

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

August 19, 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. Tom McDonald, Building A or B Contractor
Mr. David Wilson, Palmer Lake
Mr. Phillip Thomas, Fountain
Ms. Coreen Toll, Manitou Springs
Mr. Jeff Smith, Monument
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Roger Lovell, Interim Building Official
Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Michael McShea called the meeting to order at 12:55 p.m.

Roger Lovell stated he would like to welcome our new Committee member, Jeff Smith, who is a Trustee with the Town of Monument.

1. CONSIDERATION OF JULY 15, 2015 MINUTES

A motion was made by Tom McDonald to **APPROVE** the July 15, 2015 Advisory Board Minutes as written, 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 July 2015. He said the current operating balance is \$5,110,883.21, with a budget of \$12,939,599.00. He said the cash balance is 39.5 as a percent of budget. Mr. Lovell said the current month revenue was \$1,323,216.33, and total year-to-date revenue was \$7,421,588.06. He said the

expenditures were \$990,832.21, which resulted in a gain of \$332,384.12, for the month of July. Mr. Lovell said the total year-to-date expenditures were \$7,190,854.90, which resulted in a total year-to-date gain of \$230,733.16. He said the website subscriptions remain strong at \$32,907 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of July 2015. She said there were 279 detached house permits issued in July, which is an increase of 55.00 percent from last year. Ms. Stuemke said there were 21 townhouses permitted, which is an increase of 133.33 percent from last year. She said there were 300 single-family houses permitted, which is a 58.73 percent increase from this same time last year. She said there were 46 commercial building permits issued in July, which is an increase of 58.62 percent. Ms. Stuemke said the total valuation of permits issued in July was \$21,965,269.00, which is an increase of 154.80 percent; and the total valuation of permits issued to date in 2015 is \$1,365,428,024.00, which is an increase of 12.22 percent. She said there have been 167 single-family permits and 21 new building commercial permits in August. Ms. Stuemke said they have been averaging approximately 120 walk-throughs per day and 575 phone calls per day at the Front Counter.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of July 2015. He said there were 348 single family plans, which is an increase of 91.2 percent over this same time last year; 170 residential alteration plans, which is an increase of 13.3 percent; 50 new commercial plans, which is an increase of 138.1 percent; 179 commercial alterations plans, which is an increase of 42.1 percent; and 72 all other plans, which is an increase of 16.1 percent, for a total of 819 plans, which is an increase of 51.4 percent over this same time last year. He said there have been 245 single family plans and 17 commercial plans to date in August. He said total plans year-to-date yields an overall increase of 11.8 percent compared to this time last year. Mr. Eenhuis stated there were 244 electronic plans submitted in July 2015 out of 819 total plans, or 29.8 percent in e-submittals; and 1,464 electronic plans submitted year-to-date out of 4,278 total plans, or 34.2 percent in e-submittals. He said total valuation for the year has increased by 12.3 percent compared to this time last year. He said the current pace results in an estimated \$2.33 billion valuation at the end of 2015.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of July 2015. He said since the July Advisory Board meeting, there have been 84 building, 10 plumbing, 11 electrical, and 7 mechanical stop work orders issued, for a total of 112. He said currently there are 94 complaints in the system, we have closed 49 complaints in the past 30 days, and we have recorded 15 Certificates of Noncompliance.

Mr. Welton stated the dangerous building at 717 Midland Avenue has not been demolished yet, and the homeowner has withdrawn the appeal. Coreen Toll stated the Manitou Springs City Council gave direction to the City Attorney to proceed with a Court action to have this building demolished.

3. UNFINISHED BUSINESS

a) Introduction of Electrical Inspector

Craig Smith appeared and stated he has worked in the electrical trade for 30 years, and he has worked at RBD for 3 years as an electrical inspector. He stated he has worked for a number of the large electrical contracting companies and has held every license available with regard to the electrical trade.

Chris Quinn left the meeting at 1:30 p.m. and a quorum was maintained.

4. NEW BUSINESS

a) 101 West Costilla Street – Platform Lift

Roger Lovell stated there is a platform lift in the building at 101 West Costilla Street that is not functioning well. He stated El Paso County is currently leasing this building from RBD, and the County contacted RBD recently about having FEMA sublease a portion of the building. He stated he would like to replace this platform lift, which will require some necessary modifications to the building, at a cost of \$45,000.

b) Proposal of Enforcement of Zoning Code by RBD for Smaller Jurisdictions

Coreen Toll stated she would like to discuss with the Advisory Board members and RBD staff the issue of RBD not only enforcing building codes, but also enforcing zoning codes. Dave Munger agreed that this would be very beneficial for the community. Larry Whittaker stated he can see the benefit of doing this, if the City Zoning Department would work towards a joint zoning department. Roger Lovell stated the same building codes are enforced throughout the jurisdictions, but this is not the case with the zoning codes. Jeff Smith stated Monument is currently have a very contentious zoning issue with regard to a methadone clinic in Monument. He stated it would be imperative that uniform zoning codes were enforced throughout the County.

c) Landslide Issues

John Welton stated there are some landslide issues in the Broadmoor Bluffs area and another area off of Cresta. He stated there are seven houses impacted in Broadmoor Bluffs, and seven houses in the area off of Cresta.

Dave Munger left the meeting at 2:03 p.m. and a quorum was maintained.

d) Endorsement for Building Official

Michael McShea stated he would like to have the Advisory Board make a motion to endorse Roger Lovell as the permanent Building Official, because Henry Yankowski was recently appointed as the permanent El Paso County Administrator. A motion was made by David Wilson to recommend to the Building Commission the appointment of Roger Lovell as the permanent Regional Building Official of the Pikes Peak Regional Building Department, seconded by Tom McDonald; the motion carried unanimously.

David Wilson also recommended that a letter of appreciation be written on behalf of the Advisory Board to Henry Yankowski for the work he did for the Pikes Peak Regional Building Department and the entire El Paso County community.

The meeting adjourned at 2:20 p.m.

Respectfully submitted,

Roger N. Lovell
Interim Building Official

RNL/llg