

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

February 25, 2015

3:00 p.m.

MEMBERS PRESENT: Chairman Val Snider, Colorado Springs City Council
Tyler Stevens, Green Mountain Falls Mayor Pro Tem

MEMBERS ABSENT: Dennis Hisey, El Paso County Commissioner

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

PROCEEDINGS:

Chairman Val Snider called the meeting to order at 3:00 p.m.

1. CONSIDERATION OF JANUARY 28, 2015 MINUTES

A motion was made by Tyler Stevens to **APPROVE** the January 28, 2015 Building Commission Minutes as written, seconded by Val Snider; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments to discuss.

3. ADVISORY BOARD REPORT

Michael McShea appeared and gave the Advisory Board Report.

The following Item 5.b. was heard out of order.

5. UNFINISHED BUSINESS

b) Mechanical IV Training Program

Dan Rial and Don Piano, Pikes Peak Mechanical Contractors Association, and Bob Dwyer, Carbon Monoxide Safety Association, appeared and jointly gave a presentation regarding the Mechanical IV Training Program. Mr. Piano stated the training has been very successful and he would like to thank Mr. Yankowski and RBD for the grant that funded

this program; and they would greatly appreciate additional funding from RBD to assist in continuing this program. Mr. Dwyer stated he has been traveling around the country for 20 years giving presentations regarding the hazards of carbon monoxide, and he has found this community to be the most pro-active in putting the word out to the public to prevent this safety hazard, and taking steps to prevent carbon monoxide poisoning, by putting CO detectors on all of its inspectors. Mr. Piano stated Silver Key is putting the CO detectors on their drivers because they are going into the homes of seniors to pick up them up for transportation purposes. Jack Arrington stated RBD has given all of its inspectors the CO detectors. He stated RBD will be giving six more classes to contractors to train them with regard to different aspects of the Code. He stated the inspectors are teaching the classes and they are free of charge for the contractors. Mr. Arrington stated 15 CO detectors have been given to the County Health Department for their inspectors. Pattie Bengert stated the classes are well received by the contractors. She said there are 628 Mechanical IV contractors in our jurisdiction. Henry Yankowski stated he would like approval to transfer an additional \$18,000 into this program, so the training classes can be offered to additional contractors. A motion was made by Tyler Stevens to **APPROVE** the transfer of \$18,000 into the Mechanical IV Training Program, seconded by Val Snider; the motion carried unanimously.

4. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of January 2015. He said the current operating balance is \$4,391,676.73, with a budget of \$12,939,599.00. He said the cash balance is 33.95 as a percent of budget. Mr. Yankowski said the current month revenue was \$766,049.47, and total year-to-date revenue was \$766,049.47. He said the expenditures were \$1,203,634.96, which resulted in a loss of \$437,585.49, for the month of January. Mr. Yankowski said the total year-to-date expenditures were \$1,203,634.96, which resulted in a total year-to-date loss of \$437,585.49.

b) Building Report

Mindy Stuemke presented the Building Report for the month of January 2015. She said there were 113 detached house permits issued in January, which is a decrease of 33.92 percent from last year. Ms. Stuemke said there were 10 townhouses permitted, which is an increase of 25.00 percent from last year. She said there were 123 single-family houses permitted, which is a 31.28 percent decrease from this same time last year. She said there were 16 commercial building permits issued in January, which is a decrease of 5.88 percent. Ms. Stuemke said the total valuation of permits issued in January was \$29,311,635, which is an increase of 108.69 percent; and the total valuation of permits issued to date in 2015 is \$111,904,847, which is a decrease of 9.98 percent. She said there were 2 permits in January with a valuation that exceeded \$3 million. She said there have been 174 single-family

permits in February; and 7 new building commercial permits in February. Ms. Stuemke said they have been averaging approximately 100 walk-throughs per day and 500 phone calls per day at the Front Counter.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of January 2015. He said there were 159 single family plans, which is a decrease of 5.4 percent over this same time last year; 61 residential alteration plans, which is a decrease of 11.6 percent; 23 new commercial plans, which is an increase of 21.1 percent; 104 commercial alterations plans, which is an increase of 26.8 percent; and 57 all other plans, which is an increase of 3.6 percent, for a total of 404 plans, which is an increase of 2.8 percent over this same time last year. He stated there were 108 electronic plans submitted in January 2015 out of 404 total plans, or 26.7 percent.

5. **UNFINISHED BUSINESS**

a) Dangerous Building Fund

Henry Yankowski stated there were several items that were moved from the 2015 Budget into the 2014 Budget because the funds were available in 2014. He stated this created a surplus of \$153,000 in the 2015 Budget. He stated he would like to reserve half of that money, i.e. \$75,000, in the event RBD does not have a good year in 2015; and he would like to transfer \$18,000 to the Mechanical IV Training Program, as noted earlier in this meeting. He said in addition, he would like to transfer \$50,000 to the Dangerous Building Fund; using \$20,000 to increase that fund, and \$30,000 to be utilized for Blight to Bright assistance. Mr. Yankowski stated he would like to have Curtis Olson appear at the March Building Commission meeting to inform the Committee how those funds could best be utilized, i.e. acquisition of a blighted property. He stated he would like to go back to the Advisory Board to inquire how they would like to use the remaining \$10,000. A motion was made by Tyler Stevens to **APPROVE** the transfer of \$50,000 into the Dangerous Building Fund, and designated \$20,000 for the Dangerous Building Fund to be used in the same manner that it was initially set up for the jurisdictions, and \$30,000 for a Blight to Bright assistance, seconded by Val Snider; the motion carried unanimously.

b) Mechanical IV Training Program

This Item was heard out of order after Item 3.

c) Colorado Sunshine Act Requirement

Pursuant to the Colorado Sunshine Act, I, Tyler Stevens, move that the Building Commission meeting be held on the fourth Wednesday of each month at 3:00 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs,

Colorado 80910, Room 100-14, that the Building Commission Meeting Agendas and Minutes for each meeting will be posted on the website of the Pikes Peak Regional Building Department at www.pprbd.org, and the meeting Agendas and Minutes will be maintained by the Executive Administrative Assistant, in the records of the Pikes Peak Regional Building Department, seconded by Val Snider; the motion carried unanimously.

6. NEW BUSINESS

a) Flood Plain Presentation by Keith Curtis

Keith Curtis appeared and gave an update regarding the updated flood plain map revisions. He stated the map revisions have been completed for the Manitou Springs and Stratmoor areas, and the map revisions for the Cheyenne Creek area are pending.

b) Container Park in Las Vegas

Henry Yankowski stated a number of RBD employees were in Las Vegas for a conference recently and they visited a container park, which is a new method of building. Mr. Yankowski gave a slide show presentation regarding the container park that they visited. He stated they are not actually shipping containers, but are manufactured units, with insulation, fully sprinklered and they meet all of the accessibility Codes. Jay Eenhuis stated RBD has had a couple requests to use these containers in this jurisdiction. He stated the containers are State approved, they would have to be placed on engineered foundations, and RBD would inspect the electrical, mechanical and plumbing aspects of the structures.

7. FUTURE AGENDA ITEM REQUESTS

a) Presentation by Curtis Olson and RBD's Blight to Bright Assistance.

8. EXECUTIVE SESSION

There were no Executive Session Requests

The meeting adjourned at 4:35 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official
HWY/llg