

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

May 20, 2015

12:30 p.m.

MEMBERS PRESENT: Vice Chairman David Wilson, Palmer Lake
Mr. Edward Pine, Building A, B or C Contractor
Mr. Larry Whittaker, Architect
Mr. Tom McDonald, Building A or B Contractor
Mr. Johnny Garcia, Alternate Committee Member
Mr. Sam Heckman, Alternate Committee Member
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Mr. Dave Munger, Citizen-at-Large
Ms. Coreen Toll, Manitou Springs
Mr. Gail Drumm, Monument
Mr. Phillip Thomas, Fountain

OTHERS PRESENT: Mr. Henry Yankowski, Building Official
Mr. Roger Lovell, Director of Building Operations
Mr. Todd Welch, Regional Building Counsel
Ms. Mindy Stuemke, Permit Supervisor
Mr. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman David Wilson called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF APRIL 15, 2015 MINUTES

A motion was made by Edward Pine to **APPROVE** the April 15, 2015 Advisory Board Meeting Minutes as written, seconded by Chris Quinn; the motion carried unanimously.

The following Items 4. a, b and c were heard out of order.

4. NEW BUSINESS

a) Introduction of Inspectors

i) Gabriel Romero appeared and stated he has been a licensed Master Plumber in this area for 20 years, working primarily for other contractors until the last five years before coming to RBD, at which time he had his own company.

ii) Steven Crabtree stated he has been working in the trades since 1994 working for several different companies during that time. He stated he is happy to be working at RBD in the Mechanical/Plumbing Department.

iii) Dane Swennis appeared and stated he started working with Classic Homes in 2000, and recently started working for RBD as a building inspector.

Henry Yankowski stated RBD will start introducing the inspectors to this Committee in future meetings. He stated he would like the Committee members to know the level of experience our inspectors are bringing with them when they start working for RBD.

b) Board of Appeals Update

Todd Welch stated RBD filed a Dangerous Building Notice for 717 Midland Avenue in Manitou Springs. He stated the homeowner and mortgagee have filed an appeal, which will be heard by the Board of Appeals in June. Roger Lovell stated the Board of Appeals members are the same Committee members as the Advisory Board and will be heard after the Advisory Board meeting in June.

c) Electronic Agenda Packets

Jim Vernon appeared and stated RBD will no longer be sending hard copies of the agenda packets to Committee members. He said laptop computers will be provided for the Committee members to use in the board room for review of the agenda packet during the Committee meetings. He stated RBD will also provide flash drives for the Committee members to use. Mr. Vernon gave a presentation regarding the process that will be used by RBD.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Henry Yankowski presented the financial statement for the month of April 2015. He said the current operating balance is \$4,868,872.56, with a budget of \$12,939,599.00. He said the cash balance is 37.63 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,168,998.61, and total year-to-date revenue was \$3,685,733.79. He said the expenditures were \$874,724.43, which resulted in a gain of \$294,274.18, for the month of April. Mr. Yankowski said the total year-to-date expenditures were \$3,624,538.41, which resulted in a total year-to-date gain of \$61,195.38.

b) Building Report

Mindy Stuemke presented the Building Report for the month of April 2015. She said there were 285 detached house permits issued in April, which is an increase of 10.47 percent from last year. Ms. Stuemke said there were 15 townhouses permitted, which is an increase of 87.50 percent from last year. She said there were 300 single-family houses permitted, which is a 12.78 percent increase from this same time last year. She said there were 11 commercial building permits issued in April, which is a decrease of 50.00 percent. Ms. Stuemke said the total valuation of permits issued in April was \$24,649,551, which is an increase of 55.14 percent; and the total valuation of permits issued to date in 2015 is \$662,869,910, which is an increase of 2.71 percent. She said there were 5 permits in March with a valuation that exceeded \$3 million. She said there have been 153 single-family permits in May; and 18 new building commercial permits in May. Ms. Stuemke said they have been averaging approximately 120 walk-throughs per day and 550 phone calls per day at the Front Counter.

c) Plan Report

Roger Lovell presented the Plan Report for the month of April 2015. He said there were 340 single family plans, which is an increase of 29.8 percent over this same time last year; 158 residential alteration plans, which is an increase of 9.0 percent; 44 new commercial plans, which is an increase of 175.0 percent; 129 commercial alterations plans, which is a decrease of 7.9 percent; and 84 all other plans, which is an increase of 9.1 percent, for a total of 755 plans, which is an increase of 18.0 percent over this same time last year. He stated total plans for year-to-date yields an overall increase of 6.1 percent compared to this time last year. He stated there were 266 electronic plans submitted in April 2015 out of 755 total plans, which is 35.2 percent.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of April 2015. He said since the April Advisory Board meeting, there have been 56 building, 1 plumbing, 8 electrical, and zero mechanical stop work orders issued, for a total of 65, compared to 45 in March 2015. He said currently there are 99 complaints in the system, we have closed 48 complaints in the past 30 days, and we have recorded 23 Certificates of Noncompliance.

Mr. Welton 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 it will be heard by the Board of Appeals at the June 17, 2015 Board of Appeals Meeting.

3. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

The following Item 4 was heard out of order after Item 1.

4. NEW BUSINESS

- a. Introduction of Inspectors
- b. Board of Appeals Update
- c. Electronic Agenda Packets

The meeting adjourned at 1:20 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg