

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BUILDING ADVISORY BOARD MINUTES**

February 17, 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  
Ms. Sharon Brown, Fountain  
Ms. Aimee Cox, Manitou Springs  
Mr. Gail Drumm, Monument

**MEMBERS ABSENT:** Mr. Mac Pitrone, Green Mountain Falls  
Mr. David Wilson, Palmer Lake

**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. Pattie Benger, Human Resources  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

The meeting was called to order at 12:45 p.m.

#### **1. CONSIDERATION OF JANUARY 25, 2010 MINUTES**

A motion was made by Rick Johnson to **APPROVE** the January 25, 2010, Advisory Board Minutes as written, seconded by Sharon Brown; the motion carried unanimously.

## 2. BUILDING OFFICIAL REPORTS

### a) Financial Statement

Henry Yankowski presented the amended year-end financial statement for 2009, which reflects the interest posting. Mr. Yankowski said the current operating balance is \$4,304,964.70, with a current budget of \$9,964,404.00. He said the cash balance is 43.20% as a percent of budget. Mr. Yankowski said the current revenue was \$583,304.33, and total year-to-date revenue was \$8,344,719.18. He said the current expenditures were \$634,094.73, which resulted in a net loss of \$50,790.40 for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$8,402,868.45, which resulted in a total year-to-date loss of \$58,152.27.

Mr. Yankowski presented the financial statement for the month of January, 2010. He said the current operating balance is \$4,164,860.43, with a current budget of \$9,204,899.00. He said the cash balance is 45.25% as a percent of budget. Mr. Yankowski said the current revenue was \$556,207.34, and total year-to-date revenue was \$556,207.34. He said the current expenditures were \$678,514.20, which resulted in a net loss of \$122,306.86 for the month of January. He said there was a CAM payment of \$89,426.40, which is a quarterly payment; and an insurance payment of \$36,132.81, which is an annual payment.

### b) Building Reports

Mindy Stuemke presented the Building Report for the month of January, 2010. She said there were 98 detached house permits issued in January, which is an increase of 48.48% from last year. Ms. Stuemke said there were 6 townhouses permitted, which is a increase of 50.00 percent. She said there were 104 single-family houses permitted, which is a gain of 48.57 percent. She said there were 14 commercial permits issued in January, which is an increase of 27.27 percent. Ms. Stuemke said the total valuation of permits issued was \$6,170,438.00, which is an increase of 7.98 percent. She said the total year-to-date valuation was \$68,820,440.00, which is a 50.19 percent increase. She said there are 87 single-family permits, and 6 commercial building permits to date in February.

### c) Plan Report

Roger Lovell presented the Plan Report. He said in January there were 166 single-family plans, 28 residential alteration plans, 16 new commercial plans, 53 commercial alteration plans, and 10 all other plans, for a total of 273. He said there are two rapid response plans in progress right now, and another one came in this morning. Mr. Lovell stated Plan Review is keeping up with the plans.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of January 2010. He said since the last Advisory Board meeting, there have been 13 building, 4 plumbing, 18 electrical, and 3 mechanical stop work orders issued, for a total of 38. He said currently there are 272 complaints in the system, we have closed 62 complaints in the past 30 days, and we have recorded 18 Certificates of Noncompliance. He said there has not been any dangerous building activity in the past 30 days.

e) CAM Report

Pattie Bengner presented the CAM Report for the first quarter 2010.

Gail Drumm left the meeting at 1:58 p.m., and a quorum was maintained.

**3. UNFINISHED BUSINESS**

a) Report from Chairman - Permit Fee Increases

Johnny Johnson stated he has prepared the 2009 Building Permit Activity Summary for RBD. He said the revenue per permit for each category of permits is as follows: New residential is \$665.25, residential alterations is \$88.82, new commercial is \$977.90, and commercial alterations is \$160.46.

Mr. Johnson said the inspections per permit for each category of permits is as follows: New residential is 27.36, residential alterations is 2.07, new commercial is 10.93, and commercial alterations is 2.93. Mr. Johnson stated he would like to consider raising permit fees before RBD gets into a "crisis" situation.

Bob Croft stated we would have to take this issue before all of the jurisdictions in order to implement a change in the current fee tables. Mr. Yankowski stated the current budget anticipates that business will be better for 2010, so we have budgeted for six more people than we currently have employed with RBD.

Mark Towne, Classic Homes and Colorado Homebuilders Association, inquired about the time frame for implementing the fee increase, and Johnny Johnson stated we are not sure we will implement a fee increase at this point. Mr. Towne stated he applauds the Committee for researching this issue so thoroughly, but he would like to request that this issue be put on "hold" for the next six months.

Aimee Cox stated she does not feel now is a good time to increase permit fees with the current state of the economy. Johnny Garcia made a motion to **TABLE** this issue for six months; the motion **FAILED** due to lack of a second.

b) Teller County Report

Bob Croft stated RBD should have Teller County implemented on our BDA system between April 1<sup>st</sup> and April 15<sup>th</sup>.

Aimee Cox left the meeting at 2:12 p.m., and a quorum was maintained.

4. **NEW BUSINESS**

a) Major vs. Minor Variances

Rick Johnson stated he and Frank Watson had a workshop with the RBD staff regarding major vs. minor variances, and they found it enlightening to see RBD's viewpoint on this issue. Henry Yankowski stated RBD appreciates Mr. Johnson and Mr. Watson's input on this matter.

The meeting adjourned at 2:15 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg