

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

June 18, 2014

12:30 p.m.

MEMBERS PRESENT: Chairman Michael McShea, Engineer
Mr. Tom McDonald, Building A or B Contractor
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Phillip Thomas, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Larry Whittaker, Architect
Mr. David Wilson, Palmer Lake
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Roger Lovell, Director of Building Operations
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 12:30 p.m.

Chairman McShea introduced new Advisory Board member, Chris Quinn, representing Green Mountain Falls.

1. CONSIDERATION OF MAY 21, 2014 MINUTES

A motion was made by Tom McDonald to **APPROVE** the May 21, 2014 Advisory Board Minutes as written, seconded by Phillip Thomas; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of May 2014. He said the current operating balance is \$4,326,893.76, with a budget of \$13,737,105.00. He said the cash balance is 31.5 as a percent of budget. Mr. Yankowski said the current month

revenue was \$2,016,068.06, and total year-to-date revenue was \$5,576,687.97. He said the expenditures were \$1,606,509.14, which resulted in a net gain of \$409,558.92, for the month of May. Mr. Yankowski said the total year-to-date expenditures were \$5,731,705.74, which resulted in a total year-to-date loss of \$155,017.77. Terry Brunette stated we are anticipating that there will be approximately 10,000 roofs that will have to be replaced this summer due to the hail storms.

The following Item 3 was heard out of order.

3. UNFINISHED BUSINESS

a) Presentation by the Pikes Peak Mechanical Contractors Association

Don Piano, Pikes Peak Mechanical Contractors Association (“PPMCA”), appeared and gave a presentation regarding the PPMCA’s training classes for the Mechanical IV Licenses. He stated RBD has a unique license in El Paso County, i.e. the Mechanical IV License, and the PPMCA has partnered with Intelletech College for training for Mechanical IV Licenses. He stated RBD assisted with funding this training last year, and he would like the Advisory Board to consider additional funding so the PPMCA can continue this program.

Mr. Piano stated the PPMCA also has an Energy Efficiency Rebate Program, funded by RBD last year. He stated it was open to all licensed contractors in El Paso County. He stated 387 vouchers were processed last year, and there have been 50 processed this year. Mr. Piano stated the rebates were issued to the homeowners that had high efficiency AC/HVAC systems installed in their homes.

b) Building Report

Mindy Stuemke presented the Building Report for the month of May, 2014. She said there were 253 detached house permits issued in May, which is a decrease of 13.65 percent from last year. Ms. Stuemke said there were 4 townhouses permitted, which is a decrease of 78.95 percent from last year. She said there were 257 single-family houses permitted, which is a 17.63 percent decrease from this same time last year. She said there were 13 commercial building permits issued in May, which is a decrease of 7.14 percent. Ms. Stuemke said the total valuation of permits issued in May was \$6,831,538.00, which is an increase of 38.15 percent; and the total valuation of permits issued to date in 2014 is \$805,260,871.00, which is an increase of 1.59 percent. She said there have been 154 single-family permits, and 8 building commercial permits to date in June. She said last month there were approximately 113 people per day going through the permit counter and 500 phone calls per day.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of May 2014. He said there were 271 single family plans, which is a decrease of 3.9 percent over this same time last year; 143 residential alterations plans, which is a decrease of 10.6 percent; 23 new commercial plans, which is a decrease of 8.0 percent; 132 commercial alterations plans, which is an increase of 4.8 percent; and 68 all other plans, which is an increase of 100.0 percent, for a total of 637 plans, which is an increase of 1.6 percent over this same time last year. He said there is a year-to-date decrease in Single Family Plans of 15.9 percent, but an increase in other categories yields an overall increase of 10.9 percent year-to-date. He said there were 161 Electronic Submittals in May 2014.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of May 2014. He said since the last Advisory Board meeting, there have been 15 building, 2 plumbing, 3 electrical, and 3 mechanical stop work orders issued, for a total of 23. He said currently there are 101 complaints in the system, we have closed 41 complaints in the past 30 days, and we have recorded 26 Certificates of Noncompliance.

4. UNFINISHED BUSINESS

a) Flood Plain Presentation by Keith Curtis

Keith Curtis appeared and stated he is the Flood Plain Administrator for RBD; and he has been making map revisions for areas in El Paso County. He stated two of the areas are Straatmoor Hills and Manitou Springs, upstream and downstream along Fountain Creek. He stated in January, the map revisions for Manitou Springs were approved by FEMA, which pulled 109 homes out of the flood plain area in Manitou Springs. Mr. Curtis stated this greatly reduced their insurance rates to a much more affordable level. He stated FEMA has notified RBD that the map revisions for Straatmoor Hills should be approved in October. He stated the next area he is working on is Cheyenne Creek.

5. NEW BUSINESS

a) ADA Accessibility Presentation by Todd Welch

Todd Welch stated each of the jurisdictions have given RBD the authority to do inspections, plan reviews, etc. in their jurisdictions, but our authority ends 5' outside of the structure under permit. He stated we have no jurisdiction to do anything outside of the

buildings. He stated he had a meeting with a group this past week, representing people with disabilities, regarding their issues regarding accessibility, i.e. they felt RBD had inspected commercial projects and passed the inspections, when they did not meet the ADA accessibility requirements. Mr. Welch stated he told this group that RBD would look at these structures again to be certain they were in compliance. Jay Eenhuis stated although RBD does not enforce the ADA Standards, RBD does enforce the ANSI Standard.

The meeting adjourned at 1:26 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg