

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## ADVISORY BOARD MINUTES

July 15, 2015

12:30 p.m.

**MEMBERS PRESENT:** Chairman Michael McShea, Engineer  
Mr. Larry Whittaker, Architect  
Mr. Edward Pine, Building A, B or C Contractor  
Mr. Dave Munger, Citizen-at-Large  
Mr. Chris Quinn, Green Mountain Falls  
Mr. Johnny Garcia, Alternate Board Member

**MEMBERS ABSENT:** Mr. Tom McDonald, Building A or B Contractor  
Mr. David Wilson, Palmer Lake  
Mr. Phillip Thomas, Fountain  
Ms. Coreen Toll, Manitou Springs  
Mr. Gail Drumm, Monument

**OTHERS PRESENT:** 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.

Todd Welch introduced Jeff Smith, a Trustee with the Town of Monument, who will be Monument's new representative on the Advisory Board.

#### 1. **CONSIDERATION OF JUNE 17, 2015 MINUTES**

A motion was made by Dave Munger to **APPROVE** the June 17, 2015 Advisory Board Minutes as written, seconded by Johnny Garcia; the motion carried unanimously.

*The following Item 4.a. was heard out of order.*

#### 4. **NEW BUSINESS**

a) Presentation by Workforce Development Subcommittee of HBA Cares

Michael Grant, HBA Cares, appeared and gave a presentation regarding HBA Cares' Workforce Development Subcommittee. He stated HBA Cares was formed in 2003 with

the mission to provide support to other non-profit agencies whose missions included provision of housing support to the community and to Housing & Building Association members who were sponsoring philanthropic activities. George Hess appeared and stated HBA Cares works with students in this program to teach construction trades at the high school level. He stated this program will allow these students to construct a home that can be completed, and then moved and sold. He stated this program involves people in all aspects of the construction trades. Mr. Hess stated there are a number of school districts that would like to implement this program. He stated HBA Cares would like to request that RBD add \$5 to each permit to be donated to this program. He stated they anticipate that it will cost approximately \$50,000 to \$100,000 per year per school to fund this program.

Todd Welch stated he would like to have a motion to implement this project from the Advisory Board. He stated they are talking about a \$5.00 fee on most permits, and a \$20.00 fee on the larger permits. Marla Novak stated they are still in the planning stages and a definite amount for the fee has not yet been determined. A motion was made by Dave Munger to **APPROVE** a check-off box on permits to allow people to donate to this program, on an "opt-out" basis, seconded by Edward Pine; the motion carried unanimously.

## 2. BUILDING OFFICIAL REPORTS

### a) Financial Statement

Roger Lovell presented the financial statement for the month of June 2015. He said the current operating balance is \$4,803,284.67, with a budget of \$12,939,599.00. He said the cash balance is 37.12 as a percent of budget. Mr. Lovell said the current month revenue was \$1,173,717.14, and total year-to-date revenue was \$6,098,371.73. He said the expenditures were \$986,948.21, which resulted in a gain of \$186,768.93, for the month of June. Mr. Lovell said the total year-to-date expenditures were \$6,199,922.84, which resulted in a total year-to-date loss of \$101,551.11. He stated the website subscriptions remain strong at approximately \$23,000 for the year.

### b) Building Report

Mindy Stuemke presented the Building Report for the month of June 2015. She said there were 286 detached house permits issued in June, which is an increase of 14.86 percent from last year. Ms. Stuemke said there were 12 townhouses permitted, which is a decrease of 52.00 percent from last year. She said there were 298 single-family houses permitted, which is an 8.76 percent increase from this same time last year. She said there were 29 commercial building permits issued in June, which is an increase of 123.08 percent. Ms. Stuemke said the total valuation of permits issued in June was \$204,023,889, which is an increase of 5.11 percent; and the total valuation of permits issued to date in 2015 is \$1,138,626,720, which is a decrease of 13.24 percent. She said

there were three permits in May with a valuation that exceeded \$3 million. She said there have been 130 single-family permits in July. Ms. Stuemke said they have been averaging approximately 130 to 140 walk-throughs per day and 600 phone calls per day at the Front Counter. She said the Licensing Department has been relocated to the west end of the Permit Counter.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of July 2015. He said there were 281 single family plans, which is an increase of 26.6 percent over this same time last year; 158 residential alteration plans, which is a decrease of 10.7 percent; 52 new commercial plans, which is an increase of 333.3 percent; 146 commercial alterations plans, which is an increase of 28.1 percent; and 87 all other plans, which is a decrease of 47.5 percent, for a total of 724 plans, which is an increase of 24.0 percent over this same time last year. He said the total plans in 2015 year-to-date yields an overall increase of 6.8% compared to this time last year. Mr. Eenhuis said there were 244 electronic plans submitted in June 2015 out of 724 total plans, or 33.7 percent in e-submittals; and 1,220 total electronic plans submitted year-to-date, or 34.8 percent in e-submittals for the year. He said there is a 1.7 percent increase in single family valuation compared to this time last year; and a 1.9 percent decrease in new commercial valuation compared to this time last year.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of June 2015. He said since the June Advisory Board meeting, there have been 102 building, 4 plumbing, 15 electrical, and 8 mechanical stop work orders issued, for a total of 129. He said currently there are 69 complaints in the system, we have closed 61 complaints in the past 30 days, and we have recorded 12 Certificates of Noncompliance.

Mr. Welton stated the dangerous building appeal hearing for 717 Midland Avenue in Manitou Springs has been cancelled. Todd Welch stated the appeal hearing was cancelled because the homeowner has agreed to demolish the property himself, and will be pulling the demo permit shortly.

**3. UNFINISHED BUSINESS**

a) Introduction of Inspectors

- (i) Tom Coker appeared and stated he is an electrical inspector and has been working with RBD for two years. He stated he has been working in the electrical trades since 1980, working in El Paso, Teller and Douglas Counties, for Jaguar Electric.

- (ii) David Hendrian appeared and stated he has worked for RBD since 2006, and started working in the HVAC trades in 1981. He stated he enjoys working at RBD.

**4. NEW BUSINESS**

- a) Presentation by Workforce Development Subcommittee of HBA Cares

*This Item was heard out of order after Item 1.*

The meeting adjourned at 1:37 p.m.

Respectfully submitted,

Henry W. Yankowski  
Regional Building Official

HWY/llg