February 5, 2024.



Board Secretary