

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 18, 2012

12:30 p.m.

MEMBERS PRESENT: Chairman Rick Johnson, Citizen-at-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Michael McShea, Engineer
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Sam Heckman, Fountain
Mr. Mac Pitrone, Green Mountain Falls
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Larry Whittaker, Architect

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Bob Croft, Deputy Building Official for Large Commercial Development
Mr. Jim Vernon, Deputy Building Official for Small Business Development
Mr. Roger Lovell, Chief Plans Examiner
Mr. Todd Welch, Regional Building Counsel
Ms. Mindy Stuemke, Senior Permit Technician
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Rick Johnson called the meeting to order at 12:47 p.m.

1. CONSIDERATION OF MARCH 21, 2012 MINUTES

A motion was made by David Wilson to **APPROVE** the Minutes of the March 21, 2012 Advisory Board meeting as written, seconded by Mac Pitrone; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement for March 2012

Henry Yankowski presented the financial statement for the month of March, 2012. He said the current operating balance is \$4,622,433.41, with a budget of \$9,548,344.00. He said the cash balance is 48.41 as a percent of budget. Mr. Yankowski said the revenue was \$959,966.40, and total year-to-date revenue was \$2,152,737.44. He said the expenditures were \$548,947.63, which resulted in a net gain of \$411,018.77, for the month of March. Mr. Yankowski said the total year-to-date expenditures were \$1,937,498.71, which resulted in a total year-to-date gain of \$215,238.73.

b) Building Reports for March 2012

Mindy Stuemke presented the Building Report for the month of March, 2012. She said there were 172 detached house permits issued in March, which is an increase of 23.74 percent from last year. Ms. Stuemke said there were 3 townhouses permitted, which is a decrease of 84.21 percent from last year. She said there were 175 single-family houses permitted, which is a 10.76 percent increase from this same time last year. She said there were 17 commercial building permits issued in March, which is an increase of 6.25 percent. Ms. Stuemke said the total valuation of permits issued was \$204,812,516, which is an increase of 65.67 percent. She said the total year-to-date valuation was \$353,371,586, which is a 30.87 percent increase. She said there are 115 single-family permits, and 10 building commercial permits to date in April.

c) Plan Report for March 2012

Mr. Lovell presented the Plan Report for the month of March 2012. He said there were 236 single family plans, which is an increase of 53.2 percent from this time last year; 35 residential alterations plans, which is a decrease of 32.7 percent from last year; 33 new commercial plans, which is a 230.0 percent increase; 102 commercial alterations plans, which is an 8.9 percent decrease; and 11 all other plans, which is a 57.1 percent increase. Mr. Lovell gave a presentation regarding commercial construction valuations compared to previous years.

d) Code Compliance Activity Report for March 2012

Terry Brunette presented the Code Compliance Activity Report for the month of March, 2012. He said since the last Advisory Board meeting, there have been 19 building, 3 plumbing, 1 electrical, and 3 mechanical stop work orders issued, for a total of 26. He said currently there are 142 complaints in the system, we have closed 30 complaints in the past 30 days, and we have recorded 16 Certificates of Noncompliance.

3. UNFINISHED BUSINESS

- a) Building Commission Meeting Report – Rick Johnson

Rick Johnson appeared and gave a presentation regarding the March 28, 2012 Building Commission meeting.

4. NEW BUSINESS

- a) Possibility of Combining the Mechanical and Electrical Committee Meetings.

Rick Johnson stated there has been some discussion of combining the Electrical and Mechanical Committees and forming an “MEP” Committee, because of lack of activity for both Committees during the past year. He said RBD is proposing eliminating the Journeyman Plumber position and the Mechanical Contractor B position from the Mechanical Committee, and adding two people from the Electrical Committee, i.e. an Electrical Contractor and a Citizen at Large position. Henry Yankowski stated RBD staff does not feel this would present any life safety problems for our citizens. He stated this issue would have to be presented to each of our jurisdictions, and go through a Code change. A motion was made by David Wilson to recommend to the Building Commission **APPROVAL** to combine the Electrical Committee and the Mechanical/Plumbing Committee into one “MEP” Committee, seconded by Frank Watson; the motion carried unanimously.

- b) Update on Refinance of the Pikes Peak Regional Development Center.

Henry Yankowski stated RBD is proceeding with the refinance of the Pikes Peak Regional Development Center, and we anticipate it will be completed by June 1st.

- c) Update on RBD Staff Changes

Henry Yankowski stated Jim Vernon is taking the role as the Deputy Building Official for Small Business Development, and he will be overseeing that activity. He said Jack Arrington will be moving into the Chief Plumbing/Mechanical Inspector position and Jon Brazier is moving into the Senior Mechanical Inspector position. He said all three positions are for a period of six months initially. Mr. Yankowski stated there will be a great turn over in RBD staff in the next five to six years because of the age of many of our employees, so this will allow some of our younger employees to be trained to fill these positions in the future. He said Bob Croft will be the Deputy Building Official for Large Commercial Development.

d) Compliance Inspections

David Wilson asked if RBD might re-implement the compliance inspection, and Mr. Croft stated that there is concern that this would put RBD in competition with the private sector. He said that a year ago, RBD implemented a procedure for issuing a partial Certificate of Occupancy (“CO”) for a house in cases where the CO was never issued for various reasons. He stated this assists homeowners in obtaining their financing to purchase their homes.

The meeting adjourned at 1:35 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg