

Teller County Board of Review
May 7, 2025
Meeting Minutes

I. Convene. Mr. West called the meeting to order at 2:00 p.m.

II. Roll Call. Those present were:

Jared Bischoff
Steve McCann
Jeff Smith
Carl Andersen
Bert West – Chair

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

III. Review and Approve minutes from the April 2, 2025 meeting.

Carl Andersen moved to approve the minutes from the April 2, 2025 meeting as presented. Steve McCann seconded.

Roll call vote:
Jared Bischoff – Yes
Steve McCann – Yes
Jeff Smith – Abstain
Carl Andersen – Yes
Bert West – Yes

The motion carried.

IV. General Class Contractor License Applications

Mr. West moved this item to later in the meeting because no applicants were present.

V. Contractor Complaint

Mr. West moved this item to later in the meeting because no parties were present.

VI. Discussion on the Colorado Wildfire Resiliency Code

Commissioner Dan Williams requested that Staff inform the Board of Review about the Colorado Wildfire Resiliency Code. CDD Director Dan Swallow is on the Colorado Wildfire Resiliency Code Board and presented a summary of the proposed Code required by Senate Bill 23-166 that was signed by Governor Polis in May of 2023. The committee first met in October of 2023 to work on the

Code and Director Swallow joined the structure hardening committee, which aligned with his expertise.

The committee has held several public hearings. Carl Andersen testified at the May 5, 2025 meeting.

The Senate Bill requires that the rules be in place and adopted by the state by June 30, 2025. The code needs to be adopted by October 1, 2025.

Commissioner Williams helped introduce Senate Bill 25-142 which will allow a longer time frame to implement the Code and to change the members of the board to get more local officials than local firefighting personnel. The bill passed the house and senate and is on the Governor's desk to sign. This will move the implementation date nine months from July 2025 to March 2026.

Mr. Swallow informed the Board the code will be applied to areas that exist within the Wildland Urban Interface (WUI) identified by the Wildfire Resiliency Code Board. A map was provided within the presentation. Director Swallow shared that most of Teller County is within this area. This includes permitting and inspections of new construction of structures or defensible space around structures. Significant alterations, additions, and repairs of 500 square feet or more that will increase the footprint of a structure. 25% or more of an exterior of a structure affected. It will not apply to interior alterations of existing structures and/or 35+ acre parcels with only one residential structure not abutting residential or commercial areas.

Two areas of applicability have been defined. Class 1 is for all areas within the WUI. Class 2 is moderate and high area risks of the WUI as identified by fire intensity. Mr. Swallow discussed the Code requirements for Class 1 and 2 with the Board.

The Board discussed concerns about the increase in costs to build homes. Mr. Andersen noted that the new code will require that homes be inspected every three years to assure they comply with the WUI code.

Board returned to General Class Contractor License Applications

Bert West explained the Board of Review process to the contractors in the room and that 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. III Day Vision, Thomas A. Camporini, Class B

III Day Vision was not present. The Building Official suggested this be placed on the June meeting agenda. Mr. West agreed to reschedule this for the June meeting.

B. Comfort Restoration, LLC, Karl Honsalek, Class C

Karl Honsalek introduced himself and described his work experience. After high school he joined the Army Corp of Engineers. He has experience with carpet, masonry, commercial construction, project management and production management. He has five years of experience with insurance restoration work and is licensed with Pikes Peak Regional Building Department. He plans to do the same type of work in Teller County along with additions and remodels.

Building Official report and recommendation: The applicant has experience in single-family residential construction and remodeling projects. The applicant has not previously held any licenses in Teller County; however, he does currently hold a Class B-C-1 license with the Pikes Peak Regional Building Department. The applicant has passed the ICC National Standard Residential Building Contractor C Exam. The Building Department supports a Class C license.

Mr. West noted that the application did not include any residential experience, only remodel experience, and asked staff to clarify the difference between PPRBD B-C-1 license. Ms. Snyder clarified this for him.

Mr. Andersen asked Mr. Honsalek to describe any ground-up building experience. Mr. Honsalek stated that he has not done a complete ground-up build. However, PPRBD gave him the license due to the fact that he has done all aspects of a ground up building process. Most of his experience is foundation, framing, and roofing.

Mr. Andersen asked if there was a plan for a ground up build in the future. Mr. Honsalek has an addition in his scope but not a full single-family home from the ground up to do. Mr. Andersen asked what the square footage of the addition would be. Mr. Honsalek replied it was 30' x 14', one level.

Public comment: None

Board Discussion: Mr. Andersen inquired if our Class C1 license is more encompassing than Pikes Peak Regional Class C remodeling. Bert West answered yes, they are not allowed to additions. They are only allowed to do interior remodeling. Board discussed a special limited license to one project.

Mr. Smith made a motion to grant Comfort Restoration, LLC, Karl Honsalek as examinee, a Class C limited license, limited to one full ground-up project. Mr. Bischoff seconded.

Roll call vote:

Jared Bischoff – Yes
Steve McCann – Yes
Jeff Smith – Yes

Carl Andersen – Yes
Bert West – Yes

Board returned to Contractor Complaint

ABZ Construction LLC, A Colorado LLC vs. Premier Consulting & Construction Inc.

Neither party was present. The complaint will be placed back on the agenda for the June meeting. The Board will act on complaint at that time even if the parties do not appear.

VII. Adjournment: Mr. West adjourned the meeting at 3:00 pm.

Minutes reviewed and approved by the Board of Review on June 4, 2025.



Board Secretary