

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 15, 2015

12:30 p.m.

MEMBERS PRESENT: Chairman Michael McShea, Engineer
Mr. Edward Pine, Building A, B or C Contractor
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument
Mr. Phillip Thomas, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Tom McDonald, Building A or B Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Larry Whittaker, Architect
Mr. David Wilson, Palmer Lake

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. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Michael McShea called the meeting to order at 12:32 p.m., and introduced new Committee member, Edward Pine, who will be filling the Building A, B, or C Contractor position on the Advisory Board.

1. CONSIDERATION OF MARCH 18, 2015 MINUTES

A motion was made by Coreen Toll to **APPROVE** the March 18, 2015 Advisory Board Minutes as written, seconded by Gail Drumm; the motion carried unanimously.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of March 2015. He said the current operating balance is \$4,689,041.94, with a budget of \$12,939,599.00. He said the cash balance is 36.24 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,048,720.38, and total year-to-date revenue was \$2,516,735.18. He said the expenditures were \$747,012.57, which resulted in a gain of \$301,707.81, for

the month of March. Mr. Yankowski said the total year-to-date expenditures were \$2,747,559.71, which resulted in a total year-to-date loss of \$230,824.53. He said RBD has collected \$556.19 in Use Tax for Green Mountain Falls in March. He said the website subscriptions are remaining strong, and the reduction in the price of gas has been very helpful.

b) Building Report

Mindy Stuemke presented the Building Report for the month of March 2015. She said there were 235 detached house permits issued in March, which is an increase of 2.17 percent from last year. Ms. Stuemke said there were 33 townhouses permitted, which is an increase of 120.00 percent from last year. She said there were 268 single-family houses permitted, which is a 9.39 percent increase from this same time last year. She said there were 22 commercial building permits issued in March, which is a decrease of 21.43 percent. Ms. Stuemke said the total valuation of permits issued in March was \$32,994,748, which is an increase of 44.65 percent; and the total valuation of permits issued to date in 2015 is \$417,617,870, which is a decrease of 12.29 percent. She said there were three permits in March with a valuation that exceeded \$3 million. She said there have been 127 single-family permits in April; and 7 new building commercial permits in April. Ms. Stuemke said they have been averaging approximately 120 walk-throughs per day and 525 phone calls per day at the Front Counter.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of March 2015. He said there were 288 single family plans, which is an increase of 12.1 percent over this same time last year; 126 residential alteration plans, which is an increase of 5.0 percent; 34 new commercial plans, which is an increase of 78.9 percent; 134 commercial alterations plans, which is an increase of 18.6 percent; and 88 all other plans, which is an increase of 39.7 percent, for a total of 670 plans, which is an increase of 17.1 percent over this same time last year. He stated total plans for the first quarter of 2015 yields an overall increase of 5.6 percent compared to the first quarter last year. He stated there were 220 electronic plans submitted in March 2015 out of 670 total plans, or 32.8 percent; and for the year there have been 484 electronic plans submitted out of 1,531, or 31.6 percent. Mr. Eenhuis stated total plan reviews logged for the first quarter of 2015 shows an overall increase of 3.3 percent compared to the first quarter of last year.

Roger Lovell stated RBD is starting to permit the wind turbine project in the County; and there will be 145 towers in the wind farm and the valuation of each tower is approximately \$1,000,000. He stated the towers are 450' tall. He stated RBD anticipates that the permit fees will be approximately \$380,000 for this project.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of March 2015. He said since the March Advisory Board meeting, there have been 35 building, zero plumbing, 8 electrical, and 2 mechanical stop work orders issued, for a total of 45. He said currently there are 74 complaints in the system, we have closed 33 complaints in the past 30 days, and we have recorded 14 Certificates of Noncompliance. He stated on March 20, 2015, RBD filed a Notice of Dangerous Building for 717 Midland Avenue in Manitou Springs. He stated the owner has filed an appeal and is willing to work with RBD to secure the structure. Todd Welch stated the mortgagor and the owner are both anxious to resolve this matter.

3. UNFINISHED BUSINESS

a) Container Park Video

Henry Yankowski stated a number of RBD employees were in Las Vegas for a the International Builders Show and they visited a container park, which is a new method of building. Mr. Yankowski gave a slide show presentation regarding the container park that they visited. He stated they are not actually shipping containers, but are manufactured units, with insulation, fully sprinklered and they meet all of the accessibility Codes. He stated the containers are State approved, they would have to be placed on engineered foundations, and RBD would inspect the electrical, mechanical and plumbing aspects of the structures.

4. NEW BUSINESS

a) RBD's Training and Technology Tutorial Program

Henry Yankowski stated RBD has implemented a training and technology tutorial program. Jay Eenhuis gave a presentation regarding the tutorial program now available on RBD's website. He stated one of the items in the program involves electronic plan submittals. He stated there are currently three videos on the website and more will be added as they are available.

Break from 1:27 p.m. to 1:35 p.m.

b) Executive Session to Discuss the Sale of Real Estate

The Advisory Board moved into Executive Session at 1:36 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the sale of real estate.

After moving into General Session at 2:25 p.m., Chairman McShea noted that no decisions were made during the Executive Session.

The meeting adjourned at 2:26 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg