

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

October 22, 2014

3:00 p.m.

MEMBERS PRESENT: Vice Chairman Dennis Hisey, El Paso County Commissioner
Tyler Stevens, Green Mountain Falls Mayor Pro Tem

MEMBERS ABSENT: Chairman Val Snider, Colorado Springs City Council

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
Mr. Jim Vernon, Deputy Building Official, Small Business
Mr. Terry Brunette, Deputy Building Official, Community Relations
Ms. Mindy Stuemke, Permit Counter Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Dennis Hisey called the meeting to order at 3:07 p.m.

1. CONSIDERATION OF SEPTEMBER 24, 2014 MINUTES

A motion was made by Tyler Stevens to **APPROVE** the September 24, 2014 Regional Building Commission Minutes as written, seconded by Dennis Hisey; the motion carried unanimously.

2. PUBLIC COMMENT

Marla Novak, Housing and Building Association (“HBA”), appeared and gave a presentation regarding current and upcoming events/programs that are being sponsored by the HBA.

3. ADVISORY BOARD REPORT

David Wilson appeared and gave the Advisory Board Report.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of September 2014. He said the current operating balance is \$5,321,150.89, with a budget of \$14,109,303.00. He said the cash balance is 37.72 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,110,615.31, and total year-to-date revenue was \$10,181,025.56. He said the expenditures were \$808,559.35, which resulted in a net gain of \$302,055.96, for the month of September. Mr. Yankowski said the total year-to-date expenditures were \$9,292,271.59, which resulted in a total year-to-date gain of \$888,753.97. He stated the only large expenditure that RBD had was server storage in the amount of \$10,621.31. Mr. Yankowski stated the website subscriptions continue to remain strong at \$34,748.15. He said RBD started collecting the use tax for Green Mountain Falls on October 1, 2014.

b) Building Report

Mindy Stuemke presented the Building Report for the month of September, 2014. She said there were 179 detached house permits issued in September, which is an increase of 7.83 percent from last year. Ms. Stuemke said there were 14 townhouses permitted, which is an increase of 40.00 percent from last year. She said there were 193 single-family houses permitted, which is a 9.66 percent increase from this same time last year. She said there were 23 commercial building permits issued in September, which is a decrease of 14.81 percent. Ms. Stuemke said the total valuation of permits issued in September was \$18,679,425, which is a decrease of 85.45 percent; and the total valuation of permits issued to date in 2014 is \$1,514,876,764, which is a decrease of 12.20 percent. She said there have been 179 single-family permits in October, and 31 new building commercial permits for October. She gave a presentation regarding permits over \$1 million. Ms. Stuemke said they have been averaging approximately 120 walk-throughs per day and 525 phone calls per day at the Front Counter. Roger Lovell gave a presentation regarding the SDS Projects.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of September 2014. He said there were 215 single family plans, which is an increase of 26.5 percent over this same time last year; 133 residential alteration plans, which is a decrease of 2.9 percent; 34 new commercial plans, which is an increase of 25.9 percent; 152 commercial alterations plans, which is an increase of 58.3 percent; and 71 all other plans, which is an increase of 163.0 percent, for a total of 605 plans, which is an increase of 32.4 percent over this same time last year. He stated there were 167 electronic plan submittals in September, which was the busiest month to date at RBD for electronic submittals.

d) Elder Abuse Report

Terry Brunette gave a presentation regarding Elder Abuse. He stated RBD is partnering with HBA, the BBB, Silver Key Senior Services, and Community Advancing Public Safety

to assist senior citizens from being targeted by “scam artists”. He stated there are a number of organizations that would like to get involved in helping seniors, including the Police Department, which has a volunteer department called SVAT, i.e. Senior Victim Assistance Team. He stated their goal is to educate the seniors so they call for advice prior to signing a contract with a “scam artist.”

5. UNFINISHED BUSINESS

a) School Districts

Roger Lovell gave an update regarding construction in the school districts. He stated the State of Colorado is proposing to adopt the 2015 International Building Code for the school districts. He stated RBD is currently working with 14 school districts. Mr. Lovell stated there are two recent changes in the school districts, i.e., locking hardware on the classroom doors in the event of a security emergency; and building departments are prohibited from working outside of their jurisdictions, although RBD has been given approval by the State to do so. Henry Yankowski stated RBD’s purpose in doing the inspections and plan reviews for the school districts is for life safety issues for our children. Mr. Lovell stated RBD is significantly less expensive than the State for inspections.

6. NEW BUSINESS

a) 2015 Budget Presentation

Henry Yankowski gave a presentation regarding the 2015 Budget for the Pikes Peak Regional Building Department.

Mr. Yankowski stated the Budget amounts to \$12,939,599 which represents a decrease of \$1,169,703 from the Fiscal Year 2014 Budget of \$14,109,303. He said the Fiscal Years 2013 and 2014 Budgets focused on several initiatives, including (a) Flood and Fire Mitigation; (b) improved Energy Efficiency; (c) improvements to 101 Costilla Street Property; and (d) increased training for contractors, design professionals and inspectors.

Keith Curtis appeared and gave a presentation regarding Flood Mitigation and steps that RBD is taking to assist homeowners in the floodplain areas to reduce their flood insurance rates.

Jim Vernon stated RBD has cutting edge technology in the way it processes its plans and permits. He stated currently it is trying to expand its services in blue beam technology with electronic plan review. He stated this will cut down the paper processes and let design professionals submit their documents to multiple entities simultaneously. Mr. Vernon stated RBD owns the software that it uses, the Building Department Assistant System. He stated this system is not compatible with some of the new technology, so RBD has added a new

server to solve this issue. He stated RBD would like to add one new programmer to their IT Department to help with the process of enhancing the BDA System. Mr. Vernon said this will allow the inspectors to take their tablet into the field and input their inspection notes into BDA on site as they are doing the inspections, which is much more cost effective.

Mr. Yankowski stated the Budget for 2015 will continue with some of these initiatives, including energy efficiency of our facility and training, but will “step-up” ongoing activities occurring “in the background,” especially those that will improve efficiency of our core services: Permit Processing, Plan Examination, In-Progress Inspections, Licensing, Online Subscription services. He said this Budget enforces programs and activities aimed at maintaining or reducing future operating costs while taking advantage of revenue producing opportunities. He said this Budget also proposes to increase services to our member jurisdictions in the area of citizen accessibility. Mr. Yankowski said this Budget also aims to improve the quality of the water leaving the RDC to be sure RBD sets a good example of environmental stewardship within the community. He said these activities include: (a) Inspection Outsourcing for a cost of \$50,000; (b) Accessibility Plan Review and In-Progress Accessibility Inspections for a cost of one additional plan reviewer and one additional inspector, (c) Enterprise BDA for a cost of one additional programmer; (d) improve quality of water leaving PPRDC for a cost of \$159,000; (e) rooftop solar array for a cost of \$160,000; and (f) continued support of Regional Business Alliance in the amount of \$35,000.

Mr. Yankowski stated this Budget proposes no fee increases in 2015 while continuing to invest in community improvement activities, facility improvements and activities anticipated to reduce operating expenses and improve revenue through increased and enhanced services. He said this Budget provides for a 3% COLA for all RBD employees. He said as submitted, it is anticipated RBD will produce a modest gain of \$39,350 in 2015.

A motion was made by Tyler Stevens to **APPROVE** the 2015 Budget for the Pikes Peak Regional Building Department, seconded by Dennis Hisey; the motion carried unanimously.

7. FUTURE AGENDA ITEM REQUESTS

- a) Todd Welch requested an Executive Session during the November Building Commission meeting.

Henry Yankowski stated the November Building Commission Meeting is currently scheduled for Wednesday, November 26th, which is the day before Thanksgiving, and many people will be out of town for the holiday. He asked the Building Commissioners if they would like to move the meeting to another day. Dennis Hisey and Tyler Stevens stated they would like to move the meeting to Thursday, November 20th, at 3:00 p.m. and requested that RBD staff consult with Val Snider to be certain he would be available at that time.

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8. EXECUTIVE SESSION

There were no Executive Session requests.

The meeting adjourned at 4:55 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg