

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

March 27, 2013

3:00 p.m.

MEMBERS PRESENT: Chairman Dennis Hisey, El Paso County Commissioner
Vice Chairman Bernie Herpin, Colorado Springs City Council
Sharon Brown, Fountain City Council

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Bob Croft, Deputy Building Official/Development Coordinator
Mr. Jay Eenhuis, Plan Review Supervisor
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hisey called the meeting to order at 3:06 p.m.

1. CONSIDERATION OF FEBRUARY 27, 2013 MINUTES

A motion was made by Sharon Brown to **APPROVE** the February 27, 2013 Building Commission Minutes as written, seconded by Bernie Herpin; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments to discuss.

3. ADVISORY BOARD REPORT

Larry Whittaker appeared and presented the Advisory Board Report.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of February, 2013. He said the current operating balance is \$4,097,148.95, with a budget of \$11,408,265. He said the cash balance is 35.92 as a percent of budget. Mr. Yankowski said the current month revenue was \$828,366.77, and total year-to-date revenue was \$1,729,058.59. He said the expenditures were \$771,353.65, which resulted in a net gain of \$57,013.12, for the month of

February. Mr. Yankowski said the total year-to-date expenditures were \$1,741,121.13, which resulted in a total year-to-date loss of \$12,062.54.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February, 2013. She said there were 220 detached house permits issued in February, which is an increase of 100 percent from last year. Ms. Stuemke said there were 15 townhouses permitted, which is an increase of 150 percent from last year. She said there were 235 single-family houses permitted, which is a 102.59 percent increase from this same time last year. She said there were 9 commercial building permits issued in February, which is an increase of 12.50 percent. Ms. Stuemke said the total valuation of permits issued in February was \$26,303,864, which is an increase of 176.77 percent; and the total valuation of permits issued to date in 2013 is \$281,768,517, which is an increase of 89.67 percent. She said there have been 221 single-family permits, and 18 building commercial permits to date in March.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of February 2013. He said there were 254 single family plans, which is an increase of 93.9 percent over this same time last year; 37 residential alterations plans, which is an increase of 48.0 percent; 37 new commercial plans, which is an increase of 236.4 percent; 85 commercial alterations plans, which is a decrease of 20.6 percent; and 10 all other plans, which is an increase of zero percent, for a total of 423 plans, which is an increase of 48.9 percent over this same time last year. He said there is a significant increase in plan numbers in both new Single Family and New Commercial versus February 2012. He said New Commercial valuation is up 250% compared to this time last year with three large SDS pump stations in plan review currently (\$20-\$25 million each). Mr. Eenhuis stated there were 2 permits in February of \$3 million valuation or more.

d) Inspection Report

Bob Croft presented an inspection report. He stated in all of 2012, there were a total of 184,000 (plus) inspections performed by RBD inspectors. He said there were approximately 75,000 building inspections, 39,000 electrical inspections, 3,265 elevator inspections, 45,726 mechanical inspections, and 20,217 plumbing inspections. He stated 20,502 of the 75,000 building inspections were for roofs. Mr. Croft stated RBD inspectors have performed 46,442 inspections during the first three months of 2013.

5. UNFINISHED BUSINESS

a) Update on Waldo Canyon Rebuilding Project – Jim Pepper

Jim Pepper appeared and gave an update on the Waldo Canyon Rebuilding Project. He stated there are still 33 foundations left which have not been cleaned up, but 91 percent of the foundations have been cleaned up. He stated approximately 141 new home permits have been issued, which is approximately 41 percent. Mr. Pepper stated RBD has removed the trailer in the Mountain Shadows area due to lack of visitors, but RBD staff is continuing to support the victims of the Waldo Canyon fire and the contractors rebuilding in that area.

b) Update on RBD's Progress to Implement Construction at PPRDC and Funding for Community Programs

Mr. Pepper gave an update on the Pre-Mitigation Fire & Flood Summer Youth Program. He said he has met with all five jurisdictions to discuss the programs in their areas and it has been very well received. He said it should be online and funded by the end of April.

Mr. Pepper stated he is also supervising the 2nd floor addition at PPRDC. He said the RFP will be out April 1st. He said he has changed the process from a design built to a RFP from local architects that include a complete package. Mr. Pepper said Jerry Novak and his group have already started the necessary work to go to the City for approvals.

Mr. Pepper stated he is also supervising the installation of the solar array at the PPRDC. He stated Jerry Novak and his group is working on the entitlements for the City. He stated he will be issuing an RFP to three solar companies, and the RFP should also be out by April 1st.

Mr. Pepper stated he is also supervising the renovations of the property at 101 Costilla Street. Henry Yankowski stated RBD may have someone interested in buying the building, so we are not pushing this process on this building right now.

6. NEW BUSINESS

a) Update by Bernie Herpin Regarding City Council Decision Regarding "Too Tall Townhomes" in Receivership.

Bernie Herpin stated the Colorado Springs City Council discussed the townhomes that were built too tall, and the development plan for those ten units was voted down, so the buildings will be sitting empty. He said development of the remainder 76 lots can proceed.

b) Transportation Impact Fees

Bob Croft gave a presentation regarding RBD's new partnership with El Paso County for RBD to collect the transportation impact fees, as well as all other fees, for El Paso County during the permitting process.

c) MEP Committee

Henry Yankowski stated the MEP Committee will commence in April.

7. FUTURE AGENDA ITEM REQUESTS

a) Updating the Valuation Tables per Dennis Hisey for April Agenda.

8. EXECUTIVE SESSION

There were no Executive Session requests.

The meeting adjourned at 4:01 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg