

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

October 28, 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:

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 Counter Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 3:00 p.m.

1. UNFINISHED BUSINESS

a) HBA Update on Workforce Development Program

George Hess, Chairman of the Workforce Development Program with the HBA and CEO with Vantage Homes, 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. Hess 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. Hess 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 Dennis Hisey to **APPROVE** the 2015 Amended Budget, seconded by Larry Bagley; the motion carried unanimously.

2. **CONSIDERATION OF SEPTEMBER 23, 2015 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the September 23, 2015 Building Commission Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

3. **PUBLIC COMMENT**

There were no Public Comments.

4. **ADVISORY BOARD REPORT**

Jay Eenhuis appeared and gave the Advisory Board Report.

5. **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 to 30 people per day; the Front Counter has been getting approximately 575 phone calls per day, and Licensing has been getting approximately 60 to 70 phone calls per day. Ms. Stuemke said there are 220 single family permits, and 14 building commercial permits to date in October.

c) Plan Review 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) Inspection Report

John Welton presented the Inspection Report for the month of September 2015. He said the building inspectors did 6,860 inspections in September; the electrical inspectors did 4,323 inspections in September; and the mechanical/plumbing inspectors did 6,940 inspections in September. He said the total number of inspections for all departments was 18,123 inspections, and each inspection averaged 17.8 minutes.

6. NEW BUSINESS

a) Proposed Changes to the 2011 Pikes Peak Regional Building Code

Roger Lovell stated RBD is proposing to make some modifications to the 2011 Pikes Peak Regional Building Code, and he gave a brief summary of the proposed Code changes. A motion was made by Larry Bagley to **APPROVE** RBD's proposed Code changes to the 2011 Pikes Peak Regional Building Code, seconded by Dennis Hisey; the motion carried unanimously.

7. FUTURE AGENDA ITEM REQUESTS

Chairman Stevens stated the November Building Commission Meeting will be rescheduled to Thursday, November 19, 2015 at 3:00 p.m. due to the Thanksgiving holiday.

8. EXECUTIVE SESSION

a) Executive Session to Seek Legal Advice

The Regional Building Commission moved into Executive Session at 3:52 p.m. pursuant to C.R.S. §24-6-402(3)(II) to seek legal advice from our attorney.

After moving into General Session at 4:13 p.m., Todd Welch noted that no decisions were made during the Executive Session. A motion was made by Dennis Hisey to direct the Building Official to present an Annual Report to the Board of County Commissioners and the Colorado Springs City Council during the first quarter of each year, and to also present the Annual Report to the other jurisdictions shortly thereafter, seconded by Larry Bagley; the motion carried unanimously.

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The meeting adjourned at 4:17 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg