

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

January 16, 2013

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. Michael McShea, Engineer
Mr. Mac Pitrone, Green Mountain Falls
Ms. Coreen Toll, Manitou Springs
Mr. Sam Heckman, Fountain
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. David Wilson, Palmer Lake

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. 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 12:30 p.m.

1. ELECTION OF OFFICERS

A motion was made by Frank Watson to elect Larry Whittaker as the Chairman of the 2013 Advisory Board, seconded by Gail Drumm; the motion carried unanimously.

A motion was made by Sam Heckman to elect Mac Pitrone as the Vice Chairman of the 2013 Advisory Board, seconded by Gail Drumm; the motion carried unanimously.

2. **CONSIDERATION OF OCTOBER 17, 2012 MINUTES**

A motion was made by Mac Pitrone to **APPROVE** the October 17, 2012 Advisory Board Minutes as written, seconded Gail Drumm; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of December, 2012. He said the current operating balance is \$4,065,700.07, with a budget of \$10,651,797.00. He said the cash balance is 38.17 as a percent of budget. Mr. Yankowski said the current month revenue was \$663,416.12, and total year-to-date revenue was \$12,145,468.83. He said the expenditures were \$852,168.09, which resulted in a net loss of \$188,751.97, for the month of December. Mr. Yankowski said the total year-to-date expenditures were \$10,317,615.86, which resulted in a total year-to-date gain of \$1,827,852.97. He said in November 2012, El Paso County approached the Building Commissioners to reissue the COP's as opposed to doing a refinance of the Pikes Peak Regional Development Center. He said although RBD would not have the same savings by reissuing the COP's, it would not have to put any money down for the down payment, so the Building Commissioners chose the reissuance of the COP's. He said RBD will save approximately \$50,000 per year.

b) Building Report

Mindy Stuemke presented the Building Report for the month of December, 2012. She said there were 152 detached house permits issued in December, which is an increase of 90.00 percent from last year. Ms. Stuemke said there were 13 townhouses permitted, which is an increase of 44.44 percent from last year. She said there were 165 single-family houses permitted, which is an 85.39 percent increase from this same time last year. She said there were 13 commercial building permits issued in December, which is an increase of 30.00 percent. Ms. Stuemke said the total valuation of permits issued in December was \$14,401,882, which is an increase of 29.24 percent; and the total valuation of permits issued to date in 2012 is \$1,726,781,956, which is an increase of 36.60 percent. She said there have been 70 single-family permits, and 23 building commercial permits to date in January.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of December 2012. He said there were 172 single family plans, which is an increase of 93.3 percent over this same time last year; 19 residential alterations plans, which is an increase of 0.0 percent; 26 new commercial plans, which is an increase of 136.4 percent; 88 commercial alterations plans, which is a decrease of 13.7 percent; and 22 all other plans, which is an increase of 175.0 percent, for a total of 327 plans, which is an increase of 10.1 percent over this same time last year. He said there are 30 projects with a valuation over \$3 million.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the months of November and December, 2012. He said since the last Advisory Board meeting, there have been 52 building, 3 plumbing, 6 electrical, and 6 mechanical stop work orders issued, for a total of 67. He said currently there are 163 complaints in the system, we have closed 255 complaints in the past 60 days, and we have recorded 45 Certificates of Noncompliance. Mr. Brunette said RBD processed 1,283 Complaints in 2012, and 60 percent of those Complaints required permits.

4. UNFINISHED BUSINESS

a) Decision Not to Refinance the Pikes Peak Regional Development Center (“PPRDC”)

Todd Welch stated with regard to the refinance of the PPRDC and the County’s decision to refinance the COP’s vs. refinancing the PPRDC, RBD is working out the details of an Agreement that will protect RBD’s portion of the PPRDC.

5. NEW BUSINESS

a) Sunshine Act Requirements

Pursuant to the Colorado Sunshine Act, I, Richard Johnson, move that the Advisory Board meeting be held on the third Wednesday of each month at 12:30 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, that the Advisory Board Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Mac Pitrone; the motion carried unanimously.

b) Pikes Peak Mechanical Contractors Association (PPMCA)

Henry Yankowski stated the PPMCA is going to have a training session on “Living with Carbon Monoxide: A Clear and Present Danger” on Tuesday, February 5, 2013 at the Centennial Campus Theatre A114 at 6:00 p.m. He said RBD is one of the sponsors and will pay the fee for its Committee members should you like to attend.

c) New Procedures for Basement Finishes Prior to Permit

Dean Wemmer appeared and gave a presentation with regard to RBD’s new procedure for basement finishes prior to permit. He stated RBD will require that the sheetrock be removed so the electrical wiring can be inspected. Jim Vernon stated the plumbing and mechanical systems are complete upon rough-in, and any additions to the system must be inspected. Roger Lovell stated from a building perspective, life safety issues are the biggest concerns, i.e. smoke detectors, egress windows, etc., and are usually visible for the inspectors’ purposes. He stated fire blocking and floating walls are the exceptions, and can usually be inspected with openings in the sheetrock created to do the electrical and mechanical inspections.

The meeting adjourned at 2:24 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg