

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

February 18, 2015

12:30 p.m.

MEMBERS PRESENT: Chairman Michael McShea, Engineer
Mr. Larry Whittaker, Architect
Mr. Johnny Garcia, Building A, B or C Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. David Wilson, Palmer Lake
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Tom McDonald, Building A or B Contractor
Mr. Phillip Thomas, Fountain

OTHERS PRESENT: Mr. Henry Yankowski, 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 12:34 p.m.

1. ELECTION OF OFFICERS

A motion was made by Larry Whittaker to re-elect Michael McShea as the 2015 Chairman of the Advisory Board Meeting, seconded by David Wilson; the motion carried unanimously.

A motion was made by Johnny Garcia to re-elect David Wilson as the 2015 Vice Chairman of the Advisory Board Meeting, seconded by Dave Munger; the motion carried unanimously.

2. CONSIDERATION OF JANUARY 21, 2015 MINUTES

A motion was made by Dave Munger to **APPROVE** the January 21, 2015 Advisory Board Minutes as written, seconded by Coreen Toll; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of January 2015. He said the current operating balance is \$4,391,676.73, with a budget of \$12,939,599.00. He said the cash balance is 33.95 as a percent of budget. Mr. Yankowski said the current month revenue was \$766,049.47, and total year-to-date revenue was \$766,049.47. He said the expenditures were \$1,203,634.96, which resulted in a loss of \$437,585.49, for the month of January. Mr. Yankowski said the total year-to-date expenditures were \$1,203,634.96, which resulted in a total year-to-date loss of \$437,585.49.

The following Item was heard out of order.

4. **UNFINISHED BUSINESS**

a) Dangerous Building Fund

Henry Yankowski stated there were several items that were moved from the 2015 Budget into the 2014 Budget because the funds were available in 2014. He stated this created a surplus of \$153,000 in the 2015 Budget, and he would like to put half of this money into the Blight to Bright-Neighborhood Improvement Activities in the amount of \$30,000, the Dangerous Building Fund in the amount of \$30,000, and the Mechanical IV Training Program in the amount of \$15,000. He stated he would like to reserve the other half of that money, i.e. \$78,000, in the event RBD does not have a good year in 2015. Coreen Toll stated she would like to see a formal proposal for use of the funds. Mr. Yankowski stated this issue will be revisited again in March. A motion was made by Larry Whittaker to recommend to the Building Commission that RBD transfer an additional \$30,000 to the Dangerous Building Fund to be used in the same manner that it was initially set up for the jurisdictions, seconded by Coreen Toll; the motion carried unanimously.

b) Mechanical IV Training Program

Don Piano, Pikes Peak Mechanical Contractors Association, appeared and gave a presentation regarding the Mechanical IV Training Program. He stated he would like to thank Mr. Yankowski and RBD for the grant that funded this program; and they would greatly appreciate additional funding from RBD to assist in continuing this program. Brandy Walters, Service Engineering, appeared and stated she has sent a number of her employees to this training course, and their feedback has been very positive. She stated she would like to thank RBD for their funding for the past classes, and requested that RBD consider additional funding for future classes. Jack Arrington stated RBD has given all if its inspectors the CO detectors. He stated RBD will be giving six more classes to contractors to train them with regard to different aspects of the Code. He stated the

inspectors are teaching the classes and they are free of charge for the contractors. Pattie Bengner stated the classes are well received by the contractors. She said there are 500 Mechanical IV contractors in our jurisdiction. Henry Yankowski stated he would like approval to put an additional \$15,000 in this program, to offer this training to additional contractors. A motion was made by Coreen Toll to recommend to the Building Commission the addition of \$15,000 to the Mechanical IV Training Program for training for 30 more people, seconded by David Wilson; the motion carried unanimously.

Dave Munger left the meeting at 1:22 p.m., and a quorum was maintained.

3. BUILDING OFFICIAL REPORTS

b) Building Report

Mindy Stuemke presented the Building Report for the month of January 2015. She said there were 113 detached house permits issued in January, which is a decrease of 33.92 percent from last year. Ms. Stuemke said there were 10 townhouses permitted, which is an increase of 25.00 percent from last year. She said there were 123 single-family houses permitted, which is a 31.28 percent decrease from this same time last year. She said there were 16 commercial building permits issued in January, which is a decrease of 5.88 percent. Ms. Stuemke said the total valuation of permits issued in January was \$29,311,635, which is an increase of 108.69 percent; and the total valuation of permits issued to date in 2015 is \$111,904,847, which is a decrease of 9.98 percent. She said there were 2 permits in January with a valuation that exceeded \$3 million. She said there have been 124 single-family permits in February; and 5 new building commercial permits in February. Ms. Stuemke said they have been averaging approximately 100 walk-throughs per day and 475 to 500 phone calls per day at the Front Counter.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of January 2015. He said there were 159 single family plans, which is a decrease of 5.4 percent over this same time last year; 61 residential alteration plans, which is a decrease of 11.6 percent; 23 new commercial plans, which is an increase of 21.1 percent; 104 commercial alterations plans, which is an increase of 26.8 percent; and 57 all other plans, which is an increase of 3.6 percent, for a total of 404 plans, which is an increase of 2.8 percent over this same time last year. He stated there were 108 electronic plans submitted in January 2015 out of 404 total plans, or 26.7 percent.

d) Consumer Protection Report

Steffan Ritch presented the Consumer Protection Report for the month of January 2015. He said since the January Advisory Board meeting, there have been 44 building, zero plumbing, 14 electrical, and 10 mechanical stop work orders issued, for a total of 68. He said currently there are 107 complaints in the system, we have closed 14 complaints in the past 30 days, and we have recorded 18 Certificates of Noncompliance.

Terry Brunette appeared and gave a presentation regarding the Elder Abuse Program that RBD has been involved with.

4. **UNFINISHED BUSINESS**

a) Dangerous Building Fund

This Item was heard out of order after Item 3.a.

b) Mechanical IV Training Program

This Item was heard out of order after Item 3.a.

c) Colorado Sunshine Act Requirement

Todd Welch stated this Item is **POSTPONED** until the March 18, 2015 Advisory Board meeting.

5. **NEW BUSINESS**

There was no New Business to discuss.

The meeting adjourned at 1:47 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg