

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **BOARD OF REVIEW MINUTES**

July 25, 2012

10:30 a.m.

**MEMBERS PRESENT:** Mr. Rick Johnson, Citizen-at-Large  
Mr. Michael McShea, Engineer  
Mr. Larry Whittaker, Architect  
Mr. Johnny Garcia, Building A, B or C Contractor

**MEMBERS ABSENT:** Mr. Frank Watson, Building A or B Contractor

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

### **PROCEEDINGS:**

Vice Chairman Rick Johnson called the meeting to order at 10:31 a.m.

#### **1. CONSIDERATION OF MAY 16, 2012 MINUTES**

A motion was made by Larry Whittaker to **APPROVE** the May 16, 2012 Board of Review Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

#### **2. CONSIDERATION OF THE JUNE 27, 2012 MINUTES**

A motion was made by Larry Whittaker to **APPROVE** the June 27, 2012 Board of Review Minutes as written, seconded by Michael McShea; the motion carried unanimously.

#### **3. CONSIDERATION OF LICENSING AND MINUTES**

a) Building Committee Minutes of July 3, 2012.

A motion was made by Larry Whittaker to **APPROVE** the July 3, 2012 Building Committee Minutes as written, seconded by Michael McShea; the motion carried unanimously.

b) Electrical Committee of July 10, 2012.

A motion was made by Michael McShea to **APPROVE** the July 10, 2012 Electrical Committee Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

c) Mechanical Committee Minutes of July 11, 2012.

A motion was made by Johnny Garcia to **APPROVE** the July 11, 2012 Mechanical Committee Minutes as written, seconded by Michael McShea; the motion carried unanimously.

3. **DECISION APPEALS**

There were no Decision Appeals to discuss.

4. **UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

5. **NEW BUSINESS**

a) Proposed MEP Committee

Johnny Garcia asked RBD staff how many committee members will be on the proposed MEP Committee, and Todd Welch said the proposed “MEP” Committee will be comprised of seven Committee members, consisting of an architect, an engineer, an electrical contractor, a mechanical contractor, a building contractor, a master plumber, and a citizen at large.

b) Alternate Board Members

Johnny Garcia asked who could serve as alternate board members, and Mr. Welch stated previous board members who held the position of the absent board member.

c) RBD Staff Changes

Henry Yankowski stated RBD has made some staff changes necessitated by the Waldo Canyon Fire and the hail storm in June. He said Jim Pepper will be the Deputy Building Official/Construction and will be helping the Mountain Shadows fire victims in RBD’s satellite office that has been set up at 1472 West Garden of the Gods Road; Roger Lovell will now be the Deputy Building Official/Construction and will assist the public here at RBD while Mr. Pepper is in the field office; and Jay Eenhuis is now the Chief Plans Examiner. Mr. Yankowski stated RBD has hired four new building inspectors, a new mechanical

inspector, and a new plans examiner. He said RBD will have to modify the 2012 Budget to reflect the costs for the new employees. Bob Croft stated RBD anticipates 20,000 to 25,000 roofing permits this year due to the June hail storm.

d) Waldo Canyon Rebuilding Field Office

Jim Pepper gave a presentation regarding his responsibilities in the field office, which RBD is currently setting up at 1472 West Garden of the Gods Road to help those homeowners streamline the permitting process and answer any construction questions they may have. Mr. Yankowski stated he feels having coverage from RBD to help the homeowners in their rebuilding process is essential.

e) Roof Vents in Reroofs

Johnny Garcia asked how RBD is handling the vent roofs for the new roofs that are being replaced due to the hail storm earlier this summer, and Jack Arrington stated when the building inspector inspects the roof he will red tag the roof if he sees a problem with the vent, and a mechanical contractor will have to repair the vent. He said RBD requires documentation to confirm that a licensed contractor repaired the vent.

f) Mountain Shadows Subdivision

Larry Whittaker stated the Fire Board of Appeals has toured the Mountain Shadows area and the Colorado Springs Fire Department gave explanations to the board members during this tour as why certain house were damaged or destroyed and others were untouched, and he asked if RBD might consider doing this for their board members. Mr. Pepper stated RBD may consider doing this in the future. Roger Lovell stated with this fire we had 100 degree weather, drought conditions, and 65 mile an hour winds, which created perfect conditions for a fire of this nature. Henry Yankowski stated RBD is going to take a "soft approach" regarding the rebuilding process in order to get the homeowners back in their houses as soon as possible.

The meeting adjourned at 11:20 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg