

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

October 21, 2015

12:30 p.m.

MEMBERS PRESENT: Vice Chairman David Wilson, Palmer Lake
Mr. Larry Whittaker, Architect
Mr. Edward Pine, Building A, B or C Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Phillip Thomas, Fountain
Ms. Coreen Toll, Manitou Springs
Mr. Jeff Smith, Monument

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Mr. Tom McDonald, Building A or B Contractor
Mr. Chris Quinn, Green Mountain Falls

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

PROCEEDINGS:

Vice Chairman David Wilson called the meeting to order at 1:00 p.m.

1. UNFINISHED BUSINESS

a) HBA Update on Workforce Development Program

John Bissett, Housing & Building Association of Colorado Springs (“HBA”), appeared and stated he is here today to thank the Committee for their continued support of the HBA Workforce Development Program. He said the HBA has created a unique program intended to provide a valuable option for local high school students considering careers in construction. He said the HBA is partnering with area school districts, as well as industry professionals, trades and associations, including the Associated General Contractors of Colorado, to provide training programs that will introduce students to the basics of construction. Mr. Bissett said this program is designed to lead students directly to a job after high school, to a trade school, or to a traditional college. He stated the response from the school districts has been overwhelmingly positive. He stated they have enlisted the aide of the National Homebuilders Association to implement its curriculum. Mr. Bissett stated District 2 has 31 students in the program right now. He stated they are starting with very small projects with the goal of building a small house later in the school year.

b) 2015 Amended Budget

Roger Lovell appeared and stated the 2015 Amended Budget amounts to \$13,295,302 which represents an increase of \$355,702 from the Fiscal Year 2015 Budget of \$12,939,599. He said while the Amended Budget has increased, it is important to note that this represents a decrease of \$814,001 from the Fiscal Year 2014 Budget and a decrease of \$1,205,279 from the Fiscal Year 2013 Budget

Mr. Lovell stated the increases are due to (1) increased permit activity beyond what was expected, i.e. revenues increased, but in order to maintain current service levels, expenses also increased; Building Commission approval of community centered projects, i.e., HBA Cares Workforce Development Program, Hillside Community Center Solar Array, Security and Cheyenne Creek LOMR's, Carbon Monoxide Detectors and Training Programs, and the CONO Neighborhood Improvement Program; RBD's continued replacement of older computer hardware with far more energy efficient equipment, supporting RBD's demand side management in conjunction with renewable energy production; and partial replacement and upgrades of RDC lighting to new LED technology, resulting in reduced maintenance costs, lower "peak hours" demand and overall decreased electrical usage.

Mr. Lovell stated the Amended Budget proposes no fee increases, no salary increases, and is anticipated to produce a \$3,826 gain by year end. A motion was made by Dave Munger to **APPROVE** the 2015 Amended Budget, seconded by Edward Pine; the motion carried unanimously.

2. **CONSIDERATION OF SEPTEMBER 16, 2015 MINUTES**

A motion was made by Coreen Toll to **APPROVE** the September 16, 2015 Advisory Board Meeting Minutes as written, seconded by Phillip Thomas; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Roger Lovell presented the financial statement for the month of September 2015. He said the current operating balance is \$5,931,534, with a budget of \$12,939,599. He said the cash balance is 45.84 as a percent of budget. Mr. Lovell said the current month revenue was \$1,165,486, and total year-to-date revenue was \$9,753,606. He said the expenditures were \$1,062,297, which resulted in a gain of \$103,189, for the month of September. Mr. Lovell said the total year-to-date expenditures were \$9,145,495, which resulted in a total year-to-date gain of \$608,111. He said the web subscriptions remain strong at \$42,851 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of September 2015. She said there were 250 single-family houses permitted, which is a 29.53 percent increase from this same time last year. She said there were 30 commercial building permits issued in September, which is an increase of 30.43 percent. Ms. Stuemke said the total valuation of permits issued in September was \$206,751,553, which is an increase of 27.90 percent; and the total valuation of permits issued to date in 2015 is \$1,769,418,985, which is an increase of 16.80 percent. She said there were three permits in September with a valuation over \$3 million. She said they have been averaging approximately 120 walk-throughs per day at the Front Counter and Licensing has been seeing approximately 20 people per day; the Front Counter has been getting approximately 550 to 575 phone calls per day, and Licensing has been getting approximately 60 to 70 phone calls per day. Ms. Stuemke said there are 167 single family permits, and 12 building commercial permits to date in October.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of September 2015. He said there were 257 single family plans, which is an increase of 20.1 percent over this same time last year; 161 residential alteration plans, which is an increase of 22.9 percent; 32 new commercial plans, which is an increase of 39.1 percent; 125 commercial alterations plans, which is a decrease of 10.7 percent; and 71 all other plans, which is an increase of 4.4 percent, for a total of 646 plans, which is an increase of 12.2 percent over this same time last year. He said the total plans in 2015 year-to-date yields an overall increase of 11% compared to this time last year. He said the number of logged reviews has increased for both Solo reviews and Residential Walk-through reviews; 5.7% increase for total number of reviews compared to September 2014. Mr. Eenhuis stated the total reviews logged year-to-date shows an overall increase of 10% compared to this time last year. He said there were 216 electronic plans submitted in September 2015 out of 646 total plans, or 33.4% in e-submittals. He said for the year there were 1,928 electronic plans submitted out of 5,489 total plans, or 35.1%. Mr. Eenhuis said the Plan Review Department is averaging 733 solo reviews, an increase of 21.2%, and the average solo review time is 33 minutes; the average walk through residential reviews were 1,211, an increase of 14.2%, and the average time is 8.05 minutes; and the average walk through commercial reviews were 764, a decrease of 14.9%, and the average time is 9.6 minutes. He stated the average wait time at the walk-through counter is 7.75 minutes.

d) Consumer Protection Report

Jay Eenhuis presented the Consumer Protection Report for the month of September 2015. He said since the September Advisory Board meeting, there have been 88 building, 15 plumbing, 29 electrical, and 23 mechanical stop work orders issued, for a total of 155. He said currently there are 124 complaints in the system, we have closed 71 complaints in the past 30 days, and we have recorded 15 Certificates of Noncompliance.

4. **NEW BUSINESS**

a) Update on Carbon Monoxide Detectors

Jack Arrington appeared and stated he delivered 16 CO detectors to the visiting nurses at El Paso County that are going into homes of the elderly, and trained the nurses on how to use them. He stated RBD also donated a device to test the carbon monoxide in your blood system to the Security Fire Department, because it was not being utilized at RBD by employees.

b) Update on CONO Neighborhood Improvement Program

Dave Munger gave an update regarding the \$500 grants that are be given by CONO, which was made possible by RBD's \$10,000 donation to CONO.

The meeting adjourned at 1:55 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/lfg