



## REGIONAL BUILDING COMMISSION MINUTES

November 25, 2009

3:00 p.m.

**MEMBERS PRESENT:** Vice Chairman Jim Bensberg, El Paso County Commissioner  
Vice Mayor Larry Small, Colorado Springs City Council

**MEMBERS ABSENT:** Chairman Marc Snyder, Manitou Springs City Council

**OTHERS PRESENT:** Mr. Henry Yankowski Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Bob Croft, Special Projects Coordinator  
Mr. Roger Lovell, Chief Plans Examiner  
Ms. Dorothy Herrera, Accounting Manager  
Ms. Pattie Benger, Human Resources

### PROCEEDINGS:

Vice Chairman Bensberg called the meeting to order at 3:02 p.m.

#### 1. **CONSIDERATION OF OCTOBER 28, 2009 MINUTES**

A motion was made by Vice Mayor Small to **APPROVE** the October 28, 2009, Building Commission Minutes as written, seconded by Vice Chairman Bensberg; the motion carried unanimously.

#### 2. **PUBLIC COMMENT**

Henry Yankowski and RBD staff congratulated Commissioner Bensberg on being named Elected Official of the Year by the Greater Colorado Springs Chamber of Commerce.

#### 3. **ADVISORY BOARD REPORT**

Johnny Johnson presented the Advisory Board report for the month of November.

#### 4. BUILDING OFFICIAL REPORTS

##### a) Financial Statement

Henry Yankowski presented the financial statement for the month of October, 2009. Mr. Yankowski said the current operating balance is \$4,610,447.83, with a current budget of \$9,964,404.00. He said the cash balance is 46.27% as a percent of budget. Mr. Yankowski said the current revenue was \$744,112.44 and the total year-to-date revenue was \$7,058,563.39. He said the current expenditures were \$652,127.12, which resulted in a net gain of \$91,985.32 for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$6,668,909.10, which resulted in a total year-to-date gain of \$389,654.29. Dorothy Herrera said a rent payment of about \$489,500 is going to be paid out in November and she expects the year-to-date loss for November to be about \$100,000.00.

##### b) Building Report

Bob Croft presented the Building Report for the month of October, 2009. He said there were 105 detached house permits issued in October, which is an increase of 52.17% from last year at this time. Mr. Croft said there were 12 townhouses permitted, which is an increase of 50.00 percent. He said there were 117 single-family houses permitted, which is a gain of 51.95 percent. He said there were 23 commercial permits issued in October, which is a decrease of 28.13 percent. Mr. Croft said the total valuation of permits issued was \$228,073,671.00, which is a decrease of 43.38 percent. He said the total year-to-date valuation through October was \$856,487,009.00, which is a 20.13 percent decrease. He said there are 58 single-family permits and nine commercial building permits to date in November. He said the current total year-to-date valuation is \$942,435,561.00.

##### c) Plan Review Report

Roger Lovell presented the Plan Report. He presented a permit activity chart broken down by each jurisdiction. Vice Chairman Bensberg requested a similar breakdown for residential and commercial valuation be presented at the next meeting. Mr. Lovell stated the projections for November are 82 single-family plans, 2,734 residential alteration plans, and 82 commercial plans. He said plan numbers seem to be falling with the seasonal trend.

##### d) Fee Rebate for the United States Olympic Training Center

The Building Commission reminded staff that the remaining rebate of up to \$100,000.00 for permits and plan check fees for the USOTC applies only to the 27 South Tejon Street, 19 North Tejon Street and 30 Cimino Drive projects. Bob Croft said fees for the project at 19 North Tejon Street were paid by LandCo prior to the rebate approval of the Regional Building Commission. Vice Mayor Small noted that the plan review and permit fees are non-refundable for that project.

## 5. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

## 6. NEW BUSINESS

- a) Adoption of the 2008 National Electrical Code with Delayed Implementation of Certain Provisions

Dean Wemmer appeared and said several months ago the Electrical Committee recommended the adoption of the 2008 National Electrical Code (“NEC”). He said the Board of Review approved the adoption of the 2008 National Electrical Code with delayed implementation of the arc fault circuit breakers and tamper resistant receptacles until at least January 15, 2011 and to maintain the existing exception for the GFCI receptacles. Todd Welch said this item will be presented before each jurisdiction for voting in January and a Regional Building Commission Resolution is not necessary. Dean Wemmer said the next code cycle for the NEC will be in 2011.

- b) Code change to Section RBC205.1, 2005 Pikes Peak Regional Building Code

Jim Vernon appeared and said this section addresses the requirements for plumbing licenses in this jurisdiction. He said the additional language will allow plumbing contractors to obtain permits for gas fired water heaters, which is on the state plumbing license test already. He said RBD will discourage the waiver of test requirements for our “C-1” licenses because our test is more comprehensive than the State’s test for mechanical issues. Mr. Vernon said plumbing contractors will be required to pass the “C-1” test to perform gas piping installations and other gas fired equipment. He said this item will be presented before each jurisdiction for voting in January.

- c) 101 West Costilla Street Rental Income-Delay Transfer to Capital

Henry Yankowski said about one year ago the Commission requested the rent from the West Costilla property be transferred annually to the capital fund. He said staff

would like to delay the transfer of these funds until the end of the 2<sup>nd</sup> quarter. Dorothy Herrera said as of today the amount that would have a delayed transfer is \$117,113.39. The Regional Building Commission approved this request but requested a Resolution be drafted and presented at the December meeting.

d) Transfer of Funds to Operating Account

Dorothy Herrera requested approval to transfer the funds for the total capital outlay expenses and the USOC expenses for 2009, a total of \$263,422.77, from the capital reserve account into the operating account. She said this will leave a current balance of \$122,995.55 in the capital reserve and a pending balance of \$240,108.94 could be achieved in June. The Regional Building Commission agreed to this request but requested a Resolution be drafted and presented at the December meeting.

**7. FUTURE AGENDA ITEM REQUESTS**

- a) Resolutions to Delay Transfer to Capital for Rental Income and the Transfer of Funds to the Operating Account.

**8. EXECUTIVE SESSION REQUESTS**

There were no requests for an Executive Session.

The meeting adjourned at 3:55 p.m.