

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

November 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  
Mr. Michael McShea, Engineer  
Mr. Mac Pitrone, Green Mountain Falls  
Mr. Sam Heckman, Fountain  
Mr. Gail Drumm, Monument

**MEMBERS ABSENT:** Mr. David Wilson, Palmer Lake  
Ms. Aimee Cox, Manitou Springs

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Roger Lovell, Chief Plans Examiner  
Mr. Bob Croft, Special Projects Coordinator  
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. CONSIDERATION OF OCTOBER 20, 2010 MINUTES**

A motion was made by Johnny Garcia to **APPROVE** the October 20, 2010, Advisory Board Minutes as written, seconded by Rick Johnson; the motion carried unanimously.

#### **2. BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of October, 2010. He said the current operating balance is \$5,130,727.15, with a budget of \$9,204,899.00. He said the cash balance is 55.74% as a percent of budget. Mr. Yankowski said the revenue was \$1,026,243.51, and total year-to-date revenue was \$8,172,288.96. He said the expenditures were \$665,288.10, which resulted in a net gain of \$360,955.41 for the month of October. Mr. Yankowski said the total year-to-date expenditures were \$7,456,810.92, which resulted in a total year-to-date gain of \$715,478.04. Jim Pepper stated year-to-date we have issued 19,311 roofing permits, but the roofing permits are declining as we get into winter. He said currently RBD is behind on the roofing inspections, but he anticipates that we will be up-to-date on the inspections in five to six weeks.

b) Building Reports

Mindy Stuemke presented the Building Report for the month of October, 2010. She said there were 107 detached house permits issued in October, which is an increase of 1.90 percent from last year. Ms. Stuemke said there were 7 townhouses permitted, which is a decrease of 41.67 percent. She said there were 114 single-family houses permitted, which is a 2.56 percent decrease from this same time last year. She said there were 12 building commercial permits issued in October, which is a decrease of 47.83 percent. Ms. Stuemke said the total valuation of permits issued was \$78,864,544.00, which is an increase of 11.71 percent. She said the total year-to-date valuation was \$843,980,500.00, which is a 1.52 percent decrease. She said there are 60 single-family permits, and 11 building commercial permits to date in October. She said we have issued seven lead paint permits to date.

c) Plan Report

Roger Lovell presented the Plan Review Report for October, 2010. He said currently there are a total of seven plans in backlog waiting for review, and yesterday there were 91 walk-throughs. He said Plan Review Department is very busy, but there have not been any substantial projects that have been submitted to Plan Review. Mr. Lovell said the commercial activity is remaining strong; new commercial plans are at 15 for this month.

d) Code Compliance Activity Report

Terry Brunette presented the Code Compliance Activity Report for the month of October, 2010. He said since the last Advisory Board meeting, there have been 47 building, 1 plumbing, zero electrical, and 6 mechanical stop work orders issued, for a total of 54. He said currently there are 235 complaints in the system, we have closed 67 complaints in the past 30 days, and we have recorded 27 Certificates of Noncompliance. He said the

garage at 17 Minnehaha in Manitou Springs has been demolished.

e) CAM Report

Henry Yankowski presented the CAM Report for the third quarter of 2010. He reported the cash balance at the end of September was \$614,495.28, and the cash reserve was \$230,932.43, for a total cash balance of \$845,427.71. He said there was one expense request of \$100.00 for a telephone outside the Hearing Room which was approved by the CAM Committee. Mr. Yankowski said the CAM Committee discussed installation of a sprinkler system in the area outside the back door of the building, but determined the estimate of \$4,809.00 was too expensive. He said he will investigate alternatives for improving this area, i.e. mulch. He said they decided that a fee would not be charged for use of the hearing room, unless the audio visual equipment was utilized. Mr. Yankowski said the CAM Committee would like to waive the fourth quarter CAM payment for the three entities.

**3. UNFINISHED BUSINESS**

a) Building Commission Meeting Report – Johnny Johnson

Johnny Johnson presented the Building Commission Report for the month of October, 2010.

**4. NEW BUSINESS**

a) Building Maintenance Plan

Johnny Johnson stated the CAM Committee has requested that the fourth quarter CAM payment be waived, and the Building Commission requested that the Advisory Board review this issue. Henry Yankowski stated if the Advisory Board chooses to waive the fourth quarter CAM payment, he would request that RBD's fourth quarter payment be transferred to the capital reserve account so it can be moved back to the regular account should the need arise. Johnny Johnson stated it appears that there are sufficient monies in the reserve account to cover major repairs. A motion was made by Rick Johnson to recommend to the Building Commission that the fourth quarter CAM payment be waived, and the refund of RBD's fourth quarter CAM payment be transferred to RBD's capital reserve account, seconded by Mac Pitrone; the motion carried unanimously.

b) FEMA NFIP CRS Program

Bob Croft said recently RBD was successful in getting an upgraded rating from the CRS Program, which will enable the insurers to offer insurance for flood prone properties at an additional 5 percent reduction in their insurance premiums. He said currently they are discounted 10 percent and this is an additional 5 percent, and that does cover all seven communities. Mr. Croft stated this is a voluntary program, and El Paso County is ranked 14 out of the 54 participating jurisdictions in the state, which is the upper 25 percent. He said RBD submitted the documentation for this program in March 2009 and it is just now going into effect.

c) New Schedule for El Paso County Development Review

Bob Croft stated commencing December 3, 2010, El Paso County will be open on Fridays in the Regional Development Center, with a limited staff, to do reviews in an effort to assist the construction industry to get through the plan review/permit process.

The meeting adjourned at 1:55 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg