

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

July 22, 2015

3:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem
Dennis Hisey, El Paso County Commissioner
Larry Bagley, Colorado Springs City Council

MEMBERS ABSENT: None

OTHERS PRESENT: Mr. Henry Yankowski, Regional Building Official
Mr. Roger Lovell, Director of Building Operations
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 Tyler Stevens called the meeting to order at 3:03 p.m.

1. CONSIDERATION OF MAY 27, 2015 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the May 27, 2015 Building Commission Meeting Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

2. PUBLIC COMMENT

a) Summer Intern Introduction

Jay Eenhuis introduced Sam Tayloe, his summer intern in the Plan Review Department. Mr. Tayloe stated he is a Petroleum Engineering Senior, and will be graduating from the Colorado School of Mines in December of this year, and will be applying for field engineering positions. He stated he has gained a great deal of experience while working for RBD, which will be beneficial in the future.

b) Colorado Springs Business Alliance (“CSBA”)

Dirk Draper, Colorado Springs Business Alliance, appeared and gave a presentation regarding CSBA’s role in the community, i.e. military development, economic development, and community development.

Henry Yankowski stated RBD has \$25,000 in its budget for the Colorado Springs Business Alliance, and it has not yet been disbursed because he wanted their representative to make this presentation today. The Building Commissioners stated they have no objections to the disbursement of this \$25,000 donation to the Colorado Springs Business Alliance.

The following Items 5.a. and 6.a. were heard out of order.

4. **UNFINISHED BUSINESS**

a) Code Changes

Roger Lovell stated the Codes changes are to (1) modify the permit exemptions; (2) revision of the Committee structures, to form a Technical Committee and a Licensing Committee, and to grant provisional licenses; and (3) formal adoption of the State Plumbing and Electrical Codes. Henry Yankowski stated this will streamline the licensing process. A motion was made by Larry Bagley to **APPROVE** advancement of the Code Changes as proposed, seconded by Dennis Hisey; the motion carried unanimously.

5. **NEW BUSINESS**

a) Presentation by Workforce Development Subcommittee of HBA Cares

George Hess, 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. Mr. Hess 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 remodel or alteration permit, \$25.00 to all new residential permits, and \$50 on all commercial permits, to be donated to this program, with the hope to generate approximately \$300,000 per year. He stated they anticipate that it will cost approximately \$50,000 to \$100,000 per year per school to fund this program. Henry Yankowski stated RBD will be doing an Amended Budget in the near future, and he would like approval from the Building Commission to grant a start-up donation of \$80,000, which is the amount that RBD collected in school permit fees last year. He stated he feels RBD is in a position to be able to do this yet in 2015.

A motion was made by Dennis Hisey to **APPROVE** an \$80,000 start-up donation, as well as a check-off box on permits to allow people to donate to this program, on an “opt-out” basis, seconded by Larry Bagley; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS (INCLUDES MAY AND JUNE REPORTS)**

a) Financial Statement

Henry Yankowski presented the financial statement for the month of May 2015. He said the current operating balance is \$4,662,117.35, with a budget of \$12,939,599.00. He said the cash balance is 36.03 as a percent of budget. Mr. Yankowski said the current month revenue was \$1,250,598.23, and total year-to-date revenue was \$4,924,654.59. He said the expenditures were \$1,589,559.95, which resulted in a loss of \$338,961.72, for the month of May. Mr. Yankowski said the total year-to-date expenditures were \$5,212,974.63, which resulted in a total year-to-date loss of \$288,320.04.

Henry Yankowski 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. Yankowski 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. Yankowski 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 May 2015. She said there were 259 detached house permits issued in May, which is an increase of zero percent from last year. Ms. Stuemke said there were 8 townhouses permitted, which is an increase of 100.00 percent from last year. She said there were 267 single-family houses permitted, which is a 1.52 percent increase from this same time last year. She said there were 22 commercial building permits issued in May, which is an increase of 69.23 percent. Ms. Stuemke said the total valuation of permits issued in May was \$536,062,921, which is an increase of 222.99 percent; and the total valuation of permits issued to date in 2015 is \$1,198,932,831, which is a decrease of 47.77 percent. She said there were two permits in May with a valuation that exceeded \$3 million. She said RBD issued 117 permits for the wind turbine project in May, 30 in April, 2 in June, for a total of 149 permits for this project.

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 an increase of 13.24 percent. She said there were three permits in June with a valuation that exceeded \$3 million. She said there have been 202 single-family permits in July; and 40 building commercial permits in July. Ms. Stuemke said they have been averaging approximately 130 walk-throughs per day and 600 phone calls per day at the Front Counter.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of May 2015. He said there were 250 single family plans, which is a decrease of 6.4 percent over this same time last year; 155 residential alteration plans, which is an increase of 11.5 percent; 24 new commercial plans, which is an increase of 33.3 percent; 117 commercial alterations plans, which is a decrease of 4.1 percent; and 59 all other plans, which is a decrease of 9.2 percent, for a total of 605 plans, which is an decrease of 1.0 percent over this same time last year.

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.

Jack Arrington stated the Plumbing/Mechanical Department is doing 260 to 330 inspections per day with 17 inspectors. Dean Wemmer stated the Electrical Department is doing 200 inspections per day with 10 inspectors.

4. **UNFINISHED BUSINESS**

a) Code Changes

This Item was heard out of order after Item 2.

b) RBD Staff Changes

Henry Yankowski stated he may be asked to take the El Paso County Administrator position on a permanent basis on August 11th, and he would like to have the Building Commissioners appoint Roger Lovell as the Interim Building Official. He stated Mr. Lovell is a licensed professional engineer and has been working for RBD for 13 years. A motion was made by Dennis Hisey to **APPOINT** Roger Lovell as the Interim Building Official should Henry Yankowski take a permanent position with El Paso County, seconded by Larry Bagley; the motion carried unanimously.

5. **NEW BUSINESS**

a) Presentation by Workforce Development Subcommittee of HBA Cares

This Item was heard out of order prior to Item 3.

6. **FUTURE AGENDA ITEM REQUESTS**

There were Future Agenda Item Requests.

7. **EXECUTIVE SESSION**

There were no Executive Session requests.

The meeting adjourned at 4:25 p.m.

Respectfully submitted,

Henry W. Yankowski
Regional Building Official

HWY/llg