

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

November 18, 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. Tom McDonald, Building A or B Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Jeff Smith, Monument
Mr. Johnny Garcia, Alternate Committee Member

MEMBERS ABSENT: Ms. Coreen Toll, Manitou Springs
Mr. Phillip Thomas, Fountain
Mr. Chris Quinn, Green Mountain Falls
Mr. David Wilson, Palmer Lake

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

PROCEEDINGS:

Chairman Michael McShea called the meeting to order at 12:34 p.m.

1. CONSIDERATION OF OCTOBER 21, 2015 MINUTES

A motion was made by Tom McDonald to **APPROVE** the October 21, 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 October 2015. He said the current operating balance is \$5,636,031.09, with a budget of \$13,295,302. He said the cash balance is 42.39 as a percent of budget. Mr. Lovell said the current month revenue was \$1,014,399.36, and total year-to-date revenue was \$10,768,006.24. He said the expenditures were \$1,059,839.78, which resulted in a loss of \$45,440.42, for the month of October. Mr. Lovell said the total year-to-date expenditures were \$10,230,068.00, which resulted in a total year-to-date gain of \$537,938.24. He said the web subscriptions remain strong at \$47,981.59 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of October 2015. She said there were 254 single-family houses permitted, which is a 6.27 percent decrease from this same time last year. She said there were 14 commercial building permits issued in October, which is a decrease of 65.00 percent. Ms. Stuemke said the total valuation of permits issued in October was \$152,769,329, which is a decrease of 27.77 percent; and the total valuation of permits issued to date in 2015 is \$1,922,604,424, which is an increase of 11.36 percent. She said they have been averaging approximately 130 walk-throughs per day at the Front Counter and Licensing has been seeing approximately 30 people per day; the Front Counter has been getting approximately 525 phone calls per day, and Licensing has been getting approximately 75 phone calls per day. Ms. Stuemke said there are 99 single family permits, and 16 building commercial permits to date in November.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of October 2015. He said there were 264 single family plans, which is an increase of 17.9 percent over this same time last year; 142 residential alteration plans, which is an increase of 2.2 percent; 38 new commercial plans, which is an increase of 52.0 percent; 148 commercial alterations plans, which is an increase of 19.4 percent; and 95 all other plans, which is an increase of 79.2 percent, for a total of 687 plans, which is an increase of 21.6 percent over this same time last year. He said the total plans in 2015 year-to-date yields an overall increase of 11.0 percent compared to this time last year. He said there were 261 electronic plans submitted in October 2015 out of 687 total plans, or 38 percent in e-submittals. He said for the year there were 2189 electronic plans submitted out of 6111 total plans, or 35.8 percent. Mr. Eenhuis said the number of logged reviews has increased for both Solo reviews and Residential Walk-through reviews; 2.9 percent increase for total number of reviews compared to October 2014. He said the current pace results in an estimated \$2.30 billion valuation at end of 2015.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of October 2015. He said since the October Advisory Board meeting, there have been 82 building, 16 plumbing, 36 electrical, and 25 mechanical stop work orders issued, for a total of 159. He said currently there are 149 complaints in the system, we have closed 84 complaints in the past 30 days, and we have recorded 11 Certificates of Noncompliance. He said 1,292 inspections were performed the day after Veterans Day, by all of the RBD inspectors.

3. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

4. NEW BUSINESS

a) CONO Grant to Manitou Springs

Dave Munger stated CONO is making grants from funds donated by RBD to people in need to repair their homes. He stated CONO gave a \$500 grant to the Manitou Springs Elementary School to make repairs after the flooding in Manitou Springs. He stated these small grants are then encouraging additional donations from other sources. Mr. Munger stated CONO has given 8 or 9 grants to date this year. He stated he is hopeful that they can continue the grants in 2016.

b) 2016 Budget

Roger Lovell stated the 2016 Budget amounts to \$12,472,454, which represents a decrease of \$822,848 from the Fiscal Year 2015 Amended Budget of \$13,295,302 and a decrease of \$1,636,839 from the Fiscal Year 2014 Budget. He said while RBD has not yet closed out the year, 2015 looks to be a successful year with completion of a number of initiatives, including: The HBA Cares Workforce Development Program; rooftop solar array at the Hillside Community Center; completion of Security and Cheyenne Creek Letters of Map Revision; funding of the CONO Neighborhood Improvement Program; energy efficient upgrades at the RDC; accessibility improvements to the 101 West Costilla Street property; and water quality improvements at the RDC.

Mr. Lovell stated the 2016 Budget extends several of these initiatives, including energy efficiency upgrades of the RDC, as well as improving efficiency of the Regional Building Department's core services, i.e. Permit Processing, Plan Examination, In-Progress Inspections, Licensing, and Online Subscription services. He said this Budget employs programs and activities aimed at maintaining or reducing future operating costs while taking advantage of revenue producing opportunities, to include: Continued support of the Elderly Re-Roof Assistance Program; continued support of the Carbon Monoxide Training Program; funding for an additional LOMR in a location yet to be determined; Accessibility Plan Review and In-Progress Accessibility Inspections; and continued support of the Regional Business Alliance.

Mr. Lovell stated while this is the first Budget this management team has submitted, it is in line with the past eight budgets and proposes no fee increases in 2016 while continuing to invest in community improvement activities, facility improvements and activities anticipated to reduce operating expenses and improve revenue through increased and enhanced services. He said it is anticipated that RBD will produce a zero gain in 2016 on this balanced Budget.

A motion was made by Dave Munger to recommend to the Building Commission **APPROVAL** of the 2016 Budget, seconded by Larry Whittaker; the motion carried unanimously.

c) HBA Cares Workforce Development Program Update

Pattie Benger, Colorado Springs Home Builders Association, appeared and gave an update regarding the HBA Cares Workforce Development Program.

The meeting adjourned at 1:33 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg