

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

June 19, 2013

12:30 p.m.

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

MEMBERS ABSENT: Mr. Tom McDonald, Building A or B Contractor
Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
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:

Chairman Larry Whittaker called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF MAY 15, 2013 MINUTES

A motion was made by Mac Pitrone to **APPROVE** the May 15, 2013 Advisory Board Minutes as written, seconded by Coreen Toll; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of May, 2013. He said the current operating balance is \$4,155,912.34, with a budget of \$11,408,265.00. He said the cash balance is 36.43 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,091,407.29, and total year-to-date revenue was \$5,001,742.67. He said the

expenditures were \$1,566,846.29, which resulted in a net loss of \$475,439.00, for the month of May. Mr. Yankowski said the total year-to-date expenditures were \$5,444,101.89, which resulted in a total year-to-date loss of \$442,359.22. Mr. Yankowski stated RBD will be presenting an Amended Budget in July that will reflect the donations for the new programs sponsored by RBD this year. He stated RBD paid the principle and interest payment for the Pikes Peak Regional Development Center payment of \$583,560.60, which created the loss for June. He stated this is an annual payment for this year.

b) Building Report

Mindy Stuemke presented the Building Report for the month of May, 2013. She said there were 293 detached house permits issued in May, which is an increase of 17.67 percent from last year. Ms. Stuemke said there were 19 townhouses permitted. She said there were 312 single-family houses permitted, which is a 16.42 percent increase from this same time last year. She said there were 14 commercial building permits issued in May, which is a decrease of 17.65 percent. Ms. Stuemke said the total valuation of permits issued in May was \$176,505,480, which is an increase of 16.11 percent; and the total valuation of permits issued to date in 2013 is \$790,741,867, which is an increase of 20.97 percent. She said there have been 182 single-family permits, and 9 building commercial permits to date in June.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of May 2013. He said there were 287 single family plans, which is a decrease of 4.7 percent over this same time last year; 165 residential alterations plans, which is an increase of 266.7 percent; 41 new commercial plans, which is an increase of 46.4 percent; 144 commercial alterations plans, which is an increase of 32.1 percent; and 35 all other plans, which is an increase of 191.7 percent, for a total of 672 plans, which is an increase of 35.8 percent over this same time last year. He said there were three permits in May with a \$3 million valuation or more. He said there was a significant increase in Solo plan reviews in May 2013 vs. May 2012, which reflects an increase in the number of plans from previous months.

3. UNFINISHED BUSINESS

a) Update on Waldo Canyon Rebuilding Project

Bob Croft stated there have been 197 new single family building permits obtained, and approximately 74 have been completed. He stated there are 10 to 15 spec houses. He stated we have a commitment to get the foundations out of the ground on 340 of the 347

houses that were destroyed. He stated some of the homeowners are still having insurance issues, and some have not determined if they are going to rebuild.

b) Manitou and Stratmoor LOMR Update

Henry Yankowski stated he is not confident that FEMA really wants to remove any structures from the floodplain, or lower the risk. He stated FEMA continues to present lists of “things to be done” to RBD, and once accomplished, they present another list. He stated Keith Curtis has met with FEMA for a Community Assistance Visit recently. He stated they are generally happy with RBD, i.e. their insurance representative was very positive, but the other representatives were only concerned with policies and fees. Mr. Yankowski stated Mr. Curtis is locating other insurance carriers at a lower rate than FEMA for homeowners.

c) Evaluation Table Change

Henry Yankowski stated the valuation table change went into effect on June 3, 2013, and the modifier for a single family home went from .32 to .29; and commercial construction went from 1.1 to .97. He stated RBD found during the first three weeks that the modifier for single family homes was slightly “off” and we were charging more than we anticipated for the fees. He stated by the end of this week, the modifier for single family homes will go from .29 to .27. Mr. Yankowski stated we will monitor the modifier through September to be certain that the fees are a “wash”. He stated RBD is not trying to do a fee increase.

d) Solar Array Update

Henry Yankowski gave a presentation regarding the specifications for the new solar arrange system that will be installed on the property at the Pikes Peak Regional Development Center. He stated the new solar array system should pay for itself in 10 to 11 years.

e) Teller County

Henry Yankowski stated he had a meeting with the Woodland Park officials about RBD doing plan review and inspections in Woodland Park last month, but we have not heard anything from them since that time.

f) Solar Friendly Communities

Coreen Toll stated she heard from Rebecca Cantwell regarding the Solar Friendly Communities (“SFC”), and that RBD had not completed all of the paperwork regarding adopting SFC’s program that was approved by the Advisory Board in February.

4. **NEW BUSINESS**

a) Update on Black Forest Fire

Henry Yankowski stated Jim Pepper will be retiring at the end of the month, and he will appear before the Advisory Board in July to tell the Committee members himself. He said Terry Brunette will be RBD’s representative working in the Black Forest Rebuilding Project. Roger Lovell stated RBD has had personnel in the Black Forest area since Sunday morning doing damage assessment. He stated we hope to have the assessment done by the end of the week. He stated RBD is inspecting every house in the burn area. Mr. Lovell stated the damage assessment has been very difficult because the addresses in the Black Forest area are difficult to find if the house and mailbox are gone. He stated defensible space and fire mitigation are the two factors that saved a number of the homes. He stated there are thousands of trees that are standing and the stumps are still burning, so having the wind pick up is a great concern. Mr. Lovell stated it is a dangerous area because there are exposed utility lines. He stated RBD plans to handle this recovery process in the same manner that the Waldo Canyon Fire was handled. Mr. Yankowski stated RBD was called Saturday night and asked to start doing the damage assessment inspections on Sunday morning. He stated Bob Croft has been at countless meetings with regard to the fire and is compiling the data. He stated RBD’s front counter staff has been at the Disaster Relief Center, as well as taking care of business at RBD. Bob Croft stated the data shows that the Black Forest area adopted the 2003 International Fire Code which addresses fire mitigation as a requirement, which helped to save a number of homes in that area.

b) Staffing update.

Henry Yankowski stated Jeff Evans in Plan Review will be leaving RBD and Jim Austin, currently a long standing building inspector, will be filling that position. He stated RBD will be hiring one more construction plan reviewer and an electrical plan reviewer. He stated we will be hiring one more front counter person in August or September. Mr. Yankowski stated we will be replacing Jim Austin as a building inspector and hiring a commercial building inspector. He stated we hired a new mechanical inspector and intend to hire a new electrical inspector. He stated after all of these changes are implemented, there will be 87 employees at RBD.

Pikes Peak Regional Building Department
Advisory Board Minutes
June 19, 2013
Page 5

The meeting adjourned at 2:04 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/lfg