



BUILDING ADVISORY BOARD MINUTES

January 25, 2010

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. Johnny Garcia, Building A, B, or C Contractor
Mr. Mac Pitrone, Green Mountain Falls
Mr. David Wilson, Palmer Lake
Ms. Sharon Brown, Fountain
Ms. Aimee Cox, Manitou Springs
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Sol Chavez, Engineer

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Roger Lovell, Chief Plans Examiner
Mr. Bob Croft, Special Projects Coordinator
Mr. Jim Pepper, Chief Building Inspector
Mr. Jim Vernon, Chief Mechanical Inspector
Mr. Dean Wemmer, Chief Electrical Inspector
Mr. Todd Welch, Regional Building Counsel
Mr. Terry Brunette, Special Investigator
Ms. Mindy Stuemke, Senior Permit Technician
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

The meeting was called to order at 12:30 p.m.

1. ELECTION OF 2010 OFFICERS

A motion was made by Frank Watson to re-elect Johnny Johnson as the Chairman of the Advisory Board for 2010, seconded by Sharon Brown; the motion carried unanimously.

A motion was made by Frank Watson to re-elect Mac Pitrone as the Vice Chairman of the Advisory Board for 2010, seconded by Sharon Brown; the motion carried unanimously.

2. **CONSIDERATION OF NOVEMBER 18, 2009 MINUTES**

A motion was made by Rick Johnson to **APPROVE** the November 18, 2009, Minutes as written, seconded by Aimee Cox; the motion carried unanimously.

3. **DESIGNATION OF THE PUBLIC PLACE FOR POSTING ALL PUBLIC MEETING NOTICES**

A motion was made by Frank Watson to designate the Regional Building Department located at 2880 International Circle, Colorado Springs, Colorado, as the public place to post public notices for the Pikes Peak Regional Building Department, seconded by Mac Pitrone; the motion carried unanimously.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of December, 2009. Mr. Yankowski said the current operating balance is \$4,275,720.68, with a current budget of \$9,964,404.00. He said the cash balance is 42.91% as a percent of budget. Mr. Yankowski said the current revenue was \$520,116.35, and total year-to-date revenue was \$8,281,528.20. He said the current expenditures were \$627,610.05, which resulted in a net loss of \$107,493.70 for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$8,396,383.77, which resulted in a total year-to-date loss of \$114,855.57.

Mr. Yankowski stated that several actions were taken by RBD in 2009 to keep the expected loss to a minimum; these actions included a requirement that all employees take a 2% pay cut; the CAM payment for the fourth quarter 2009 was waived, there were a number of lay offs and retirements, and one death in the Department. He said the website subscriptions held pretty steady throughout the year. He said we currently are working with eight school districts for their inspections and plan reviews, we are doing one permit as a test at a school district in Douglas County, and we worked with Fort Carson for one permit last year which amounted to more than \$100,000.00 in permit revenue.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of December, 2009. She said there were 88 detached house permits issued in December, which is an increase of 104.65% from last year. Ms. Stuemke said there were 8 townhouses permitted, which is a decrease of 52.94 percent. She said there were 96 single-family houses permitted, which is a gain of 60.00 percent. She said there were 9 commercial permits issued in December, which is a decrease of 71.88 percent. Ms. Stuemke said the total valuation of permits issued was \$275,240,095.00, which is a decrease of 36.01 percent. She said the total year-to-date valuation was \$1,000,815,433.00, which is a 15.92 percent decrease. She said there are 70 single-family permits and 9 commercial building permits to date in January.

c) Plan Report

Roger Lovell presented the Plan Report. He said in comparing single family plans for the past four months with the same four months last year, there were 119 single-family plans in September 2008 and 107 in September 2009; there were 91 in October 2008 and 105 in October 2009; there were 88 in November 2008 and 88 in November 2009; there were 70 in December 2008 and 99 in December 2009; and 59 in January 2009 and 112 in January 2010 to date.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the months of November and December, 2009. He said since the last Advisory Board meeting, there have been 25 building, 4 plumbing, 79 electrical, and 3 mechanical stop work orders issued, for a total of 111. He said currently there are 276 complaints in the system, we have closed 179 complaints in the past 60 days, and we have recorded 31 Certificates of Noncompliance. He said there has been no dangerous building activity in the past 60 days.

5. UNFINISHED BUSINESS

a) Teller County Building Department

Bob Croft stated RBD has been meeting with the Teller County Building Department quite regularly and making progress in training their personnel on the operation of the BDA system. He said Teller County has had some staffing issues, which has slowed the process down.

6. NEW BUSINESS

a) Quarterly Meetings vs. Monthly Meetings

Henry Yankowski stated RBD would like to know if the Advisory Board would prefer to meet quarterly instead of monthly. Johnny Johnson stated the members would like to continue meeting on a monthly basis.

b) Permit Fee Increases

Johnny Johnson stated there has been some discussion about what is going to happen in terms of revenue for RBD, and whether some adjustment in the fee schedules for RBD should be considered. He said if we change the modifier as a method of changing the valuation for purposes of building permits, it will have a bigger impact for RBD. He said the modifier for commercial permits is 1.1 vs. .32 for single family residential permits. Jim Pepper stated the inspections on commercial projects are more involved and time consuming than residential inspections. Mac Pitrone stated an adjustment has to be made that will be the most beneficial for the users. He said it would be easier to change the modifier for residential permits vs. changing the tables.

Henry Yankowski stated the modifier enables you to maneuver a financial situation on a faster basis because the approval for that is a recommendation from the Advisory Committee and the Building Commission. He said when you go into residential alterations or any of those other fees, then it requires approval of all of the other communities, which is a much longer process.

A motion was made by Mac Pitrone that RBD staff research this matter and report back to the Advisory Board at the February 17, 2010, Advisory Board meeting, seconded by Johnny Johnson; the motion carried unanimously.

The meeting adjourned at 1:57 p.m.