



HUERFANO COUNTY BUILDING AUTHORITY BOARD AGENDA

February 15, 2024 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

Join via Google Meet: meet.google.com/jtn-scsu-ecp | Meeting ID: jtn-scsu-ecp

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES REVIEW
 - a. [Minutes from January 18, 2024 meeting](#)
4. APPOINTMENTS
5. NEW BUSINESS
 - a. [RC Concrete License Renewal](#)
6. OLD BUSINESS
 - a. Sun Solar Update
 - b. Mountain View Solar- Code Letter Update
 - c. Spanish Peaks Motel on Highway 160 Update
 - d. [J&O Roofing Update](#)
 - e. Timberline Custom Builders- Update
7. DISCUSSION
 - a. Gardner Hotel- Condemnation
8. ADJOURNMENT



HUERFANO COUNTY BUILDING AUTHORITY BOARD MINUTES

January 18, 2024 at 3:00 PM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

1. **Join via Google Meet:** | **Meeting ID:** <https://meet.google.com/jtn-scsu-ecp>

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **MINUTES REVIEW**

a. Minutes from meeting 12/07/2023

Motion Made by Ryan Gies and second by Bruce Allen to approve the minutes from the previous meeting on December 7, 2023. Passed unanimously.

5. **APPOINTMENTS**

a. Nominations for Chairperson and Vice Chairperson

Bruce Allen made a motion to appoint Mary Norby as Chairperson for the HCBA and second by Ryan Gies. Motion passed unanimously.

Bruce Allen made a motion to appoint Jacque Sikes as Vice Chairperson. Motion passed unanimously.

Resignation Letter received from Rick Dunn. Motion made by Ryan Gies and second by Lynnette Bushaw to accept his resignation and send to BOCC for review.

6. **NEW BUSINESS**

a. Driscoll-Code Letter for non-permitted buildings

Discussed with the HCBA what happened with the County Assessors and the research we had done, what decisions the HCBA may be looking at in the future.

7. **OLD BUSINESS**

a. Onyx Creek Exteriors

They have completely come into compliance, paid double the permit fees on two jobs they had not previously pulled as well as renewing their Contractor's license for 2024.

b. Sun Solar

Waiting on payment for Contractor's License. Previous email was no longer valid. A new email was provided and the fee invoice sent on 01/17/2024.

c. J & O Roofing

Still has not submitted a building permit to redo/finish the job for Mr. Worley. Engineered plans were submitted back in October 2023. Contractor not returning phone calls/emails from the County. Motion made by Ryan Gies to allow J & O Roofing to renew their Contractors License for 2024 but to not allow J & O Roofing to have any new permits pulled in Huerfano County until the Worley job has been completed. Second by Bruce Allen. Motion passed unanimously.

d. Spanish Peaks Motel on Hwy 160-Demolition Permit

Obtained a contractor licensed through the State to do the demolition for the asbestos removal and where going to dispose of the rubble removed.

e. Mountain View Solar Code Letter

A Code Enforcement letter sent to them on 1/17/2024 giving them the opportunity to come into compliance as a licensed contractor prior to perusing legal action.

f. Rocky Mountain Windows and Exteriors

Has obtained Contractor's license for 2023/2024 and paid double the permit fees for the permit that was not pulled. Completely in compliance.

g. Timberline Custom Builders-Update

The two doors for Grandote Golf Course are in and will be installed when weather permits. Two windows in for Middle Creek job in Denver, will pick up and install, doing brown patch work and will do stucco when weather permits. Final job, rough in framing done, can not do any more work until electrical is in.

8. DISCUSSION

9. ADJOURNMENT

Motion made by Bruce Allen to adjourn the meeting, second by Lynnette Bushaw. Motion passed unanimously.

**Huerfano County Land Use
401 Main Street, Suite 304
Walsenburg, Colorado 81089
719-738-1220, Ext. 117**



Item 5a.

Huerfano County Building Authority Board (HCBA) Staff Report

Complaint: Kevin Chavez has submitted for his Contractor's License renewal for 2024.

Currently: On April 20, 2023 The Huerfano County Building Authority Board made a unanimous decision to revoke Kevin Chavez of RC Concrete Contractor's License.

Huerfano County Building Regulations:

Section 5.09 Revocation or suspension of a contractor's license; causes; hearing

- .01 The Building Official may suspend a license for any of the following infractions until the infraction has been satisfactorily corrected or a decision of an appeal of the suspension to the Authority has been made.
- .02 Any license or registration issued pursuant to this Policy may be revoked or suspended by the Building Official or Building Authority, after notice and hearing, for any of the following causes:
- (a) Abandonment of a contract without legal justification.
 - (b) Failure to obtain required permits.
 - (c) Diversion or misapplication of funds or property received to perform or complete a contract or for a specified purpose in the performance or completion of a contract; application or use of such funds for any other contract, obligation or purpose; or the failure, neglect or refusal to use such funds or property to perform or complete such contract.
 - (d) Substantial departure from, or disregard of plans or specifications in any material respect, without consent of the owner or the owner's duly authorized representative.
 - (e) Disregard or violation of applicable major codes or minor codes.
 - (f) Failure to comply with any lawful order of the Building Official or a Chief Inspector.
 - (g) Failure to keep records for a period of one (1) year after completion of each separate contract, showing all receipts and disbursements of the licensee or registrant in all transactions as a contractor, and to produce the same for examination by the Board when required.
 - (h) Fraud or misrepresentation of a material fact by applicant in obtaining a license or registration.
 - (i) Committing any willful or fraudulent act by the licensee or registrant as a contractor.
 - (j) Using a license or registration to obtain permits for another reason.
 - (k) Carelessness or negligence in providing reasonable safety measures to protect workers or the public.
 - (l) Canceling or not renewing required insurance coverage: provided; however, that such license or registration shall only be suspended for this cause, and shall be reinstated upon refilling proof of insurance as approved by the Building Official.
 - (m) Being convicted of a felony relating to performing construction contract.
 - (n) Failing to timely pay any indebtedness or obligation owed to the Department; provided, however, that such license or registration shall only be suspended for this cause and shall be reinstated upon payment of such debt or obligation.

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Item 5a.

(o) Failing to notify the Department of a change of address and/or telephone number, provided however, that such license or registration shall only be suspended for this cause and shall be reinstated upon notification of said new address and/or telephone number.

Key Considerations:

- Several attempts were made by various means of communication by the Huerfano County Building Department to notify Mr. Chavez for the April 20th, 2023 meeting. The Huerfano County Building Department finally did hear from Mr. Chavez on April 20th, 2023 in which said he was “attempting to make it to the meeting but he didn’t know about it until a few minutes prior to the meeting.” The HCBA rearranged the agenda to wait for Mr. Chavez to arrive for the meeting. Mr. Chavez never did arrive to the meeting or call back.
- After the HCBA Meeting the Huerfano County Building Department attempted to get ahold of Mr. Chavez by various sources of media to let him know his license was revoked. No reply.
- The Huerfano County Building Department has not heard anything/had contact from Mr. Chavez Until January 31, 2024 when he applied to have his Contractor’s License renewed.

Staff Thoughts/Comments:

- The Huerfano County Building Department would like to ask the Board to see what exactly happened with BP22-061 and Q & N Construction. (Can review the complaint if need be)
- The Huerfano County Building Department would like to know how to ensure we can have active and what type of communication will work best as phone calls and emails aren’t working.
- Had complaints from constituents that they could never get ahold of the contact information/get a call back.

Board Recommendations:



BUILDING PERMIT APPLICATION

PROPERTY OWNER INFORMATION	CONTRACTOR INFORMATION
Name: <u>Mike Worley</u>	Name: <u>J&D Roofing and Exteriors LLC</u>
Mailing Address: _____	Mailing Address: <u>1925 E. 14th St.</u>
City, State, Zip: <u>Cochala, CO</u>	City, State, Zip: <u>Pueblo, CO 81001</u>
Phone No. 1/2: _____	Phone No. 1/2: <u>719-281-5211</u>
E-Mail Address: _____	E-Mail Address: _____

TYPE	OCCUPANCY	INTENDED USE
<input type="checkbox"/> New construction <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> In kind replacement <input type="checkbox"/> Extension of building permit	<input checked="" type="checkbox"/> Site built residential <input type="checkbox"/> Manufactured residential <input type="checkbox"/> Residential accessory building <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Single or multi family dwelling <input type="checkbox"/> Residential garage/utility <input type="checkbox"/> Agricultural animal husbandry <input type="checkbox"/> Commercial (give details in scope) <input type="checkbox"/> Industrial (give details in scope) <input type="checkbox"/> Storage (note stored materials)

SCOPE OF WORK: Re-do existing piers on porch, dig deeper holes all followed by engineer plans.

SITE ADDRESS, LEGAL DESCRIPTION, OR PARCEL NUMBER: _____

ZONING DISTRICT: AGRICULTURAL RURAL RESIDENTIAL URBANIZING RESIDENTIAL INDUSTRIAL COMMERCIAL

SUBDIVISION (IF APPLICABLE): _____

SETBACKS (FEET FROM PROPERTY LINES): FRONT REAR SIDES

DESCRIBE EXISTING STRUCTURES ON SITE: Single Family Dwelling

SUBMITTAL CHECKLIST – THE FOLLOWING DOCUMENTS TO BE SUBMITTED WITH YOUR APPLICATION:

<input type="checkbox"/> Deed or Proof of ownership	<input type="checkbox"/> Sanitation and water	<input type="checkbox"/> Exterior Elevations
<input type="checkbox"/> Foundation Plan (stamped)	<input type="checkbox"/> Floor Plan	<input type="checkbox"/> Framing Plan
<input type="checkbox"/> Engineered Truss Plan (stamped)	<input type="checkbox"/> Mechanical Plan	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Owner/Builder Liability Form (if applicable)	<input type="checkbox"/> Bid or quote (for remodels/alterations)	<input type="checkbox"/> Radon Mitigation

HOA Name: _____ or Property not located in an HOA/POA.

HOA/POA has reviewed and approves of the proposed construction. (If HOA is registered with the Secretary of State)

HOA Representative: _____ HOA Contact info: _____

HOA Signature: _____ HOA Comments: _____

Applicant Signature: [Signature] Submittal Date: 2/14/24

BELOW THIS LINE FOR USE BY BUILDING DEPARTMENT ONLY

OCCUPANCY:	BUILDING SIZE: (SQUARE FEET)	COST OF BUILDING (PER SQUARE FEET)	VALUATION:	
				FLOODPLAIN? <input type="checkbox"/> YES <input type="checkbox"/> NO CONDITIONS: OTHER PERMITS:
PAYMENT OF FEES: COUNTY RECEIPT NO: _____ PERSONAL CHECK NO: _____		TOTAL VALUATION: <u>2200.00</u> FEE MODIFIER: <u>X0.0115</u> PERMIT FEE: <u>25.30</u> PLAN REVIEW FEE: <u>2.53</u> TOTAL PERMIT FEE <u>27.83</u>		APPROVAL: <u>[Signature]</u> HUERFANO COUNTY BUILDING INSPECTOR DATE: <u>2/14/24</u>
COUNTY BUILDING PERMIT NO:	PRIMARY OCCUPANCY CLASS:	TYPE OF CONSTRUCTION:		
[]	[]	[]		