

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

May 16, 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. Larry Whittaker, Architect
Mr. Mac Pitrone, Green Mountain Falls
Ms. Coreen Toll, Manitou Springs

MEMBERS ABSENT: Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Sam Heckman, Fountain
Mr. Gail Drumm, Monument
Mr. David Wilson, Palmer Lake

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 12:36 p.m.

1. CONSIDERATION OF APRIL 18, 2012 MINUTES

A motion was made by Mac Pitrone to **APPROVE** the April 18, 2012 Advisory Board Minutes as written, seconded by Coreen Toll; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statements for April 2012

Henry Yankowski presented the financial statement for the month of April, 2012. He said the current operating balance is \$4,569,903.85, with a budget of \$9,548,344.00. He said the cash balance is 47.86 as a percent of budget. Mr. Yankowski said the revenue was \$931,952.42, and total year-to-date revenue was \$3,084,689.86. He said the expenditures were \$869,698.74, which resulted in a net gain of \$62,253.68, for the month of April. Mr. Yankowski said the total year-to-date expenditures were \$2,836,775.87, which resulted in a total year-to-date gain of \$247,913.99. He said year-to-date RBD has incurred \$67,365.20 in credit card fees. He said RBD is contemplating the enactment of a portal fee to help reduce RBD's credit card fees. Dorothy Herrera stated the portal fee would be for internet users only. She said 65% of our permits issued over the internet are paid by credit card. She said RBD also offers ACH payments (automatic check), which is a much lower expense to RBD.

b) Building Reports for April 2012

Mindy Stuemke presented the Building Report for the month of April, 2012. She said there were 193 detached house permits issued in April, which is an increase of 39.86 percent from last year. Ms. Stuemke said there were zero townhouses permitted, which is a decrease of 100.00 percent from last year. She said there were 193 single-family houses permitted, which is a 26.14 percent increase from this same time last year. She said there were 15 commercial building permits issued in April, which is an increase of 87.50 percent. Ms. Stuemke said the total valuation of permits issued was \$5,626,030.00, which is an increase of 78.06 percent. She said the total year-to-date valuation was \$501,547,351.00, which is a 42.67 percent increase. She said there are 127 single-family permits, and five building commercial permits to date in May.

c) Plan Report for April 2012

Mr. Lovell presented the Plan Report for the month of April 2012. He said there were 220 single family plans; 38 residential alterations plans; 18 new commercial plans; 108 commercial alterations plans; and 16 all other plans. He said overall there is a 25 percent increase in plan reviews compared to this same time last year. He said RBD's electrical plan reviewer is out of the office due to a family emergency, and the electrical inspection staff has been filling that position in his absence.

d) Code Compliance Activity Report for April 2012

Terry Brunette presented the Code Compliance Activity Report for the month of April, 2012. He said since the last Advisory Board meeting, there have been 22 building, 3 plumbing, 1 electrical, and 4 mechanical stop work orders issued, for a total of 30. He said

currently there are 142 complaints in the system, we have closed 23 complaints in the past 30 days, and we have recorded 6 Certificates of Noncompliance.

3. **UNFINISHED BUSINESS**

a) Building Commission Meeting Report – Rick Johnson

Rick Johnson appeared and gave a presentation regarding the April 25, 2012 Building Commission Meeting. He said the Joint Meeting of the Advisory Board and the Building Commission will be on June 27, 2012, with lunch at 11:30 a.m. and the Joint Meeting at 12:30 p.m.

b) Compliance Inspections

Mac Pitrone stated he would like RBD to consider the re-implementation of compliance inspections. He stated this was discussed during the April Advisory Board meeting, and RBD staff stated it would be considered competition with the private sector. Bob Croft stated in the past, when RBD was doing compliance inspections, it became very convoluted because the inspectors would have to know the Code that was in effect at the time the work was completed. Henry Yankowski stated RBD has not had a lot of requests for compliance inspections, and with our current staff, it would be difficult to re-implement the compliance inspections.

4. **NEW BUSINESS**

There was no New Business to discuss.

The meeting was adjourned at 1:28 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg