

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

July 17, 2013

12:30 p.m.

MEMBERS PRESENT: Chairman Larry Whittaker, Architect
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

MEMBERS ABSENT: Mr. Rick Johnson, Citizen-at-Large
Mr. Tom McDonald, Building A or B Contractor
Mr. David Wilson, Palmer Lake
Mr. Gail Drumm, Monument

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 Stuenkel, 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. UNFINISHED BUSINESS

- a) Update on the Energy Voucher Program.

Dan Rial, President of the Pikes Peak Mechanical Contractors Association, and Brian Schoop, HVAC Supply, appeared and gave an update on the Energy Voucher Program funded by RBD. Brian Schoop stated this program commenced on May 1st and they have had 16 requests to date, from 8 different contractors. Dan Rial stated he believes there will be more requests as we get into the winter months. He stated this program is not for new construction; it is for existing owner occupied homes. Bob Croft gave a presentation regarding the recent DOE Report. He stated he anticipates that more regulations from DOE will be coming forth in the near future. He stated this program is giving

homeowners an incentive to install a higher efficiency furnace, boiler or air conditioner. Henry Yankowski stated he commends the Pikes Peak Mechanical Contractors Association for their work in implementing this program.

b) Update on the Black Forest Fire Rebuilding Project by Chris Morin.

Chris Morin appeared and stated he has been working for RBD for 13 years; he grew up in the Black Forest area; and that is the area where he has been inspecting properties for the past 6 years for RBD. He stated people are working as fast as they can to rebuild in this area. Henry Yankowski stated RBD has elected not to have a physical location in Black Forest, but to have Mr. Morin visit the sites. Mr. Morin stated he is in the Black Forest area on a daily basis visiting the sites to answer questions for the contractors and homeowners.

Jack Arrington stated RBD's mechanical inspectors went out to the burn area to check for gas line damage, and to assist the homeowners in turning their gas back on. Dean Wemmer stated RBD's electrical inspectors have been going out to give consultations to the homeowners to assist in getting their power back on. He stated there have been approximately 100 consultations/requests for having power restored. He stated the consultations are free of charge to the homeowners. Mr. Yankowski stated RBD's employees have been working a significant amount of overtime to help the Black Forest homeowners.

Dan Rial stated he lives in Black Forest and suffered extensive smoke damage in his home. He stated he would like to commend RBD's staff for the work it has been doing in the Black Forest area.

Mindy Stuemke stated RBD's Front Counter staff was at the Disaster Relief Center for 2½ weeks at the location on Garden of the Gods, and they were able to answer questions on how to get gas and electric turned back on, as well as handling the Front Counter at RBD. She said RBD closed the Garden of the Gods location and opened another location on the north side of Colorado Springs and her staff was at that location for a short time as well. She stated RBD's staff usually takes in approximately 800 calls per day.

c) Manitou Springs Flood

Roger Lovell stated on July 1st there was a flood in Manitou Springs. He said there was 6/10^{ths} of an inch of rain in five minutes in the Waldo Canyon burn area, which created a flood in Manitou Springs and caused a significant amount of damage. He stated RBD staff went out to Manitou Springs the following day to do damage assessment. Coreen Toll stated the Manitou Springs City Council has just approved collaboration with a new

Flood Plain Coalition that the citizens in Manitou Springs have developed.

d) Update on Fountain's Fire/Flood Mitigation Program

Sam Heckman appeared and gave a presentation on Fountain's Fire/Flood Mitigation Program. He said a lot of the work is being done by students, which are paid by RBD's donation. He stated they are working in the Jimmy Camp Creek Drainage Basin, removing beaver dams, deadfall, and debris. He stated Fountain would like to thank RBD for its donation to create this program for Fountain.

e) Coreen Toll stated during the June 26, 2013 Building Commission Meeting she and Mayor Marc Snyder of Manitou Springs presented Henry Yankowski with Manitou Springs' 2012 Open Space Citizen of the Year Award to thank RBD for its donation for Manitou Springs' Open Space Program.

2. CONSIDERATION OF JUNE 19, 2013 MINUTES

Coreen Toll stated she would like to make a correction to the June 19, 2013 Advisory Board Minutes, i.e. to add under Unfinished Business that she reported to the Committee that 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. A motion was made by Mac Pitrone to **APPROVE** the June 19, 2013 Advisory Board Minutes, with this addition, seconded by Johnny Garcia; the motion carried unanimously.

3. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of June, 2013. He said the current operating balance is \$3,936,468.56, with a budget of \$11,408,265.00. He said the cash balance is 34.51 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,033,688.91, and total year-to-date revenue was \$6,035,917.94. He said the expenditures were \$1,282,619.06, which resulted in a net loss of \$248,930.15, for the month of June. Mr. Yankowski said the total year-to-date expenditures were \$6,726,562.24, which resulted in a total year-to-date loss of \$690,644.30. He stated the loss was created by the programs initiated by RBD this past year, and will be addressed in the 2013 Amended Budget. He stated RBD gave a donation to El Paso County for the Black Forest Fire Assistance; he said this was the request of the Building Commissioners. Mr. Yankowski stated this donation was to help those people in Black Forest that lost their

homes and were uninsured. He said the solar array project at PPRDC is progressing. He stated RBD has been replacing its fleet trucks with vehicles that get better mileage in an effort to reduce our fuel costs.

b) Building Report

Mindy Stuemke presented the Building Report for the month of June, 2013. She said there were 272 detached house permits issued in June, which is an increase of 25.35 percent from last year. Ms. Stuemke said there were 3 townhouses permitted, which is a decrease of 80.00 percent. She said there were 275 single-family houses permitted, which is an 18.53 percent increase from this same time last year. She said there were 14 commercial building permits issued in June, which is a decrease of 44.00 percent. Ms. Stuemke said the total valuation of permits issued in June was \$21,140,995, which is an increase of 72.16 percent; and the total valuation of permits issued to date in 2013 is \$969,472,797, which is an increase of 18.14 percent. She said there have been 168 single-family permits, and 13 building commercial permits to date in July.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of June 2013. He said there were 270 single family plans, which is an increase of 39.9 percent over this same time last year; 120 residential alterations plans, which is an increase of 275.0 percent; 31 new commercial plans, which is an increase of 40.9 percent; 128 commercial alterations plans, which is an increase of 50.6 percent; and 14 all other plans, which is an increase of 27.3 percent, for a total of 563 plans, which is an increase of 64.1 percent over this same time last year. He said there was one permit issued in June with a valuation that exceeded \$3 million which was a new \$13,900,000 school for the Ellicott School District. He said there is a 49.8 percent increase in single family valuation compared to this same time last year.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the months of May and June 2013. He said in the past 60 days, there have been 41 building, 3 plumbing, 7 electrical, and 11 mechanical stop work orders issued, for a total of 62. He said currently there are 173 complaints in the system, we have closed 134 complaints in the past 60 days, and we have recorded 49 Certificate of Noncompliance. Sam Heckman stated Terry Brunette has been working with him and the City of Fountain to start the dangerous building filing process in an effort to have three structures torn down in Fountain.

4. **NEW BUSINESS**

a) 2013 Amended Budget.

Henry Yankowski stated the 2013 Amended Budget amounts to \$14,500,581 which represents an increase of \$3,092,318 from the Fiscal Year 2013 Budget of \$11,408,265. He said staff needs dramatically increased in early 2013 from the already increased level experienced in 2012. He said during the first four months of 2013 single family activity increased 62% over the same period in 2012. Mr. Yankowski said the previous Budget took a conservative approach to increased activity and predicted staff level to remain at 81, while we now see it necessary to increase staffing in most areas of RDB bringing the total staff level to 89.

Mr. Yankowski said this Amended Budget proposes no fee increases, however, incorporates a very slight reduction in fees due to the update of the ICC valuation tables and the subsequent change in our modifiers to balance fees. He said this reduction should total no more than \$30,000.

Mr. Yankowski said the majority of increases contained within this Amended Budget, not attributed to personnel changes, are described as (1) expansion of the RDC North Tower over the area that is currently the outdoor patio 2nd floor and mezzanine to create approximate 6,900 square feet of leasable space; (2) installation of a solar array near the west property line of the PPRDC; (3) the Energy Voucher Program; (4) the Education and Summer Work Programs; and (5) the Black Forest Fire Assistance.

Dorothy Herrera stated RBD implemented a convenience fee on April 1st to help offset our credit cards fees. She said the Amended Budget also reflects the costs for installing a new roof and rooftop HVAC unit at the property located at 101 West Costilla Street.

A motion was made by Sam Heckman to **APPROVE** the 2013 Amended Budget, seconded by Mac Pitrone; the motion carried unanimously.

b) 101 West Costilla Street Property Improvements

Larry Whittaker stated we received a very good estimate for the work to be done at 101 West Costilla Street that was substantially less than the amount budgeted for this work. Henry Yankowski stated we will be replacing the roof and installing a new rooftop HVAC unit on this building.

Pikes Peak Regional Building Department
Advisory Board Minutes
July 17, 2013
Page 6

c) Black Forest Link on Website

Bob Croft stated RBD now has a link in our website that gives extensive information for rebuilding in the Black Forest burn area. He said it is similar to the link that is on the website for the Waldo Canyon Rebuilding Project.

The meeting adjourned at 2:18 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg