

CONSTRUCTION TRADES ADVISORY & APPEALS BOARD
Proceedings

July 14, 2025
1100 10th Street, Room 1125
City Center North
9:00 AM

I. Call to Order

Chair Jim Morris called the meeting to order at 9:03 AM. Board members David Powell, Thomas Roche, Tim Swanson, and Brian Persons were present. Board members, Stephen Schaps and Jay Jensen, were absent. Staff present were Chief Building Official, Matt Wagy and Deputy Chief Building Official, Dusty Shepherd.

II. Introduction

All present Board members and City of Greeley staff introduced themselves.

III. Approval of June 21, 2023, Board Meeting Minutes

Jim Morris asked if there were any comments or corrections to the Board Meeting Minutes of the June 21, 2023 meeting. Hearing no comments, Board member Thomas Roche made a motion to approve the June 21, 2023, Board Meeting Minutes. Board member Tim Swanson seconded the motion. With no further discussion, motion carried 5-0.

IV. Look into Contractor Licensing for General Contractors

Chief Building Official, Matt Wagy mentioned general contractor licensing has been brought up by the City Council as well as other people who are pushing for it to come into fruition. Chief Building Official Wagy said he is going to update the packet of information that was taken to the City Council in previous years. Chair, Jim Morris asked if contractors would be required to take a test. Chief Building Official Wagy said they will be required to take the Contractor A, B, and/or C test through the International Code Council (ICC). Board member David Powell asked if the licensing is just for general contractors. Chief Building Official Wagy confirmed that it is just for general contractors.

Chair Morris gave a little history of the contractor licensing item from the past. He explained there was a lot of support from many major contractors as well as most Council members, but when it came down to signing the ordinance, they changed their minds and decided they do not want contractor licensing. Then Council said this needs to be looked over again.

Chair Morris asked if they need to make a recommendation to the Council for contractor licensing.

Chief Building Official Wagy commented that the Building Board can make a recommendation and he can take it to his bosses. He also mentioned that it looks like they are going to move forward with contractor licensing anyway. Mr. Wagy said it would be great to have the backing from the Building Board going forward with this item.

At 9:09 a.m., Deputy Chief Building Official Dusty Shepherd mentioned that Stephen Schaps has joined the meeting via Zoom.

Board member Thomas Roche asked if this is City of Greeley specific or if a contractor has taken the International Code Council (ICC) test and passed, they can just attach that to their license application.

Chief Building Official Wagy confirmed if a contractor has taken the ICC exam and passed and kept it up to date, they can attach that to license application.

Further discussion amongst the Board members took place regarding contractor licensing and if this has been mentioned to contractors. More discussion was had regarding what happened in the past with trying to get general contractor licensing.

Chief Building Official Wagy mentioned contractor licensing has not been circulated among contractors, but he did want to let the Building Board members know that this item has come back up to review and to move forward to Council again.

Chair Morris asked if there has been discussion of what the fee will be for general contractor licensing.

Chief Building Official Wagy noted there has not been any discussion regarding fees at this time.

Chair Morris closed the discussion and asked for a motion. Board member Tim Swanson moved to continue to go forward with general contractor licensing. Board member Thomas Roche seconded the motion. Motion carried 6-0.

V. Review of the IECC and State of Colorado's Model Electric PV and EV Ready Code.

Deputy Chief Building Official Dusty Shepherd notified the Board that the Electric PV and EV Ready are part of the State of Colorado's Green Energy Code. The City of Greeley will be adopting the National Electrical Code in July 2026 so he wanted to make the Board members aware of this so they can start reviewing this new State code. Mr. Shepherd also mentioned that this is not just going to be PV and solar ready, it is also going to be electrical ready. Explaining further, Deputy Chief Building Official Dusty Shepherd said this is for any house that has gas, for example, a gas range, furnace, water heater, will also be required to have electrical ready at each point which would be adding around 13 more spare circuits in an electrical panel once this is adopted in 2026. Deputy Chief Building Official Shepherd explained that the State is saying if any new code is adopted in 2026, this will be implemented.

Further discussion regarding "home rule" took place. Chief Building Official let the Board know that the City of Greeley Attorneys are looking at whether this is something we can use versus having to follow the State mandate.

Mr. Shepherd stated a motion is not required. He just wanted to make the Board aware of this requirement.

VI. Old Business

None

VII. New Business

Board member Tim Swanson mentioned he came across an article regarding Noalox. The Board had general discussion regarding this topic.

Chair Morris said when he worked at the City of Greeley, in the Code, detached storage buildings were regulated at 120 square feet without having to get a permit and then it changed to 200 square feet without having to get a permit. And at that time, Community Development Director, Becky Safarik wanted to keep the amended Code to 120 square feet. Chair Morris asked the Board what they think of going back to the original verbiage of 200 square feet versus keeping the 120 square feet amendment.


General discussion took place regarding whether the 120 square feet amendment should stay or go with the 200 square feet verbiage originally published in the code. Board Member Tim Swanson moved to

eliminate the amendment of 120 square feet and go back to the unamended code verbiage of 200 square feet. Board member Thomas Roche seconded the motion, Motion carried 6-0.

VIII. Adjournment

Hearing nothing else, Chair Jim Morris entertained a motion to adjourn. Board member Thomas Roche moved to adjourn. Board member Tim Swanson seconded the motion. Motion carried 6-0.

Meeting adjourned at 9:40 AM



Thomas Roche, Secretary

Jim Morris, Chair

