

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

October 17, 2012

12:30 p.m.

MEMBERS PRESENT: Chairman Rick Johnson, Citizen-at-Large
Mr. Frank Watson, Building A or B Contractor
Mr. Larry Whittaker, Architect
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. David Wilson, Palmer Lake
Ms. Coreen Toll, Manitou Springs
Mr. Sam Heckman, Fountain

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Mr. Gail Drumm, Monument
Mr. Mac Pitrone, Green Mountain Falls

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Deputy Building Official/Development Coordinator
Mr. Roger Lovell, Deputy Building Official/Construction
Mr. Jack Arrington, Chief Plumbing/Mechanical Inspector
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Rick Johnson called the meeting to order at 12:33 p.m.

1. CONSIDERATION OF SEPTEMBER 19, 2012 MINUTES

A motion was made by Frank Watson to **APPROVE** the September 19, 2012 Advisory Board Minutes as written, seconded by Sam Heckman; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of September, 2012. He said the current operating balance is \$4,493,338.99, with a budget of \$10,651,797.00. He said the cash balance is 42.19 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,101,629.77, and total year-to-date revenue was \$9,162,938.39. He said the expenditures were \$739,199.06, which resulted in a net gain of \$362,430.71, for the month of September. Mr. Yankowski said the total year-to-date expenditures were \$7,122,913.58, which resulted in a total year-to-date gain of \$2,040,024.81.

b) Building Report

Mindy Stuemke presented the Building Report for the month of September, 2012. She said there were 194 detached house permits issued in September, which is an increase of 56.45 percent from last year. Ms. Stuemke said there were 16 townhouses permitted, which is a decrease of 38.46 percent from last year. She said there were 210 single-family houses permitted, which is a 40.00 percent increase from this same time last year. She said there were 20 commercial building permits issued in September, which is an increase of 5.26 percent. Ms. Stuemke said the total valuation of permits issued in September was \$135,213,872, which is an increase of 65.13 percent; and the total valuation of permits issued to date in 2012 is \$1,305,767,499, which is an increase of 54.67 percent. She said there have been 116 single-family permits, and 14 building commercial permits to date in October.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of September 2012. He said there were 205 single family plans, which is an increase of 48.6 percent over this same time last year; 51 residential alterations plans, which is an increase of 82.1 percent; 37 new commercial plans, which is an increase of 48.0 percent; 132 commercial alterations plans, which is an increase of 48.3 percent; and 14 all other plans, which is an increase of 40.0 percent, for a total of 439 plans, which is an increase of 50.9 percent over this same time last year. Mr. Eenhuis presented a new chart for the Committee members' review, which shows the number of plan reviews completed for the past five years; and an additional valuation chart for the Committee's review.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of September, 2012. He said since the last Advisory Board meeting, there have been 65 building, 4 plumbing, 8 electrical, and 12 mechanical stop work orders issued, for a total of 89. He said currently there are 189 complaints in the system, we have closed 184 complaints in the past 30 days, and we have recorded zero Certificates of Noncompliance.

e) ISO Update – Bob Croft

Bob Croft stated ISO rates building departments across the United States. He stated RBD is unique in that we serve seven different jurisdictions with a large land area and a high population. He said we are also a not for profit enterprise, which also makes RBD unique. Mr. Croft stated RBD out-performed other building departments Nationwide. He stated five years ago RBD received a rating of “4”, and this year we were rated a “3”, putting RBD within the most favorable tier. He stated RBD values continuing education for its employees to stay current on the latest construction techniques. He stated staffing levels are a problem because RBD’s employees far exceed the amount of work performed by other building departments across the United States, as well as the benchmarks set by ISO.

3. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

4. NEW BUSINESS

a) 2013 Budget

Henry Yankowski stated RBD has prepared the 2013 Budget. He said the budget amounts to \$11,408,265 which represents an increase of \$756,468 from the Fiscal Year 2012 Amended Budget of \$10,651,797. He said this Budget proposes no fee increases, but does propose continuation of increased services to assist Small Business Development; continued support of the Rapid Response Program with the City of Colorado Springs; Expansion of Online Plan Review Submittal/Review Services; continuation of Waldo Canyon Rebuilding Assistance Services; \$30,000 for continuation of Streamside Improvement Projects downstream from Manitou Springs; \$35,000 support for Colorado Springs Business Alliance; \$60,000 increase to the Dangerous Building Fund that is available to assist all 7 jurisdictions remediate structures that present a danger to their communities; \$500,000 for Rehabilitation of RBD property located at 101 Costilla Street; and a 2% across the board increase in salary for all employees.

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Larry Whittaker gave a presentation regarding the proposed rehabilitation of the building located at 101 Costilla Street. Coreen Toll stated since this building is in an urban renewal area, she would like to see RBD lead by example and install some renewable energy features. Mr. Yankowski stated he considered installing solar panels on this building, but due to a number of factors, reconsidered it at the present time.

A motion was made by David Wilson to **APPROVE** the 2013 Budget, seconded by Sam Heckman; the motion carried unanimously.

The meeting adjourned at 1:48 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg