

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

April 12, 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, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Dennis Hisey called the meeting to order at 3:02 p.m.

1. CONSIDERATION OF MARCH 27, 2013 MINUTES

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

2. PUBLIC COMMENT

Jeff Greene appeared and stated on behalf of El Paso County, he would like to thank Bernie Herpin for his service to El Paso County and the City of Colorado Springs.

Renee Zentz appeared on behalf of the HBA and stated the HBA and would also like to thank Bernie Herpin for his dedication and service for the City of Colorado Springs.

Rick Johnson appeared on behalf of the Career Building Academy and the E3 Drop Out Recovery Solution Program, and he would like to thank Bernie Herpin for his service as a Building Commissioner for RBD. He stated they currently have 26 students in the program and are expecting 20 more students in the near future.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of March, 2013. He said the current operating balance is \$4,063,523.13, with a budget of \$11,408,265.00. He said the cash balance is 35.62 as a percent of budget. Mr. Yankowski said the current month revenue was \$945,783.18, and total year-to-date revenue was \$2,674,841.77. He said the expenditures were \$1,197,116.18, which resulted in a net loss of \$251,333.00, for the month of March. Mr. Yankowski said the total year-to-date expenditures were \$2,934,933.93, which resulted in a total year-to-date loss of \$260,092.16. He stated RBD will be doing an Amended Budget to reflect the programs approved during the February 27, 2013 Building Commission meeting.

Bob Croft gave a presentation regarding the El Paso County Traffic Impact Fee Collections by RBD.

b) Building Report

Mindy Stuemke presented the Building Report for the month of March, 2013. She said there were 227 detached house permits issued in March, which is an increase of 31.21 percent from last year. Ms. Stuemke said there were 17 townhouses permitted, which is an increase of 466.67 percent from last year. She said there were 244 single-family houses permitted, which is a 38.64 percent increase from this same time last year. She said there were 17 commercial building permits issued in March, which is a decrease of 5.56 percent. Ms. Stuemke said the total valuation of permits issued in March was \$10,643,748, which is a decrease of 28.43 percent; and the total valuation of permits issued to date in 2013 is \$437,461,499, which is an increase of 28.18 percent. She said there have been 134 single-family permits, and 3 building commercial permits to date in March.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of March 2013. He said there were 297 single family plans, which is an increase of 27.5 percent over this same time last year; 80 residential alterations plans, which is an increase of 135.3 percent; 21 new commercial plans, which is a decrease of 19.2 percent; 99 commercial alterations plans, which is an increase of 8.8 percent; and 14 all other plans, which is an increase of 27.3 percent, for a total of 511 plans, which is an increase of 29.4 percent over this same time last year. He said year-to-date increases in all residential and new commercial plans are significant compared to the first quarter of 2012. He stated there were three permits in March of \$3 million valuation or more.

4. UNFINISHED BUSINESS

Jim Pepper appeared and gave an update on the progress made to date on the solar array project, the flood and fire mitigation program, the second story addition to the PPRDC, and the improvements to the 101 West Costilla Building.

5. NEW BUSINESS

a) Updating the Valuation Tables

Todd Welch stated the Code states that the Building Official is the person given the authority to establish valuations within our jurisdiction. Henry Yankowski stated RBD would like put the tables into effect as soon as possible after they are established by the ICC. He stated RBD is not trying to use those tables to generate more revenue. He stated RBD has a modifier used in conjunction with those valuation tables, and we would like to return with a reduced modifier to go along with valuation tables when we do put those tables into effect. Mr. Yankowski stated the City and County both do their valuations off of valuations that we give them, so we would like to give them the most up to date valuation tables.

Bob Croft gave a presentation regarding the Valuation Tables. He stated it is important to adjust the modifier as the cost per square foot goes up so the valuation stays relatively the same; therefore, the fees would also stay relatively the same. A motion was made by Bernie Herpin to **APPROVE** Resolution 2013-1 that the Term Valuation as used in the Pikes Peak Regional Building Code shall mean the valuation as determined by the Building Official not the Regional Building or other committee or board of the Pikes Peak Regional Building Department, seconded by Sharon Brown; the motion carried unanimously.

6. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

7. EXECUTIVE SESSION

There were no Executive Session requests.

Commissioner Dennis Hisey stated the Building Commissioners and the staff at RBD would like to express their appreciation to Bernie Herpin for his dedication and service to the Building Commission, with the presentation of an appreciation plaque. Henry Yankowski stated during Mr. Herpin's term at RBD there have been in excess of 69,000 permits issued, \$1.9 billion dollars of construction during that time, 210,000 inspections, and 2,500 certificates of occupancy. He stated it has been an honor working with Mr. Herpin over the past two years.

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The meeting adjourned at 3:45 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

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