

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

January 21, 2015

12:30 p.m.

MEMBERS PRESENT: Mr. Larry Whittaker, Architect
Mr. David Wilson, Palmer Lake
Mr. Chris Quinn, Green Mountain Falls
Ms. Coreen Toll, Manitou Springs
Mr. Phillip Thomas, Fountain
Mr. Johnny Johnson, Alternate Committee Member

MEMBERS ABSENT: 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. Gail Drumm, Monument

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel
Ms. Mindy Stuemke, Permit Supervisor
Mr. Russell Kauk, Senior Plans Examiner
Mr. Steffan Ritch, Special Investigator
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Larry Whittaker called the meeting to order at 12:37 p.m.

1. ELECTION OF OFFICERS

Todd Welch stated RBD Staff would like to **POSTPONE** the Election of Officers until the February 18, 2015 Advisory Board meeting because we have five Committee members absent today.

2. CONSIDERATION OF NOVEMBER 19, 2014 MINUTES

A motion was made by Coreen Toll to **APPROVE** the November 19, 2014 Advisory Board Meeting Minutes as written, seconded by Phillip Thomas; the motion carried unanimously.

The following Item 4a was heard out of order after Item 2.

4. UNFINISHED BUSINESS

- a) Fountain Blight Removal by Kimberly Bailey, Fountain Economic Development Manager

Kimberly Bailey appeared and gave a presentation regarding the monies loaned to Fountain for blight removal. She said there are three projects, i.e. the 700 Santa Fe Project, and the Windsor and Royalty Projects. She said the Windsor and Royalty projects are currently going through asbestos removal, and the owner is able to pay for the demolition of these projects. Ms. Bailey said the 700 Santa Fe Project was demolished the week of January 12, 2015. She stated a portion of the monies received from RBD will go towards this project's demolition.

Ms. Bailey stated the Gateway Improvement Project that was funded with a grant from El Paso County, includes landscape improvements, a retaining wall for pedestrian safety, as well as some street scapes and sidewalks, which should be completed in June, 2015. She stated the Bump Out Project in the Old Town Area is being funded by the Fountain Urban Renewal Authority in the amount of \$125,000.

3. BUILDING OFFICIAL REPORTS

- a) Building Report

Mindy Stuemke presented the Building Report for the month of December, 2014. She said there were 177 detached house permits issued in December, which is a decrease of 2.75 percent from last year. Ms. Stuemke said there were 18 townhouses permitted, which is an increase of 350.00 percent from last year. She said there were 195 single-family houses permitted, which is a 4.84 percent increase from this same time last year. She said there were 13 commercial building permits issued in December, which is a decrease of 23.53 percent. Ms. Stuemke said the total valuation of permits issued in December was \$2,736,445, which is a decrease of 93.91 percent; and the total valuation of permits issued to date in 2014 is \$117,299,646, which is a decrease of 28.38 percent. She said there have been 69 single-family permits, and 9 new building commercial permits in January. Ms. Stuemke said they have been averaging approximately 100 walk-throughs per day and 425 phone calls per day at the Front Counter. She said total single family permits last year was 2,589.

b) Plan Report

Russell Kauk presented the Plan Report for the month of December 2014. He said there was a 17.1 percent increase in plans submitted compared to December 2013. He said there were 2 permits in December with a valuation that exceeded \$3 million; and 37 total for the year, and 12 of those were new apartment buildings. Mr. Kauk stated the electronic plan submittals at 1,625 accounted for 25.3 percent of total plan numbers in 2014. He said the goal in 2015 is between 35-45 percent in electronic plans. He said there was a 4.5 percent decrease in single family valuation compared to last year. Mr. Kauk stated the total valuation for the year has decreased by 12.3 percent compared to 2013; and total valuation for 2014 was just shy of \$2 billion, although much of this decrease is due to the \$250 million in large SDS projects permitted in 2013.

c) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of December 2014. He said since the October Advisory Board meeting, there have been 48 building, zero plumbing, 8 electrical, and 15 mechanical stop work orders issued, for a total of 71. He said currently there are 112 complaints in the system, we have closed 41 complaints in the past 30 days, and we have recorded 26 Certificates of Noncompliance. Todd Welch gave a short presentation regarding the violation letter process.

The following Item 4a was heard out of order after Item 2.

4. UNFINISHED BUSINESS

- a) Fountain Blight Removal by Kimberly Bailey, Fountain Economic Development Manager

5. NEW BUSINESS

- a) Introduction of Karen Vernon

Todd Welch introduced Karen Vernon as a new employee with the Regional Building Department. Ms. Vernon stated she is a liaison for Regional Building Department and will be visiting the jurisdictions and working with the Rapid Response Projects.

b) Update on Fire and Flood Mitigation by Coreen Toll

Coreen Toll stated Manitou Springs is continuing to work on the flood and fire mitigation in its community. She stated Phases 3 and 4 are working on Fountain Creek as it parallels Manitou Avenue, and the buildings in that area are historical buildings. She asked about the process to amend the Building Codes that would assist in bringing these buildings up to Code. Larry Whittaker gave a presentation regarding the process required to amend the Building Codes. Johnny Johnson stated there is a separate set of standards for properties located in the flood plain area, which are administered by the Flood Plain Administrator at RBD.

The meeting adjourned at 1:40 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg