

Building Code Board of Appeals

Agenda

**April 18, 2019
Council Chambers
749 Main Street
6:30 PM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
 - February 21, 2019
- V. Public Comments on Items Not on the Agenda
- VI. Regular Business
 - Elect a board secretary
 - **Severy Creek Roofing Hearing to Show Cause-**
request to suspend or revoke a Contractor's License
due to alleged violations of one or more provisions of
Municipal Building Code
- VII. Discussion
- 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 21, 2019
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order: Berry called the meeting to order at 6:30 PM.

Roll Call was taken and the following members were present:

Board Members Present:	Mason Gatto Ed Novik Matt Berry Steve Knapp Peter Geise
Board Members Absent:	None
Staff Members Present:	Chad Root, Chief Building Official Julie Burgener, Building Permit Technician Elizabeth Schettler, Senior Administrative Assistant

Approval of Agenda:

Knapp moved and **Geise** seconded a motion to approve the agenda as prepared by staff. Voice vote. Motion passed 5-0.

Approval of Minutes:

Geise moved and **Berry** seconded a motion to approve the January 17, 2019 minutes as prepared by staff. Voice vote. Motion passed 5-0.

Public Comments on Items not on the Agenda:

None heard.

Discussion Items:

Adopting the Revised Article VIII By-Laws

Root addresses changes to the draft of Article VII By-Laws and changes made by Diane Criswell, the city's paraprofessional. **Knapp** discussed having parenthesis removed on section 12. **Berry** comments that it does not change the effectiveness of the document. **Matt** discusses the clarity of suspension vs. revocation and that the

city attorney clarified that in the revised article. **Berry** suggests adopting Article VIII Bylaws with the parenthesis removed. **Berry** suggests that Article 9, Section 5 testimony section B be removed. **Novik** wants to mention if items were missing since this was new to the BCBOA. There was no comment. **Root** comments that the standards for bringing the case to the board is also in the municipal code and Article VIII Bylaw is the formality of procedures. If the Bylaw is adopted, this will give the board direction on what action to bring forward to the contractor.

Knapp moved and **Geise** seconded a motion to adopt Article VIII and VIX By laws with removal of parenthesis (section 12) and removal of article 9 sec 5B. Voice vote. Motion passed 5-0.

Staff Comments:

Root informs the board that he reached out to North Metro Home Builders Association regarding a State Legislature Plumbing Bill and the way the city performs inspections. **Root** would need a Master or Journeyman Plumber on staff for inspections, which would result in adding one inspector and getting rid of another. He also discusses it could put plumbing inspections out 30 days in rural area as the state has 30 days to perform a re-inspection. The city is against the bill. **Berry** clarifies that the city would require a master plumber to perform plumbing work. **Root** explains there are to be three journeymen to one master plumber. The trade-off is to ask municipalities to card plumbers on permitted projects. The proposed bill does not recognize ICC certifications, which three of Louisville's inspectors have.

Root also comments upon adopting Article VIII By-laws to revoking contractor's license. He states that we may have three or four residents coming forward with contractor's that violated working without being a Louisville licensed contractor or contractor walking out on the job. **Root** will possibly be bringing forward a roofing contractor that has been installing roofs without permits and performing faulty installation at the next meeting. **Geise** commented on no more discussion on the subject until an affidavit is presented.

Board Comments:

None

Discussion Items for Next Meeting:

Root states that the next meeting will be April 18, 2019. He also says that an affidavit should be submitted from a resident to revoke a contractor's license. **Schettler** recommends to the board to go or watch a hearing take place. **Berry** requests the hearing script before the next meeting.

Adjourn:

Matt moved and **Ed** seconded a motion to adjourn the meeting. Motion passed unanimously by voice vote. The meeting was adjourned at 8:05 PM.

Dear Building Code Board of Appeals Members,

Please find in this packet the following:

- Minutes from the February 21st, 2019 Board meeting
- Agenda for the April 18, 2019 Board meeting
- A copy of the Board's Notice of Hearing and Show Cause Order for the April 18, 2019 meeting
- Copies of the documents which the City plans to present during the hearing scheduled for April 18, 2019

The Licensee was been served the Notice of Hearing and Show Cause Order by mail, certified mail, and email on April 10, 2019, with any postponement requests to be received by email to City staff by the close of business on April 12, 2019. If a postponement request is made, City staff will notify the Board Chair for a determination of good cause to postpone.

As a reminder, Board Members serve as adjudicators for construction license suspension and revocation show cause hearings. Therefore, no ex parte contact is permitted between the Board Members, or Board Members and the parties, witnesses, City staff, or other persons about this matter outside of the scheduled hearing.

Sincerely,


Chad Root
Chief Building Official

**BEFORE THE BUILDING CODE BOARD OF APPEALS, CITY OF LOUISVILLE,
COUNTY OF BOULDER, STATE OF COLORADO**

NOTICE OF HEARING ON LICENSE SUSPENSION OR REVOCATION

IN THE MATTER OF:

Severy Creek Roofing, Inc., Steve Loudon, Licensee
102 S. Tejon St #1100
Colorado Springs, CO 80903

License No. LSVL-001704-2018

THIS MATTER comes before the Building Code Board of Appeals of the City of Louisville ("Board") pursuant a motion from the City/verified complaint (the "Written Statement"), attached hereto as Exhibit A, alleging violations of the Louisville Municipal Code ("LMC").

Pursuant to LMC § 5.12.140, the Board has scheduled a hearing to take testimony and receive evidence to determine whether there is good cause to suspend or revoke Licensee's contractor license based on the allegations in the Written Statement, which if true, would constitute one or more violations of the following regulations, procedures and/or ordinances of the City of Louisville and the International Residential Code ("IRC") as adopted by the City in LMC § 15.05.101:

- A. LMC § 5.12.120 which reads as follows: "It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required."
- B. LMC § 5.12.130 which reads as follows: "It shall be unlawful for any contractor licensed or registered under this chapter to without good cause abandon any contract or undertaking, or to make material departure from the city-approved plans and specifications for any contract or undertaking."
- C. LMC § 5.12.150.A. which reads as follows: "It shall be unlawful for any contractor licensed or registered under the provisions of this chapter to violate any provision of this chapter; or to refuse to obey any order issued, or neglect to pay any fee assessed, under authority of this chapter."
- D. IRC § R109.1 which reads as follows: "For on-site construction, from time to time the *building official*, upon notification from the *permit* holder or his agent, shall make or cause to be made any necessary inspections and shall either approve

that portion of the construction as completed or shall notify the *permit* holder or his or her agent wherein the same fails to comply with this code.”

- E. IRC § 109.1.5 which reads as follows: “In addition to inspections in Sections R109.1.1 through R109.1.4, the *building official* shall have the authority to make or require any other inspections to ascertain compliance with this code and other laws enforced by the *building official*.”
- F. IRC § 109.3 which reads as follows: “It shall be the duty of the *permit* holder or their agent to notify the *building official* that such work is ready for inspection. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.”
- G. IRC § 109.4 which reads as follows: “Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or shall notify the *permit* holder or an agent of the *permit* holder wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.”

WHEREFORE, you as the Licensee are hereby ORDERED to appear before the Board at the Louisville City Hall, 749 Main St, Louisville, CO 80027 on the 18th day of April, 2019, at 6:30 p.m., or as soon thereafter as you can be heard, TO SHOW CAUSE WHY YOUR LICENSE, AS DESCRIBED ABOVE, SHOULD NOT BE SUSPENDED OR REVOKED.

You are entitled to have an attorney represent you at the hearing. If you should retain an attorney, you should do so well in advance of the hearing. If postponement of the hearing is desired, it should be requested at least Six (6) days prior to the above-mentioned date. Postponement requests shall be in writing with an explanation of the good cause grounds by Friday at noon. The request must also be emailed to croot@louisvilleco.gov and Meredyth Muth at meredythm@louisvilleco.gov the municipal clerk. A postponement will not be granted except for good cause shown. If you should fail to appear at the aforementioned time and place, testimony will be taken in reference to the allegations, upon which evidence the Board may suspend or revoke your license to operate under the terms of the aforementioned regulations, ordinances, and/or laws.

IT IS FURTHER ORDERED that a copy of this Notice shall be mailed or delivered to the above-mentioned Licensee.

Dated this 9th day of April, 2019.

CITY OF LOUISVILLE, COLORADO
BUILDING CODE BOARD OF APPEALS

By: 
MATTHEW BERLY, Chair

ATTEST:

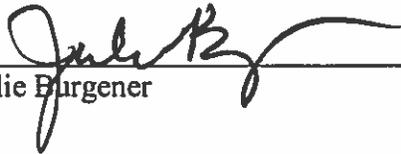
By: 
Meredyth Muth, City Clerk

CERTIFICATE OF MAILING

I hereby certify that true copies of the foregoing NOTICE OF HEARING ON LICENSE SUSPENSION OR REVOCATION were placed in the U.S. mail, both regular mail and a copy sent certified mail return receipt requested, this ____ day of _____, 2019 addressed to:

Severy Creek Roofing, Inc.
Attn: Mr. Steve Loudon, Owner
102 S. Tejon St #1100
Colorado Springs, CO 80903

Severy Creek Roofing, Inc.
Attn: Mr. Steve Loudon, Owner, or
Mr. Hunter Loudon, Administrator
1320 Simms Street
Lakewood, CO 80401



Julie Burgener

Exhibit A
(Copy of City's Written Statement)

Date: April 4, 2019

To: Building Code Board of Appeals

CC: Rob Zuccaro, Director of Planning and Building Safety

From: Chad Root, Chief Building Official

Re: Mr. Steve Loudon, Owner of Severy Creek Roofing, Inc.

Notice of Written Statement for the Suspension or Revocation:

Let it be known that I, Chad Root, the Building Official for the City of Louisville have received an Affidavit from Mr. Edward Hine, a resident of the City of Louisville whose residence is located at 318 South Place in Louisville Colorado 80027 in which Mr. Hine requested that the Building Code Board of Appeals (the "Board") schedule a hearing to consider an administrative remedy of temporary suspension or revocation of the license or registration of the contractor's license of one Steven Loudon the owner of Severy Creek Roofing, Inc. (individual and business referred to hereinafter as "Mr. Loudon") with the principal office located at 102 S. Tejon St #1100, Colorado Springs, CO 80903.

Pursuant to the Louisville Municipal Code ("LMC") § 5.12.140(b) and Article VIII, § 3.A.ii of the By-Laws of the Board, I have reviewed Mr. Hine's complaint and have verified the complaint by determining that there are facts and grounds, both those in the complaint and in City records, to require Mr. Loudon to appear before the Board, based on alleged violations of City of Louisville's Building Code and LMC as listed below:

1. **Alleged fact:** On or about November 26, 2018, Mr. Loudon installed a new roof on the home of Mr. Hine at 318 South Place, Louisville, CO 80027 without pulling the required building permit.
 - a. **Alleged violation:** If true, the installation of the roof without a building permit would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: "It shall be unlawful for a contractor to fail to obtain

inspection services when required, or to fail to obtain a permit when it is required." (Emphasis added.)

2. **Alleged fact:** On or about November 26th, 2018, Mr. Louden installed a new roof on the home of Mr. Hine at 318 South Place, Louisville, CO 80027 and did not call in the required inspections.
 - a. **Alleged violation:** If true, the installation of the roof without obtaining inspection services would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: "It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required." (Emphasis added.)
3. **Alleged Fact:** On or about August 1, 2018, Mr. Louden installed a roof at 516 Grant Avenue, Louisville, CO 80027 and completed the roof installation without a mid-roof inspection.
 - a. **Alleged violation:** If true, the installation of the roof without obtaining inspection services would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: "It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required." (Emphasis added.)
4. **Alleged Fact:** On or about July 24th, 2018, Mr. Louden installed a roof at 611 West Sagebrush, Louisville, CO 80027 and covered to much of the roof to do a mid-roof inspection
 - a. **Alleged violation:** If true, the installation of the roof without obtaining inspection services at the proper time in the project would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: "It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required." (Emphasis added.)
5. **Alleged Fact:** On or about August 28, 2018, Mr. Louden installed a roof at 1160 Hillside Lane, Louisville, CO 80027 and covered to much of the roof to do a mid-roof inspection
 - a. **Alleged violation:** If true, the installation of the roof without obtaining inspection services at the proper time in the project would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: "It shall be

unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required.” (Emphasis added.)

6. **Alleged fact:** On or about August 28, 2018, Mr. Louden installed a new roof at 1160 Hillside Lane Louisville, CO 80027 without pulling the required building permit.
 - a. **Alleged violation:** If true, the installation of the roof without a building permit would violate LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: “It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required.” (Emphasis added.)

7. **Alleged Fact:** Mr. Louden at a second residence at 583 Manorwood Lane, Louisville Colorado, failed to make the correction of adding Ice and Water Shield to the roof, which was required by the City Inspector’s Report, dated December 13, 2018. Further, Mr. Louden allowed the house to stay exposed to the elements while he called in 3 more inspections that failed for the same violation. On December 20, 2018, the City’s Inspector, Mr. Isaias Huizar, recorded the following in his inspection notes: “The fact that he allowed the house to stay exposed, vulnerable to any harsh weather, clearly showed me that Severy Creek Roofing had no intention in meeting minimum standards for any roofing job he acquired. Thus, making me skeptical and more attentive to every inspection I performed for Severy Creek Roofing.”
 - a. **Alleged Violation:** If true, the failure to install the required roof correction, per the City Inspector, would violate LMC § 5.12.150.A. (Violation; penalty), which reads as follows: “It shall be unlawful for any contractor licensed or registered under the provisions of this chapter to violate any provision of this chapter; or to refuse to obey any order issued, or neglect to pay any fee assessed, under authority of this chapter.” (Emphasis added.)
 - b. **Alleged Violation:** If true, the temporary abandonment of the roof project, would violate LMC § 5.12.130 (Abandoning contract or departing from specifications prohibited), which reads as follows: “It shall be unlawful for any contractor licensed or registered under this chapter to without good cause abandon any contract or undertaking, or to make material departure from the city-approved plans and specifications for any contract or undertaking.” (Emphasis added.)

8. Alleged Fact: Mr. Louden has several expired roofing permits at the following addresses:

- On or about 3/23/2019, at 1004 Turnberry Circle, Louisville, CO 80027 .
- On or about 3/16/2019, at 592 S. McCaslin Blvd, Louisville, CO 80027 .
- On or about 3/16/2019, at 269 S. McCaslin, Louisville, CO 80027 .

a. Alleged Violation: If true, working with an expired permit would constitute three separate violations of LMC § 5.12.120 (Failure to obtain required permit or inspection), which reads as follows: “It shall be unlawful for a contractor to fail to obtain inspection services when required, or to fail to obtain a permit when it is required.” (Emphasis added.)

Staff Recommends: That the Building Code Board of Appeals should schedule a hearing to determine if Mr. Louden’s License should be suspended for nine (9) months for all new permits with the ability to retain his license after that time frame as long as there are no other complaints from owners, contractors and inspectors on the actively open permits.



Submit this form to the Chief Building Official in the Department of Planning and Safety, Louisville City Hall, 749 Main Street, Louisville, Colorado, 80027.

AFFIDAVIT

This affidavit certifies that I, EDWARD HINE ("TED"), hereby allege that
(Name)
SEVERY CREEK ROOFING committed one or more acts prohibited by the City's building code
(Contractor Name and Lic. #)

and request that the City make a motion to the Building Code Board of Appeals (Board) to schedule a hearing to consider an administrative remedy of temporary suspension or permanent revocation of the license or registration. In signing below, I acknowledge that the City may not make the motion to the Board if my complaint cannot be verified by the City Building Official.

I hereby swear or affirm that the facts and statements set forth below are true and correct to the best of my knowledge and belief.

Signature of Complainant: [Signature] Date: 3/14/19

Physical Address of Complainant: 318 SOUTH PL. LOUISVILLE, CO 80027
(Street, City, State, Zip)

Mailing Address: SAME

Business Address Phone: N/A Residence Phone: 303-666-9220

Fax: N/A Email Address: TEDHINE@SPRYNET.COM

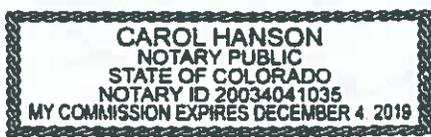
STATE OF COLORADO
COUNTY OF BOULDER

Before me, Carol Hanson, a notary public, authorized to administer oaths, in and for said State of Colorado, personally appeared Edward Hine, whose name is subscribed to the foregoing Complaint Affidavit, and who affirms, said statements are true and he/she acknowledges for execution of said instrument to be of their own free act and voluntary deed for the uses and purposes therein set forth.

Subscribed and affirmed before me this 14th day of March, 2019.

Carol Hanson
Notary Public Signature

(Seal)



Failed inspections

1/3 of the roofs he has worked on have failed inspections

674 W. Sagebrush Dr.

Ice and water must run 24 inches above the heated structure line. (Midroof 8/15/18)

631 Augusta Dr

1st fail midroof (11/21/18): Ice and water must reach 24 inches above the heated structure line.
No ladder set. No permit posted.

2nd Fail midroof (11/27/18): Failed again: Ice and water must reach 24 inches above the heated structure line

2356 Dogwood Circle

Has not been started (midroof 8/28/18)

583 Manorwood Lane

1st fail midroof (12/13/18): Ice and water must reach 24 inches above the heated structure line over the front door overhang. Various eaves appear to have no ice and water installed.

2nd Fail midroof (12/18/18): First correction has not been addressed

3rd Fail midroof (12/20/18): Corrections not addressed

1212 Main St

Front not complete. Ridge missing on North face. Drip edge missing on East face. (midroof 12/6/18)

696 W. Sagebrush Dr

Has not been started on (midroof 8/30/18)

661 W. Hickory St

Unable to perform thorough inspection due to no ladder set. (midroof 10/5/18)

1225 Grant Ave

Has not been started (midroof 11/15/18)

611 W. Sagebrush Dr

Jenny Lane


Too much of the roof has been completed. We will have to see ice and water and underlayment throughout roof in order to approve mid roof. (midroof 7/25/18)

937 Grove Dr

1st Fail midroof (8/15/18): No ladder set. No workers on site. Unable to perform inspection .

1st Fail Final (8/27/18): Failed not ready

2nd Fail Final (9/13/18):

1. Drip edge at right side of right gable at front of house does not meet minimum overlap requirements (2" min.)
2. Nail head popping through first course of shingles above porch.
3. Replace damaged ridge cap shingle where ridge and valleys intersect of North facing gable.
4. Replace damaged shingles below skylight at south facing roof.

2584 franklin Ave

Has not been started on. (midroof 8/21/18)

211 lafayette St

No ladder set. Unable to complete thorough inspection due to too much completed (midroof 8/28/18)

165 Cherrywood Lane

Has not been started on (9/5/18)

516 Grant Ave

Completed without mid roof inspection (8/1/18)

1129 Grant Ave

Too much completed, unable to perform thorough inspection. No permit posted. No ladder set. (11/27/18)

1st Fail Final (12/11/18): Roof not complete on the north east corner. Step and counter flashing needed over front.

2nd Fail Final (12/18/18): Storm collar required on the rear furnace pipe.

1164 Hillside lane

Has not been started (midroof 11/27/18)

591 W. Arrowhead Ave

Drip edge missing on front rake. (final 11/20/18)

701 Club Cir

B-vent appears to be damaged (final 11/30/18)

600 Pine St

Counter flashing needed on rear elevation to cover step flashing. (final 12/26/18)

Severy Creek Information (4/4/19)

318 South Place

Completed without a permit

Severy creek had to pay a 2x fee for work without a permit

Still owes \$100 for final inspection

Multiple issues with work, see Randy/Isaias notes

1160 Hillside Lane

Completed without a permit. A neighbor called the City of Louisville to tell us about it.

Severy creek had to pay 4x permit fee for 2nd violation within 6 months.

Expired Permits

Permits can be extended if the request is made before the expiration of the permit and if reasonable reason is provided. His response was generic and he never answered if the roofs were complete or not. When asked for more specific reasons, no response was given.

- 1161 Hillside Lane - paid fees; permit final.
- 658 W. Sagebrush Drive - paid fees; no inspections yet
- 699 W. Hickory St - paid fees; no inspections yet
- 1004 Turnberry Circle - has not paid fees yet. EXPIRED
- 592 S. McCaslin Blvd - has not paid fees yet EXPIRED
- 269 S. McCaslin Blvd - has not paid fees yet EXPIRED
- 1169 Hillside lane - paid fees; midroof passed

Chad Root

From: Randy Dewitz
Sent: Thursday, April 04, 2019 11:34 AM
To: Chad Root
Subject: severy creek roofing

Chad, one experience with Steve Loudon was at 674 Sagebrush drive Chris Brewers house who at that time was the deputy fire chief for Louisville. Steve called in an inspection for a mid roof. Isaias went on the inspection and discovered that too much of the roof was covered and in the areas he could see there wasn't enough ice and water shield. Steve called in at least 2 more inspections without making the corrections which he insisted were not necessary because everything met code. Isaias was in the area one day and saw Steve down the street. Isaias approached him and said lets go look at 674 sagebrush Steve tried to put it off stating he had to be in Denver Isaias insisted and finally got him to 674 and at that time Steve admitted oh I guess your right and eventually got the roof right. As time went on this was an ongoing problem. Other issues I have been made aware of from the Chris mestas the fire marshals are a number of people that have received notices from the roofing supplier that there materials have not been paid for and there will be a lean placed on their houses. Randy

Randy Dewitz

Combination Inspector, Building Safety Division
City of Louisville
749 Main St
Louisville, CO 80027
303-335-4586
randyd@louisvilleco.gov

Severy Creek Roofing: Inspection Issues

Throughout the process of performing inspections for Severy Creek Roofing, I have been misled, misinformed, and received little cooperation when dealing with corrections. Because of this, the entire inspection process was made to be very difficult to work with in order to be able to have the roof built per code, which seemed to not be of an importance to Severy Creek. There were three major instances in which Steve Louden appeared to be deliberately avoiding to install new roofs per code. This came through avoiding phone calls, lying about not being able to meet at job sites in order to address corrections, and lying about the state in which his re-roof were at as far as code requirements.

1. The first instance happened during the summer of 2018, at 674 West Sagebrush, owned by Chris Brewer, where Steve Louden insisted many times that the mid roof was up to code and that the corrections I made were not true. The correction stated that the ice and water was not reaching 24 inches inside of the heated structure, and at the time it was short of about 10 inches throughout most of the roof. I spoke with Steve many times over the phone trying to coordinate a time where we could meet at the house to physically show him the correction. Throughout those conversations he insisted that i was in the wrong, and that the mid roof is up to code, while also avoiding setting up a meeting. This lasted about 1 week and a half, until i was finally able to communicate to one of Severy Creek Roofing crew leaders, while doing an inspection on a different mid roof. That morning Steve told me he was unable to meet that day because he was going to be in Denver and could not get to Louisville. While speaking with the crew leader, Steve drove by and pulled over, not knowing that i was the inspector at the time. I introduced myself and asked him to please follow me to the house we have been discussing for so long, which he did, and finally was able to show him and his crew leader the corrections. Although he did acknowledge the corrections were true, it was still an extended period of time until he contacted me back, to perform the new mid roof inspection with the house finally meeting code, to then be able to be completed.

2. On the second occasion, at 583 Manorwood Lane, it was clear that Steve had no intention or effort to fix the single correction i made on the mid roof. The correction stated that it required one more course of ice and water, to be able to meet code of reaching 24 inches inside the heated structure, on one single slope of approximately 8 feet in width. Because of how small the slope was, i assume that Steve felt that it was unnecessary, and assumed that i would approve the mid roof if he simply called in another inspection without fixing any corrections. After 3 corrections, Steve finally instructed his roofing team to add another course of ice and water, to then having it meet code so it can then be completed. The fact that he allowed the house to stay exposed, vulnerable to any harsh weather, clearly showed me that Severy Creek Roofing had no intention in meeting minimum standards for any roofing job he acquired. Thus, making me skeptical and more attentive to every inspection I performed for Severy Creek Roofing.

3. On the third occasion, at 318 South Place, the homeowner, Ted Hines, was having his roof replaced when he noticed that he did not have any inspections or even a permit for his re-roof. He quickly address the issue by contacting the building department and making sure that Severy Creek did what they had to do in order to receive the permit and receive the inspections. A couple days after Ted addressed the issue, Severy Creek sent over a couple crew members to work on the new roof even though it was already completed. Ted Hines took pictures of the materials they brought which included; ice and water shield, drip edge, and new shingles. This led Ted to believe that they went out there to make corrections on the job because they knew it was not up to code, and knew that because they needed a mid roof inspection, they would need to physically show that it is all up to code. A couple days later, Ted Hines contacted me and informed me that there were more crew members working on his property, and they told him that there was going to be an inspection that day. I was the only roof inspector at the time, and knew nothing of an inspection that day until Ted Hines contacted me. I immediately drove to 318 South Place and performed the mid roof inspection. When i arrived , they already had three sections in which the shingles were removed in order for me to see that the ice and water was reaching 24 inches above the heated structure. I asked them to lift up one more section, which they did, and I was able to confirm that the mid roof was per code and able to completed again. About a week later, Ted Hines noticed that

the eaves of the front of his garage were leaking from under, causing us to again believe that more of the roof was not built to code.

Severy Creek Roofing appeared to not have good intentions when it came to its roofing code requirements, therefore not ensuring that the homeowners of the City of Louisville are receiving the minimum standard for a proper roof installation to prevent any future issues.