

# ***Building Code Board of Appeals***

## ***Agenda***

**April 19, 2018  
City Hall,  
Conference Maple  
749 Main Street  
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
  - February 15, 2018
- V. Public Comments on Items Not on the Agenda
- VI. Regular Business
- VII. Discussion
  - 2018 ICC Code Adoption
  - City Licensed Contractors
    - Process of Revoking License
  - Open government training with city attorney
- VIII. Update
- IX. Staff Comments
- X. Board Comments
- XI. Date of next meeting
  - Upon request
- XII. Discussion Items for Next Meeting
- XIII. Adjourn

# **Building Code Board of Appeals**

## **Meeting Minutes**

**February 15, 2018  
City Hall, Maple Room  
749 Main Street  
6:30 PM**

**Call to Order:** Novik called the meeting to order at 6:38 PM.

**Roll Call** was taken and the following members were present:

Board Members Present: Steve Knapp  
Ed Novik  
Matt Berry  
Heidi Tribelhorn  
Tom Ramsey  
Peter Geise

Board Members Absent:

Staff Members Present: Chad Root, Chief Building Official

### **Approval of Agenda:**

**Novik** moved and **Tribelhorn** seconded a motion to approve the agenda as prepared by staff. Voice vote. Motion passed 4-0.

### **Approval of Minutes:**

**Ramsey** moved and **Tribelhorn** seconded a motion to approve the January 18, 2018 minutes as prepared by staff. Voice vote. Motion passed 4-0.

### **Public Comments on Items not on the Agenda:**

None heard.

### **Regular Business:**

#### 2018 Board Member Elections

**Knapp** moved and **Berry** seconded a motion to approve the voting of Novik as Chairman of the board. Voice vote. Motion passed 4-0.

**Berry** moved and **Geise** seconded a motion to approve the voting of Tribelhorn as Vice Chairman of the board. Voice vote. Motion passed 4-0.

**Discussion Items:**

Link for Free ICC Codes

Discussion was brought forward by Staff about the ICC website offering free online 2018 codes and amendments to the codes. Since the paper books are expensive, Staff believes this would be a good alternative for the community. The board mentions it would be helpful if they could have a list of the significant changes to the IRC and IBC. Staff states that the code books are fairly expensive and the department's budget would not allow for the purchase of the codes. There will be copies of significant changes available to the board after staff went through code training in March.

Development of steering committees and board representatives for areas of interest in the Codes

Staff asks the board members if they would join a steering committee for the adoption of the 2018 codes. It was brought up that from the February contractors meeting, only one contractor signed up to be on a steering committee for the International Fire Code.

2018 IRC Plan Review Checklist

Staff asks the board to review the proposed 2018 IRC Plan Review Checklist. Several members bring up concerns about sections of the requirements of the 2018 IRC Plan Review Checklist and mentions that some of the requirements might be too restrictive for Louisville. There are several sections of the checklist that the board believes should be removed. The board members are going to review the IRC checklist and send in the corrections to Staff. The corrections will be discussed at the next meeting.

**Staff Comments:**

None heard.

**Discussion Items for Next Meeting:**

Staff says the next meeting will take place in April. At that meeting the Commercial Plan Review Checklist will be presented to the board and the amendments to the 2018 code will be discussed.

**Adjourn:**

**Novik** moved and **Geise** seconded a motion to adjourn the meeting. Motion passed unanimously by voice vote. The meeting was adjourned at 7:45 PM.

**From:** [Chad Root](#)  
**To:** [Elizabeth Schettler](#)  
**Subject:** FW: Licensing of GJ Koeppen Construction  
**Date:** Monday, April 16, 2018 7:01:39 AM  
**Attachments:** [image002.png](#)

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Chadley Root  
Building/Life Safety Code Official  
749 Main Street  
Louisville Colorado  
303-335-4580  
<https://codes.iccsafe.org/public/collections/1-Codes>



*The Department of Planning & Building Safety is collecting feedback to improve our customer service.*

*Please let us know how we are doing by completing this short [survey!](#)*

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**From:** sherry sommer [mailto:helloscherry2@yahoo.com]  
**Sent:** Friday, April 13, 2018 11:24 AM  
**To:** Chad Root  
**Subject:** Licensing of GJ Koeppen Construction

I hired GJ Koeppen to remodel our kitchen and thought I had done a decent job of checking references, both online and over the phone. It seemed like he would provide skilled and honest work. I could not have been more mistaken.

From start to finish, this remodel was a terrible experience that I hope no one else will have to experience. I would like to ask that the Licensing Board revoke GJ Koeppen's license in Louisville.

The project was supposed to start October 15 and be finished within three weeks. It started October 23 and was not completed until the end of April for a number of reasons, including numerous mistakes, contract violations, water leakage from the dishwasher installed by GJ Koeppen and month long remediation, as well as foot dragging by GJ Koeppen. There were a multitude of duties violated by GJ Koeppen, listed below.

When the problems started to surface I proposed that we end the contract and come to a peaceful compromise. Graham said to me "If you choose to terminate the contract for any reason, you will be in

breach. I have the right to work in your home.” I didn’t realize it when signing the contract, because it wasn’t explicitly stated, but Colorado has a cure law, so I was bound to allow him to fix his mistakes. I did this, but it was incredibly aggravating. He never admitted his or his employees’ responsibility with regard to the mistakes, he just said “These aren’t really mistakes, they’re just alternate ways of doing things.”

We came to an agreement that he cure all mistakes he had made and that he would refund money for work he had not done (installing fridge and microwave, tile, and hardwood) He also agreed to compensate me 1,200.00 for my trouble. We also had 1,200 in expenses for the leak remediation. He had installed the dishwasher that leaked.

Given all these conditions Contractor currently owes 1,700.00 and is refusing to pay. He has fiddled with the final numbers on the project several times in an effort to avoid paying what he owes. Owner can supply any documentation if needed.

Sherry Sommer

910 South Palisade Court

Louisville, CO 80027

303-786-8226

**Duties of the Contractor per Contract between GJ Koeppen Construction and Sherry and Henrik Sommer:**

**Article 6.1 All work shall be in accordance to the provisions of the plans and specifications. All systems should be in good working order.**

Cabinets on fridge wall were not installed according to plans and specifications. See letter from cabinet designer, Franco Guerri, KB Studio

Designer advised that, if all possible, GJ Koeppen not be allowed to do further work due to poor quality. He stated he would be a willing witness for Owner in small claims court if necessary.

**Article 6.2 All work shall be completed in a workmanlike manner, and shall comply with the applicable national, state, and local building codes.**

--Cabinets installed with incorrect screws, trim is uneven and juts out, door faces not aligned,, panel above fridge installed horizontally rather than vertically. For full details see letter from Franco Guerri, KB Studio.

--11 drawers damaged when holes from handles were installed. Only one was not damaged because pull was not installed.

-- Shappage attaching peninsula to wall has been damaged due to careless drilling

--Piping connecting fridge to water source was not to code. Code is replacement with copper pipe. Multiple (4) Attempts were made to work with existing piping and there was no attempt to bring piping up to code. Owner was told by a licensed plumber and fridge installer that they could not hook up the fridge to the existing pipe because it was not up to code. They said that it was just a matter of time before the plastic pipe burst and flooded the space between home's floorboards. When Contractor was asked about using existing piping that would eventually have caused so much damage he said "I'm not responsible for fixing all the plumbing in your house."

--Light over peninsula moved to incorrect location, so it had to be moved again, leaving visible patching in ceiling drywall

**Article 6.3 All work shall be performed by licensed individuals to perform their said work, as outlined by law**

--When asked on numerous occasions by the Owner, the Contractor denied that it was necessary or according to the contract to have licensed electricians or plumbers. He did not seem to be aware that this is a rule in Louisville.

--Plumbing was not done by a licensed individual. There also seemed to be a general lack of knowledge on the part of the Contractor regarding the plumbing that led to delays, oversight to prevent further damage by Owner, and costly and time consuming leak mitigation.

Initial electric work which was drywalled over by GJ Kopepen was not done by a licensed individual nor was it checked (or can be checked) by a licensed electrician

--Final electric work was performed by a licensed electrician, Couper Electric, but only after Owner made numerous requests (demands) and informed Contractor that this was required according to Louisville Code and per the contract.

**6.5 Upon satisfactory payment being made for any portion of the work performed and upon request of the Client, contractor shall furnish a full an unconditional release from any claim or mechanics' lien for that portion of the work for which payment has been made**

--Owner paid all draws punctually and currently owes Contractor no further payments

--Project has been completed

--Contractor has not responded to numerous requests over several weeks for this document.

#### **Article 8.2.1**

**Due to short duration of project, all selections due prior to project commencement.**

--Owner made selections well in advance. Attempt to place tile order not made until week two, in spite of multiple requests by Owner. At this point it was discovered that the selection was not available, necessitating additional investigation, work, and cost for consultation of designer on the part of the Owner.

**Article 10.1 If conditions are encountered at the construction site which are subsurface or otherwise concealed conditions or unknown physical conditions of an unusual nature, which differ naturally from those which are ordinarily found to exist and generally recognized as inherent in construction activities, the Owner will promptly investigate such conditions and, if they differ materially and cause and increase or decrease in the Contractor's cost and or time required for performance of any part of the work, will negotiate with the Contractor an equitable adjustment in the contract sum, contract time, or both.**

--Pipe leading from cold water tap to fridge is over finished basement and thus not easily accessible because routed through flooring. This was easily discovered in a few minutes by both

fridge installers and plumber from Cooper Heating and Plumbing. Employee and Contractor worked on plumbing at length. This was not a concealed condition.

**Article 13 At the completion of the project, contractor shall execute an instrument to Owner warranting the project for one year against defects in workmanship or materials utilized. The manufacturers' warranty will prevail. No legal action of any kind relating the project, project performance of this contract shall be initiated by either party against the other party after one year beyond the completion of the project or cessation of work.**

--Project has been completed for at least 2 weeks

--Contractor has not responded to numerous requests over several weeks by Owner to furnish this document.

Sherry Sommer  
910 S. palisade Ct  
Louisville, CO 80027

11-17-2017

Dear Sherry,

As promised, I prepared for you my professional opinion of the problems I saw with the installation of the cabinets you purchased from us. I owned and operated my own high end custom cabinet shop; designed cabinetry for 13 years; and did general contracting for several years.

1. Panel above the ref. opening – 37 x 9 1/8 – was installed facing down – in a horizontal position – and not as shown on the plans. Fix: remove and replace. (see Ref. elevation)
2. Ref. end panel Left was installed to the wall without adjusting the front reveal to be equal to the fillers to each side of the cabinets to the right of the ref. This panel was provided with a scribeable 1 1/2" front filler integral to the panel and this was installed without scribing to the wall and the other fillers were cut down to 3/4" so that the three reveals are off by approximately 3/4" and is not to plan and looks awkward. Fix: each ref end panel, the ref top panel, the two cabinets to the right of the ref with their fillers, should be disassembled and reinstalled. All of these parts, or just some must be replaced as needed. (see Ref. elevation)
3. All wall cabinets: the light rails below and the ceiling scribe molding was should have been installed flush to the front of the doors and flush with the sides of each cabinets. However, both moldings were installed up to 1/4" proud of the sides of each cabinet and not uniformly flush with the front faces of doors. On some cabinets, the moldings are flush to doors that have not been adjusted to have a 1/8" gap on the hinge side so as to match the 1/8" reveal on the bumper side. Fix: remove some or all moldings and adjust sizes to flush out with sides and adjusted doors. Some of the moldings will have to be replaced, while some can possibly be reused. Some molding material may be left over depending on amount of waste created during installation.
4. All doors and drawer fronts need to be adjusted to 1/8" reveals between doors or between drawer fronts; 1/16" reveal to the outside of boxes. Pantry in particular needs to be adjusted to even out the horizontal reveals to be even. Unfortunately, drawer fronts have been installed before adjusting them. Fix: This will require removing the pulls, adjusting the drawers, re-drilling the holes from the inside, and reinstalling the pulls. The double holes will probably not show if done properly.
5. All drawer boxes I inspected were drilled for pulls without holding a wood block tight to the inside surface. This has caused unsightly tear-out of the box material in each case. Fix: can be puttied but unless the putty matches perfectly it may be worse. Putty cannot be sanded as the boxes are lacquered.
6. Screws used to mount cabinets to walls are washer head screws in a dark metal and cannot be covered by FastCap type covers. Fix: remove one at a time; countersink hole; install hardened

flat head screws so that they are below the box wall surface; install peel and stick covers in matching white texture.

7. After ref wall is re-done properly, new countertop will need to be provided.

I have not attempted to list all work items that are still not completed such as installing toe kick covers, trimming around pantry, etc. I'm ready to order parts for you , which will take about 3-4 weeks. Let me know if I can help in any way. I'm sorry you're having to go through an extra aggravation.

Sincerely,

Franco Guerri  
The KB Studio