

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

June 17, 2015

12:30 p.m.

**MEMBERS PRESENT:** Chairman Michael McShea, Engineer  
Mr. Larry Whittaker, Architect  
Mr. Tom McDonald, Building A or B Contractor  
Mr. Edward Pine, Building A, B or C Contractor  
Mr. Dave Munger, Citizen-at-Large  
Ms. Coreen Toll, Manitou Springs  
Mr. Gail Drumm, Monument  
Mr. Chris Quinn, Green Mountain Falls

**MEMBERS ABSENT:** Mr. David Wilson, Palmer Lake  
Mr. Phillip Thomas, Fountain

**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  
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.

#### **1. CONSIDERATION OF MAY 20, 2015 MINUTES**

A motion was made by Tom McDonald to **APPROVE** the May 20, 2015 Advisory Board Minutes as written, seconded by Dave Munger; the motion carried unanimously.

#### **2. BUILDING OFFICIAL REPORTS**

Henry Yankowski stated El Paso County has appointed him as the Interim County Administrator until the end of the year, and he will also be the Building Official for RBD during this same time period. He stated Roger Lovell will be filling in for him during his absence from RBD.

a) Financial Statement

Henry Yankowski presented the financial statement for the month of May 2015. He said the current operating balance is \$4,662,117.35, with a budget of \$12,939,599.00. He said the cash balance is 36.03 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,250,598.23, and total year-to-date revenue was \$4,924,654.59. He said the expenditures were \$1,589,559.95, which resulted in a loss of \$338,961.72, for the month of May. Mr. Yankowski said the total year-to-date expenditures were \$5,212,974.63, which resulted in a total year-to-date loss of \$288,320.04. He stated RBD's revenue last month was the highest that it has been in the past nine years, since he has been working at RBD.

b) Building Report

Mindy Stuemke presented the Building Report for the month of May 2015. She said there were 259 detached house permits issued in May, which is an increase of zero percent from last year. Ms. Stuemke said there were 8 townhouses permitted, which is an increase of 100.00 percent from last year. She said there were 267 single-family houses permitted, which is a 1.52 percent increase from this same time last year. She said there were 22 commercial building permits issued in May, which is an increase of 69.23 percent. Ms. Stuemke said the total valuation of permits issued in May was \$536,062,921, which is an increase of 222.99 percent; and the total valuation of permits issued to date in 2015 is \$1,198,932,831, which is a decrease of 47.77 percent. She said there were two permits in May with a valuation that exceeded \$3 million. She said there have been 128 single-family permits in June; and 14 new building commercial permits in June. Ms. Stuemke said they have been averaging approximately 130 walk-throughs per day and 575 phone calls per day at the Front Counter. She said RBD issued 117 permits for the wind turbine project in May, 30 in April, 2 in June, for a total of 149 permits for this project.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of May 2015. He said there were 263 single family plans, which is a decrease of 1.5 percent over this same time last year; 157 residential alteration plans, which is an increase of 12.9 percent; 30 new commercial plans, which is an increase of 66.7 percent; 131 commercial alterations plans, which is an increase of 7.4 percent; and 63 all other plans, which is a decrease of 3.1 percent, for a total of 644 plans, which is an increase of 5.4 percent over this same time last year. He said there were 226 electronic plans submitted in May 2015 out of 644 total plans, which is 35.1 percent in e-submittals; and there have been 976 electronic plans submitted for the year out of 2,853, which is 34.2 percent in e-submittals for the year.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of May 2015. He said since the May Advisory Board meeting, there have been 59 building, 3 plumbing, 10 electrical, and 3 mechanical stop work orders issued, for a total of 75. He said currently there are 74 complaints in the system, we have closed 57 complaints in the past 30 days, and we have recorded 17 Certificates of Noncompliance.

Mr. Welton stated the dangerous building appeal for 717 Midland Avenue in Manitou Springs has been postponed for 30 days upon the Bank's request. He stated RBD staff has been in contact with both the homeowner and the Bank in an effort to resolve this matter. Coreen Toll stated the City of Manitou is concerned about public safety due to the condition of the structure. Mr. Welton gave a presentation regarding the Certificate of Noncompliance process.

**3. UNFINISHED BUSINESS**

a) Introduction of Inspectors

- (i) Joel Segura appeared and stated he was born and raised in Colorado Springs, and worked primarily in commercial plumbing for ten years. He stated he had his own plumbing business for three years, and has been with RBD as a plumbing inspector for 11 years.
- (ii) Tom Gibson appeared and stated he has been an inspector for 14 years in both Florida and Tennessee. He stated he recently relocated to Colorado Springs and just started working for RBD as a building inspector.

b) 101 West Costilla Street Property

Henry Yankowski stated the County has expressed a desire to buy the building for \$2.2 million, but currently we do not have a contract with the County for the purchase of this property. He stated RBD is continuing to rent the property at this time. He stated the rental income has been used to renovate the building.

**4. NEW BUSINESS**

a) Code Changes Due to Flooding

Coreen Toll asked RBD staff if there are any proposed Code changes upcoming in the future to assist homeowners with the currently flooding problems that a large number of people are experiencing right now due to the rain. Jay Eenhuis stated to date there are no proposed Code changes to assist with flooding issues.

Pikes Peak Regional Building Department  
Advisory Board Meeting Minutes  
June 17, 2015  
Page 4

The meeting adjourned at 1:09 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg