

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

April 25, 2012

3:00 p.m.

**MEMBERS PRESENT:** Chairman Sharon Brown, Fountain City Council  
Vice Chairman Dennis Hisey, El Paso County Commissioner

**MEMBERS ABSENT:** Bernie Herpin, Colorado Springs City Council

**OTHERS PRESENT:** Mr. Henry Yankowski, Regional Building Official  
Mr. Bob Croft, Deputy Building Official for Large Business Development  
Mr. Todd Welch, Regional Building Counsel  
Mr. Roger Lovell, Chief Plans Examiner  
Ms. Mindy Stuenke, Permit Supervisor  
Ms. Dorothy Herrera, Accounting Manager  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Sharon Brown called the meeting to order at 3:00 p.m.

#### **1. CONSIDERATION OF MARCH 28, 2012 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the March 28, 2012, Building Commission Minutes as written, seconded by Sharon Brown; the motion carried unanimously.

#### **2. PUBLIC COMMENT**

There were no Public Comments to discuss.

#### **3. ADVISORY BOARD REPORT**

Rick Johnson gave a presentation regarding the Advisory Board meeting.

#### **4. BUILDING OFFICIAL REPORTS**

##### **a) Financial Statements**

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

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 170 single-family permits, and 11 building commercial permits to date in April.

c) Plan Review Reports

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 current commercial construction valuations over \$3 million dollars compared to previous years. He said we currently have one rapid response project in the system. He said plan numbers are up 20 percent over this same time last year.

**5. UNFINISHED BUSINESS**

a) Update on the Refinance of the Pikes Peak Regional Development Center

Henry Yankowski stated RBD is continuing to proceed with the refinance of the Pikes Peak Regional Development Center. He said the loan will be for 12 years, and the new loan will cease the same time as the old loan would have ceased. He said RBD will save over \$1,696,000 over the 12 year period of time. Todd Welch stated the Sub-Sublease has stayed virtually the same, with the exception of the rent.

## 6. **NEW BUSINESS**

### a) Possibility of Combining the Electrical and Mechanical Committees

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.

### b) Proposal Regarding Flood Plain Code

Henry Yankowski stated when the above issue is presented to the jurisdictions, RBD would also like to present the issue of the Substantial Improvement Clause in the Flood Plain Code, to eliminate the cumulative provision.

### c) Roofing Permit Fees

Todd Welch stated RBD will also be asking the jurisdictions to approve a flat fee of \$135.00 for single family homes for roofing permits. Jim Pepper stated RBD staff has met with the El Paso County Roofers Association regarding this issue and they are in favor of it.

### d) Collaborative Group Effort Meeting

Bob Croft gave a presentation regarding the Collaborative Group Effort Meeting that he attended on behalf of RBD.

## 7. **FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests to discuss.

## 8. **REQUEST FOR EXECUTIVE SESSION**

There were no Requests for an Executive Session

The meeting adjourned at 3:55 p.m.

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Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg