



BUILDING ADVISORY BOARD MINUTES

November 19, 2008

12:30 p.m.

MEMBERS PRESENT: Chairman Johnny Johnson, Architect
Mr. Rick Johnson, Citizen-At-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Ken Murphy, Building A, B, or C Contractor
Ms. Sharon Brown, Fountain
Mr. Mac Pitrone, Green Mountain Falls
Mr. David Wilson, Palmer Lake
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Sol Chavez, Engineer
Mr. Mr. Ed Klingman, Manitou Springs

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Curtis Martinell, Assistant Building Official
Mr. Roger Lovell, Plan Review Supervisor
Mr. Bob Croft, Operations Manager
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Legal Assistant

PROCEEDINGS:

Chairman Johnny Johnson called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF OCTOBER 15, 2008 MINUTES

A motion was made by Ken Murphy to **APPROVE** the Minutes as written, seconded by Mac Pitrone; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of October 2008. Mr. Yankowski said the current operating balance is \$4,454,509.73, with a current amended budget of \$10,347,863.68. He said the cash balance is 43.05% as a percent of budget. Mr. Yankowski said the current revenue was \$792,963.52, and total year-to-date revenue was \$8,892,432.27. He said the current expenditures were \$794,882.29, which resulted in a net loss of \$1,918.77 for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$7,902,456.35, which resulted in a total year-to-date gain of \$989,975.92.

b) Building Reports

Curtis Martinell presented the Building Report for the month of October 2008. He said there were 69 detached houses in October, which is down 38.39 percent. Mr. Martinell said there were 8 townhouses permitted, which is a decrease of 82.61 percent. He said there were 77 single-family houses permitted, which is down 51.27 percent. He said there were 31 commercial permits issued in October, which is a decrease of 26.19 percent. Mr. Martinell said the total valuation was \$84,645,151.00, which is a decrease of 8.32 percent. He said the total year-to-date valuation was \$1,072,291,354.00, which is an 8.04 percent decrease.

c) Plan Report

Roger Lovell presented the Plan Report. He said in comparing October 2007 and October 2008, there were 110 single-family plans in 2007 and 65 in 2008; there were 45 residential alteration plans in 2007 and 12 in 2008; there were 33 new commercial plans in 2007 and 21 in 2008; and there were 73 commercial alteration plans in 2007 and 54 in 2008.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of November. He said since the last Advisory Board meeting, there have been 47 building stop work orders, 10 plumbing, 13 electrical, and 6 mechanical, for a total of 76 stop work orders. He said currently there are 554 complaints in the system, and we have closed 32 complaints in the past 30 days. He said the City has received the Order to demolish the house at 2905 West Platte Avenue; they are in the process of getting access to the property to perform an environmental assessment. With regard to 13 South 25th Street, Mr. Brunette stated the garage and sheds have been removed and the room to the north will be removed or relocated.

e) CAM Committee Report

Pattie Bengier presented the CAM Report for November 2008.

3. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

4. NEW BUSINESS

a) Consideration of Adoption of the Most Recent Version of the ICC Valuation Table

Henry Yankowski stated the February 2007 version of the ICC Valuation Table is currently being used. Mark Towne with Classic Homes appeared on behalf of the HBA. He stated the ICC Building Valuation Data (“BVD”) is not a perfect barometer. He said in evaluating the indexes for the highest dollar commodities that are used to build a home (2007 v. 2008), concrete was 4.5% of hard costs; petroleum based products were 5-7% of hard costs; lumber was 10-18% of hard costs; steel was 2-4% of hard costs; copper was 2-3% of hard costs; and gypsum was 4% of hard costs. Mr. Towne stated fuel is the one commodity that has influenced this industry more than anything else. He said that right now lumber is at approximately the same costs as it was five years ago. He said China has driven the costs of steel up significantly, but it should be in line with what it was a year ago in a couple of months. Mr. Towne said the ICC Valuation Table in 2007 shows the residential square foot price to be \$94.06, as opposed to \$96.83 in 2008. He said he feels the 2007 Valuation Table is a little high for basing permit fees. He said building material costs are 25% of the \$94.06 square foot price. He said the adoption of the 2008 ICC Valuation Table would also affect the amount of use tax required to be paid by builders.

Henry Yankowski stated we are not looking at adoption of the 2008 Valuation Table for an increase in permit fees. He said we are looking at this table for purposes of an equalization of the modifier, so the amount of money we collect for the houses we projected would be the same.

Jim Larson, Keller Homes, Vice Chairman of the Building Committee for Regional Building Department, and Chairman of the Code Review Committee for the HBA, appeared and stated in this economy increasing the modifier will slow down the building industry even more than what it is currently. He said he believes it would make more sense to let the economy stabilize before we discuss increasing the modifier.

Frank Watson made a motion to waive adoption of the 2008 ICC Valuation Table,

seconded by Gail Drumm; the motion carried 6:1. Mac Pitrone opposed.

b) Report on Budget Adoption and Resolutions at City Council and BOCC

Henry Yankowski stated the City of Colorado Springs City Council and the El Paso County Board of County Commissioners have approved the 2009 Budget. He said the City of Colorado Springs City Council has approved the Code changes for Alternate Board Members and the Annual Permit, and RBD will be presenting these Code changes to the other jurisdictions within the next month. He said the Floodplain Code change would go before the City Council on December 9, 2008, and then on to the other jurisdictions.

c) Elevator Inspections

Todd stated RBD has an executed an MOA with the State of Colorado that authorizes RBD to inspect all elevators within our jurisdiction. He stated RBD would be inspecting every elevator in El Paso County semi-annually. Bob Croft stated this includes the school districts, but does not include military facilities.

The meeting adjourned at 2:14 p.m.