

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 16, 2014

12:30 p.m.

MEMBERS PRESENT: Chairman Michael McShea, Engineer
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor
Mr. Larry Whittaker, Architect

Ms. Coreen Toll, Manitou Springs
Mr. David Wilson, Palmer Lake
Mr. Gail Drumm, Monument

MEMBERS ABSENT: Mr. Mac Pitrone, Green Mountain Falls
Mr. Phillip Thomas, Fountain

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. Steffan Ritch, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Michael McShea called the meeting to order at 12:29 p.m.

1. CONSIDERATION OF MARCH 19, 2014 MINUTES

A motion was made by David Wilson to **APPROVE** the March 19, 2014 Advisory Board Meeting Minutes, 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 March 2014. He said the current operating balance is \$4,428,380.40, with a budget of \$13,737,105.00. He said the cash balance is 32.24 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,122,345.56, and total year-to-date revenue was \$2,575,077.68. He said the expenditures were \$968,987.29, which resulted in a net gain of \$153,358.27, for the month of March. Mr. Yankowski said the total year-to-date expenditures were \$3,089,234.94,

which resulted in a total year-to-date loss of \$514,157.26. Terry Brunette stated plan reviews and inspections in Woodland Park are going well, and the Construction Department did 389 inspections in March. Jack Arrington stated the Mechanical and Plumbing Department averages three or four inspections in Woodland Park per day.

b) Building Report

Mindy Stuemke presented the Building Report for the month of March, 2014. She said there were 230 detached house permits issued in March, which is a decrease of 0.44 percent from last year. Ms. Stuemke said there were 15 townhouses permitted, which is a decrease of 11.76 percent from last year. She said there were 245 single-family houses permitted, which is a 0.41 percent decrease from this same time last year. She said there were 15 commercial building permits issued in March, which is an increase of 650.00 percent. Ms. Stuemke said the total valuation of permits issued in March was \$22,766,842, which is an increase of 113.90 percent; and the total valuation of permits issued to date in 2014 is \$495,533,103, which is an increase of 13.08 percent. She said there have been 147 single-family permits, and 9 building commercial permits to date in April. She said last month there were approximately 108 people per day going through the permit counter and 450 phone calls per day.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of March 2014. He said there were 262 single family plans, which is a decrease of 10.6 percent over this same time last year; 125 residential alterations plans, which is an increase of 56.3 percent; 35 new commercial plans, which is an increase of 169.2 percent; 126 commercial alterations plans, which is an increase of 32.6 percent; and 69 all other plans, which is an increase of 392.9 percent, for a total of 617 plans, which is an increase of 24.6 percent over this same time last year. He said there were 11 permits in March with a valuation that exceeded \$3 million, including the Drury Inn & Suites and multiple apartment buildings. Mr. Eenhuis stated March had the highest number of electronic submittals yet.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of March 2014. He said since the last Advisory Board meeting, there have been 15 building, zero plumbing, zero electrical, and zero mechanical stop work orders issued, for a total of 15. He said currently there are 127 complaints in the system, we have closed 21 complaints in the past 30 days, and we have recorded 21 Certificates of Noncompliance.

3. UNFINISHED BUSINESS

a) Update on Solar Array

Henry Yankowski stated the solar array is up and running and it has been producing 30,000 kwh since it went live or enough to power approximately 50 houses each day it has been live.

b) New Building Commissioner

Henry Yankowski stated Tyler Stevens from Green Mountain Falls has been appointed to the Building Commission to represent the small jurisdictions.

c) Electronic Plan Reviews

Henry Yankowski, Jim Vernon and Jay Eenhuis gave an update regarding electronic plan reviews.

d) Update on Remodel at 101 West Costilla Street

Henry Yankowski stated the remodel of the building located at 101 West Costilla Street is almost done and it has improved the appearance of this property significantly. He stated the value of the building has also increased significantly due to this remodel.

e) Flood/Fire Mitigation Program

Henry Yankowski stated Manitou Springs and Palmer Lake are going forth with their flood/fire mitigation programs this summer, and RBD will again be donating \$27,500 to these two jurisdictions to assist with their mitigation programs.

4. NEW BUSINESS

There was no New Business to discuss.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/llg