

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

February 26, 2014

3:00 p.m.

MEMBERS PRESENT: Chairman Val Snider, Colorado Springs City Council
Dennis Hisey, El Paso County Commissioner

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Roger Lovell, Deputy Building Official/Large Business
Development
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. Jack Arrington, Deputy Building Official/Mechanical
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Val Snider called the meeting to order at 3:11 p.m.

1. CONSIDERATION OF JANUARY 29, 2014 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the Minutes of the January 29, 2014 Building Commission meeting as written, seconded by Val Snider; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments to discuss.

3. ADVISORY BOARD REPORT

A member from the Advisory Board was not present for this report. Todd Welch stated during the February 19th Board of Review meeting, there was an appeal by a contractor that was contracting under a name that was different than the name he had listed with RBD. He stated the Board of Review upheld the decision of the Building Committee to revoke his license. He stated this contractor notified RBD that he intends to take this issue to Court. Mr. Welch stated he is confident the Court will agree with the decision of the Board of Review

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of January 2014. He said the current operating balance is \$4,572,599.64, with a budget of \$13,737,105. He said the cash balance is 33.29 as a percent of budget. Mr. Yankowski said the current month revenue was \$745,912.78, and total year-to-date revenue was \$745,912.78. He said the expenditures were \$1,262,336.69, which resulted in a net loss of \$516,423.91, for the month of January. Mr. Yankowski said the total year-to-date expenditures were \$1,262,336.69, which resulted in a total year-to-date loss of \$516,423.91.

b) Building Report

Mindy Stuemke presented the Building Report for the month of January, 2014. She said there were 171 detached house permits issued in January, which is a decrease of 3.93 percent from last year. Ms. Stuemke said there were 8 townhouses permitted, which is a decrease of 65.22 percent from last year. She said there were 179 single-family houses permitted, which is a 10.95 percent decrease from this same time last year. She said there were 16 commercial building permits issued in January, which is a decrease of 11.11 percent. Ms. Stuemke said the total valuation of permits issued in January was \$13,786,318, which is an increase of 195.69 percent; and the total valuation of permits issued to date in 2014 is \$125,531,311, which is a decrease of 16.91 percent. She said there have been 140 single-family permits, and 13 building commercial permits to date in February. She said last month there were approximately 89 people per day going through the permit counter and over 400 phone calls per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of January 2014. He said there were 180 single family plans, which is a decrease of 13.0 percent over this same time last year; 72 residential alterations plans, which is an increase of 89.5 percent; 30 new commercial plans, which is an increase of 100.0 percent; 97 commercial alterations plans, which is an increase of 19.8 percent; and 63 all other plans, which is an increase of 472.7 percent, for a total of 442 plans, which is an increase of 25.6 percent over this same time last year. He said there were two permits with a valuation over \$3 million. He said there were 2,059 plan reviews in January 2014, which is a decrease of 2.0 percent over this same last year. Mr. Eenhuis stated there were 125 electronic plan reviews in January.

5. **UNFINISHED BUSINESS**

a) Update on Black Forest Rebuilding Project

Roger Lovell gave a presentation regarding the Black Forest Rebuilding Project. He stated we have issued 1,016 permits in the Black Forest Rebuilding Project vs. 960 permits issued due to the Waldo Canyon fire. He stated 400 sites have work going on site or completed of the 484 destroyed homes. He said there are 151 new home permits issued, and 16 new home permits have been completed. He stated many homeowner insurance policies have been changed and upgraded due to the wildfires in this area.

6. **NEW BUSINESS**

a) Electronic Plan Review

Henry Yankowski stated RBD would like to show the Committee members how the electronic plan review works. Jay Eenhuis went through the steps for an electronic plan submittal; Mindy Stuemke went through the steps for triage for a plan submittal; and Mr. Eenhuis demonstrated how an electronic plan is reviewed. Ms. Stuemke said the majority of the sign permits are submitted electronically.

b) Carbon Monoxide Detection

Jack Arrington gave a presentation regarding Carbon Monoxide Detection. He stated RBD inspectors each have a CO detector. He stated there have been a few incidences where the inspectors were able to alert workmen or homeowners of a carbon monoxide problem in the building they were working in. Mr. Arrington stated the Pikes Peak Mechanical Contractors Association has given 50 of the CO detectors to contractors, and the Security Fire Department has 14 of the CO detectors. He stated there are a few colleges that have put them on their students in their HVAC classes. Mr. Yankowski said Silver Key is putting them on their drivers. He stated RBD has offered training to apartment building managers with regard to carbon monoxide detection. Mr. Arrington demonstrated how he calibrates the CO detectors.

7. **FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests to discuss.

8. **EXECUTIVE SESSION**

There were no Executive Session requests.

Pikes Peak Regional Building Department
Building Commission Meeting Minutes
February 26, 2014
Page 4

The meeting adjourned at 4:24 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

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