

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

March 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
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Val Snider called the meeting to order at 3:04 p.m.

1. CONSIDERATION OF FEBRUARY 26, 2014 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the Minutes of the February 26, 2014 Building Commission meeting as written, seconded by Val Snider; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments.

3. ADVISORY BOARD REPORT

Michael McShea appeared and gave the Board of Review report and the Advisory Board report. Todd Welch stated the Advisory Board voted to loan the City of Fountain up to \$50,000 from RBD's Dangerous Building Fund to demolish one apartment building in Fountain.

Roger Lovell gave a slide presentation of the remodel of the 101 West Costilla Street Building. Henry Yankowski stated in addition to having the exterior of the building remodeled, the roof has been replaced, a new HVAC system has been installed, and a new parking design has increased the parking spaces by approximately 30 spaces.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of February 2014. He said the current operating balance is \$4,583,676.49, with a budget of \$13,737,105.00. He said the cash balance is 33.34 as a percent of budget. Mr. Yankowski said the current month revenue was \$710,592.34, and total year-to-date revenue was \$1,456,505.12. He said the expenditures were \$877,910.96, which resulted in a net loss of \$167,318.62, for the month of February. Mr. Yankowski said the total year-to-date expenditures were \$2,140,247.65, which resulted in a total year-to-date loss of \$683,742.53. He stated the loss is due to the expenses for the solar array and the remodel of 101 West Costilla Street, and he does not feel it is a concern at the present time.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February, 2014. She said there were 166 detached house permits issued in February, which is a decrease of 24.55 percent from last year. Ms. Stuemke said there were 16 townhouses permitted, which is an increase of 6.67 percent from last year. She said there were 182 single-family houses permitted, which is a 22.55 percent decrease from this same time last year. She said there were 15 commercial building permits issued in February, which is an increase of 66.67 percent. Ms. Stuemke said the total valuation of permits issued in February was \$7,550,310, which is a decrease of 71.30 percent; and the total valuation of permits issued to date in 2014 is \$264,397,815, which is a decrease of 6.25 percent. She said there have been 200 single-family permits, and 31 building commercial permits to date in March. She said last month there were approximately 89 people per day going through the permit counter and 400 to 450 phone calls per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of February 2014. He said there were 215 single family plans, which is a decrease of 14.7 percent over this same time last year; 78 residential alterations plans, which is an increase of 116.7 percent; 42 new commercial plans, which is an increase of 100.0 percent; 123 commercial alterations plans, which is an increase of 53.8 percent; and 65 all other plans, which is an increase of 622.2 percent, for a total of 523 plans, which is an increase of 31.4 percent over this same time last year. He said there were two permits in February with a valuation that exceeded \$3 million, including the \$8 million remodel at Colorado College. He said electronic submittals are up significantly over the first two months of this year compared to last year.

5. UNFINISHED BUSINESS

a) Update on Black Forest Rebuilding Project

Roger Lovell appeared and gave a presentation regarding the Black Forest Rebuilding Project. He said to date RBD has issued 171 new single family permits, and 23 have been completed. He said there are still approximately 80 sites that have not cleaned up the debris. Mindy Stuemke stated she believes that a number of the sites have been cleaned up without a permit.

b) Update on Solar Array

Roger Lovell stated the solar array went online on Friday, March 14, 2014. He stated this system is guaranteed to provide 155 kilowatt hours in an hour. He stated RBD will be installing landscaping around the perimeter of the solar array this Spring. Henry Yankowski stated this is an American made system.

6. NEW BUSINESS

a) RBD Staff Retirements

Henry Yankowski stated RBD has recently had two employees that wished to retire, i.e. Sharon Falcone (Licensing Department) and Frank Atchison (Senior Building Inspector). He stated RBD will not be replacing Ms. Falcone and Mr. Atchison at the present time.

7. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda item requests.

8. EXECUTIVE SESSION

There were no Executive Session requests.

The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/llg