

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

August 21, 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. Tom McDonald, Building A or B Contractor  
Mr. Mac Pitrone, Green Mountain Falls  
Mr. Sam Heckman, Fountain  
Ms. Coreen Toll, Manitou Springs  
Mr. David Wilson, Palmer Lake

**MEMBERS ABSENT:** Mr. Mr. Gail Drumm, Monument

**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 12:31 p.m.

The Advisory Board moved into Executive Session at 12:32 p.m. pursuant to C.R.S. §24-6-402(3)(V) to discuss personnel matters.

After moving into General Session at 12:42 p.m., Chairman Whittaker noted that no decisions were made during the Executive Session.

### **1. CONSIDERATION OF JULY 17, 2013 MINUTES**

A motion was made by Mac Pitrone to **APPROVE** the July 17, 2013 Advisory Board Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

## 2. BUILDING OFFICIAL REPORTS

### a) Financial Statement

Henry Yankowski presented the financial statement for the month of July, 2013. He said the current operating balance is \$4,257,357.02, with a budget of \$14,500,581.00. He said the cash balance is 29.37 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,303,753.55, and total year-to-date revenue was \$7,339,671.49. He said the expenditures were \$899,239.47, which resulted in a net gain of \$404,514.08, for the month of July. Mr. Yankowski said the total year-to-date expenditures were \$7,625,801.71, which resulted in a total year-to-date loss of \$286,130.22. Mr. Yankowski stated RBD will provide a website subscription to the Advisory Board members if they would like a subscription. Jack Arrington stated the inspectors are all carrying CO detectors, for the inspectors' protection, and there have been a few instances where the inspectors were able to notify the homeowners that they had a CO problem, which needed to be addressed immediately.

### b) Building Report

Mindy Stuemke presented the Building Report for the month of July, 2013. She said there were 266 detached house permits issued in July, which is an increase of 34.34 percent from last year. Ms. Stuemke said there were 15 townhouses permitted. She said there were 281 single-family houses permitted, which is a 41.92 percent increase from this same time last year. She said there were 26 commercial building permits issued in July, which is a decrease of 73.33 percent. Ms. Stuemke said the total valuation of permits issued in July was \$68,721,808, which is an increase of 232.90 percent; and the total valuation of permits issued to date in 2013 is \$1,243,087,918, which is an increase of 28.03 percent. She said there have been 134 single-family permits, and 21 building commercial permits to date in August.

### c) Plan Report

Jay Eenhuis presented the Plan Report for the month of July 2013. He said there were 287 single family plans, which is an increase of 14.8 percent over this same time last year; 132 residential alterations plans, which is an increase of 388.9 percent; 37 new commercial plans, which is an increase of 117.6 percent; 143 commercial alterations plans, which is an increase of 58.9 percent; and 16 all other plans, which is an increase of 6.7 percent, for a total of 615 plans, which is an increase of 54.1 percent over this same time last year. He said generally plans are going through RBD in 5 to 10 days. He said there was a decrease

in total July permits as a result of the re-roof permits from July 2012; although permits year-to-date are very close to last year at this time, even without the large hail storm. Mr. Eenhuis said there were three permits in July of \$3 million in valuation or more, i.e. two SDS pump stations and a new hotel.

Russell Kauk appeared and stated he is the Senior Plans Examiner and has been at RBD for 13½ years. He said he is dual certified as a plumbing/mechanical inspector, as well as a mechanical plans examiner. Mr. Kauk gave a presentation regarding his role at RBD.

d) Consumer Protection Report

Terry Brunette presented the Consumer Protection Report for the month of July 2013. He said since the last Advisory Board meeting, there have been 56 building, zero plumbing, 4 electrical, and 6 mechanical stop work orders issued, for a total of 66. He said currently there are 196 complaints in the system, we have closed 64 complaints in the past 30 days, and we have recorded 12 Certificates of Noncompliance. He stated RBD recently declared three buildings in Fountain as dangerous buildings, which have been abandoned for approximately 10 years.

**3. PUBLIC COMMENTS**

a) Baptist Road Rural Transportation Authority

Joe Loidolt, Classic Homes, appeared and gave a presentation regarding the Baptist Road Rural Transportation Authority (“BRRTA”) use tax fee. He stated RBD is collecting the BRRTA fee, and he believes there is an error in the formula used to collect this fee. He said he would like to request that RBD suspend collection of this fee until further investigation can be done, and he is concerned about continuing to pay this fee and then the hardship in trying to get a refund at a later date after corrections have been made to the collection formula. Sam Heckman stated he is in favor of suspension of the fee, because he foresees this reaching the other trades and having a large impact on the construction industry.

Henry Yankowski stated the BRRTA has requested that RBD collect this fee for the past year; and RBD collects 2% of this fee. He stated the BRRTA fee was implemented on August 1, 2013. Dorothy Herrera stated to date there have been 13 transactions.

A motion was made by Sam Heckman to request that the Building Commission suspend the Baptist Road Rural Transportation Authority collection tax until further evaluation studies can be performed and a representative from the BRRTA can make a presentation before the Advisory Board, seconded by Mac Pitrone; the motion carried unanimously.

#### 4. UNFINISHED BUSINESS

- a) Update on Black Forest Rebuilding Project by Chris Morin

Chris Morin appeared and gave a presentation regarding the Black Forest Rebuilding Project. Bob Croft stated the Health Department is very appreciative of Mr. Morin's work in finding the open wells that need immediate attention.

- b) Solar Friendly Communities

Bob Croft stated RBD is in the process of applying for Silver Certification with the Solar Friendly Communities Program.

- c) Dangerous Building Fund

Henry Yankowski stated two years ago RBD implemented a Dangerous Building Fund in the amount of \$200,000. He stated he would like to request that this fund be increased by \$100,000. He stated Manitou Springs lost approximately 6 houses this summer due to the floods, which will have to be cleaned up. A motion was made by Mac Pitrone to **APPROVE** an increase of \$100,000 in the Dangerous Building Fund, seconded by Sam Heckman; the motion carried unanimously. Coreen Toll stated a number of entities have told Manitou Springs that they will donate funds to assist with their clean-up process, but a commitment has not been confirmed to date. Sam Heckman stated there are three buildings in Fountain that are currently going through the formal process to be declared a dangerous building.

#### 5. NEW BUSINESS

- a) Update on Manitou Springs Flood Damage Assessment by Terry Brunette

Terry Brunette appeared and gave a presentation regarding the flood damage assessment performed by RBD in Manitou Springs. He said between the two floods in Manitou Springs, there were six houses that were condemned. He stated most of the work to be done is demolition and clean-up.

b) Licensing Department Report by Pattie Bengler

Pattie Bengler appeared and gave a presentation regarding the licenses issued by RBD over the past three years. She said currently we have 3,690 active Contractor licenses, 1,099 active Mechanic/Installer Licenses, and RBD administers approximately 400 tests per year.

c) Flood Plain Report by Keith Curtis

Keith Curtis appeared and gave an updated flood plain report for the Manitou Springs and Stratmoor areas. Henry Yankowski stated RBD would like to correct the misalignment of the flood plain maps in the near future, in an effort to help the homeowners get the best insurance rates possible. Mr. Curtis stated there will be a lot of people impacted by the revisions in these maps.

d) Update on Staff Changes by Henry Yankowski

Henry Yankowski stated there are a number of staff changes at RBD, i.e. Roger Lovell will be doing some special development projects and Code related projects to try to improve RBD's services to our contractors/homeowners; and Terry Brunette will be moving into the position as Deputy Building Official/Construction. Jay Eenhuis stated Plan Review just hired an Electrical Plan Reviewer to assist Shelby Erickson.

e) Meeting date changes

Henry Yankowski stated the Building Commission would like to have a joint meeting with the Advisory Board in October. He stated the Board of Review meeting will take place as scheduled on October 16<sup>th</sup>, but the October 16<sup>th</sup> Advisory Board meeting will be postponed and combined with the Building Commission meeting as a Joint Meeting on October 30, 2013 at 3:00 p.m.

f) Waldo Canyon Fire – One Year Later

Henry Yankowski stated Shelby Austin, RBD's summer intern, created a presentation that is currently on RBD's website which shows photographs of the Waldo Canyon Rebuilding Project one year after the wildfire in that area. He stated this presentation is from the point of view of a 19 year old that lives in the Mountain Shadows area.

Pikes Peak Regional Building Department  
Advisory Board Meeting Minutes  
August 21, 2013  
Page 6

The meeting adjourned at 2:50 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/lhg