

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

May 15, 2013

12:30 p.m.

MEMBERS PRESENT: Vice Chairman Mac Pitrone, Green Mountain Falls
Mr. Rick Johnson, Citizen-at-Large
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Michael McShea, Engineer
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Larry Whittaker, Architect
Mr. Tom McDonald, Building A or B Contractor
Mr. Sam Heckman, Fountain
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Deputy Building Official/Large Business
Development
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. Terry Brunette, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Mac Pitrone called the meeting to order at 12:33 p.m.

1. CONSIDERATION OF APRIL 17, 2013 MINUTES

A motion was made by Coreen Toll to **APPROVE** the April 17, 2013 Advisory Board Minutes as written, seconded by Gail Drumm; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of April, 2013. He said the current operating balance is \$4,619,264.17, with a budget of \$11,408,265.00. He said the cash balance is 40.49 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,235,493.61, and total year-to-date revenue was \$3,910,335.38. He said the expenditures were \$883,686.34, which resulted in a net gain of \$351,807.27, for the month of April. Mr. Yankowski said the total year-to-date expenditures were \$3,818,620.27, which resulted in a total year-to-date gain of \$91,715.11.

b) Building Report

Mindy Stuemke presented the Building Report for the month of April, 2013. She said there were 302 detached house permits issued in April, which is an increase of 58.12 percent from last year. Ms. Stuemke said there were 4 townhouses permitted. She said there were 306 single-family houses permitted, which is a 60.21 percent increase from this same time last year. She said there were 20 commercial building permits issued in April, which is an increase of 17.65 percent. Ms. Stuemke said the total valuation of permits issued in April was \$24,960,863, which is an increase of 328.80 percent; and the total valuation of permits issued to date in 2013 is \$614,180,887, which is an increase of 22.43 percent. She said there have been 173 single-family permits, and 5 building commercial permits to date in May.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of April 2013. He said there were 371 single family plans, which is an increase of 71.0 percent over this same time last year; 107 residential alterations plans, which is an increase of 189.2 percent; 29 new commercial plans, which is an increase of 190.0 percent; 137 commercial alterations plans, which is an increase of 35.6 percent; and 13 all other plans, which is a decrease of 18.8 percent, for a total of 657 plans, which is an increase of 72.4 percent over this same time last year. He stated there was one permit in April with a \$3 million valuation or more, which is the new VA clinic. He said there has been an increase in walk-through plan reviews in April 2013 vs. April 2012. Mr. Eenhuis said El Paso County has seen a 429 percent increase in New Commercial Valuation this year, but overall, we are down 4.9 percent.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of April 2013. He said since the last Advisory Board meeting, there have been 33 building, 5 plumbing, 7 electrical, and 4 mechanical stop work orders issued, for a total of 49. He said currently

there are 184 complaints in the system, we have closed 54 complaints in the past 30 days, and we have recorded 1 Certificate of Noncompliance.

3. UNFINISHED BUSINESS

a) Floodplain Study

Keith Curtis appeared and gave a presentation regarding the Floodplain Study he is conducting. He stated he is still encouraging homeowners in this area to carry flood insurance. Henry Yankowski stated this floodplain study should save the citizens a significant amount of money.

b) Updates on Programs

Jim Pepper stated RBD is starting the process for installation of the solar array at PPRDC. He stated El Paso Green Energies, LLC will be doing the work. He stated the work should be completed by August 15th. Mr. Pepper stated RBD intends to install some landscape screening so the solar array will not be visible from the building.

Mr. Pepper stated the RFP's are out on the second floor addition, and by next week RBD should know who the architect and engineer will be for the addition.

Mr. Pepper stated the summer flood/fire mitigation program is going well. He stated all of the jurisdictions have received their funds from RBD, and the jurisdictions are starting the programs in their area. He stated there will be approximately 50 youths employed this summer through this program.

c) XI3 Computer Towers

Mr. Yankowski showed the Committee a new computer tower, i.e. the XI3, which RBD plans to install for its employees over the next year or so. He stated it uses only 20 watts of power to run, which is extremely energy efficient. He stated the cost per computer tower is \$800, but the savings on electricity will pay for the XI3's within a year.

4. NEW BUSINESS

a) RBD Staff Additions

Henry Yankowski stated RBD will be adding an electrical plan reviewer, an electrical inspector, and two mechanical inspectors due to the increased permit activity.

b) Teller County

Henry Yankowski stated Teller County has approached RBD to assist with inspections in Woodland Park. He stated their inspection fees will have to support RBD's costs in performing the inspections. He stated RBD is agreeable to doing the inspections, and will inform the Advisory Board Committee as progress is made in this regard.

The meeting adjourned at 1:46 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg