

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

February 17, 2016

12:30 p.m.

MEMBERS PRESENT: Chairman Edward Pine, Building A, B or C Contractor
Mr. Larry Whittaker, Architect
Mr. Tom McDonald, Building A or B Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. David Wilson, Palmer Lake
Ms. Nicole Nicoletta, Manitou Springs
Mr. Richard Applegate, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Michael McShea, Engineer
Mr. Jeff Smith, Monument

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
Mr. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Edward Pine called the meeting to order at 12:31 p.m.

1. CONSIDERATION OF JANUARY 20, 2016 MINUTES

A motion was made by Dave Munger to **APPROVE** the January 20, 2016 Advisory Board Minutes as written, seconded by Chris Quinn; the motion carried unanimously.

2. UNFINISHED BUSINESS

a) Quarterly Update from the Colorado Springs Regional Business Alliance by Dirk Draper

Dirk Draper appeared and gave a quarterly update from the Colorado Springs Regional Business Alliance (“CSRBA”). He stated the unemployment rate is down 4%. He stated this area is growing in health care, commercial and industrial facilities, and downtown residences. He stated the dilemma for employers in this area is finding qualified people to fill the ever growing job openings. Mr. Draper stated the CSRBA’s focus is on community development, defense development, and economic development.

b) Update on the Enhanced Mech IV Program by Don Piano

Don Piano, Pikes Peak Mechanical Contractors Association (“PPMCA”), appeared and stated he would like to thank RBD staff and the Committee members for their support with the CO detectors and the Enhanced Mech IV Program. He stated he feels this training program is the best training program in the Country. He stated Intellitec College has also been instrumental in the success of this training program. Mr. Piano stated RBD and the PPMCA will be receiving Community Guardian Awards for CO Safety. He stated the PPMCA is requesting another \$25,000 from RBD to assist with this training program for 50 more people. He stated he would like to also be able to offer the CO detectors to their training graduates. Michael Schranz, Intellitec College, appeared and stated the HVAC program at their College is their second largest program, with 130 students. He stated the support from Jack Arrington and the Regional Building staff, has been instrumental in the success of this program. A motion was made by Dave Munger to **APPROVE** a \$25,000 donation to the Pikes Peak Mechanical Contractors Association to be designated for the Enhanced Mech IV Program, seconded by Nicole Nicoletta; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Roger Lovell presented the financial statement for the month of January 2016. He said the current operating balance is \$5,669,763, with a budget of \$12,472,464. He said the cash balance is 45.5 as a percent of budget. Mr. Lovell said the current month revenue was \$843,012. He said the expenditures were \$1,165,798, which resulted in a loss of \$322,786, for the month of January. Mr. Lovell said the total year-to-date expenditures were \$1,165,798, which resulted in a total year-to-date gain of \$843,012. He said this January has been busier than January 2015. He said the loss incurred in January was due to the annual insurance payment of \$160,000, and the CAM payment of \$89,000.

b) Building Report

Mindy Stuemke presented the Building Report for the month of January 2016. She said there were 198 single-family houses permitted, which is a 60.98 percent increase from this same time last year. She said there were 30 commercial building permits issued in January, which is an increase of 87.50 percent. Ms. Stuemke said the total valuation of permits issued in January was \$22,944,712, which is a decrease of 21.72 percent; and the total valuation of permits issued to date in 2016 is \$141,019,474, which is an increase of 26.09 percent. She said they have been averaging approximately 110 walk-throughs per day at the Front Counter; the Front Counter has been getting approximately 500 phone calls per day, and Licensing has been getting approximately 70 phone calls per day. Ms. Stuemke said there are 127 single family permits to date in February.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of January 2016. He said there were 226 single family plans, which is an increase of 46.8 percent over this same time last year; 80 residential alteration plans, which is an increase of 35.6 percent; 36 new commercial plans, which is an increase of 140.0 percent; 120 commercial alterations plans, which is an increase of 36.4 percent; and 66 all other plans, which is an increase of 29.4 percent, for a total of 528 plans, which is an increase of 43.9 percent over this same time last year. He said the total plans in 2016 year-to-date yields an overall increase of 43.9 percent compared to this time last year. He said there were 225 electronic plans submitted in January 2016 out of 528 total plans, or 42.6 percent in e-submittals, compared to 26.7 percent in January 2015. Mr. Eenhuis said there were two permits in January with a valuation that exceeded \$3 million, including a new medical building and work on the Cheyenne Mountain High School. He said there was a 5.8 percent increase in solo reviews in January, and a 12 percent and 26 percent increase in residential and commercial walk-thru reviews compared to January 2015. He said the average wait time was 8.25 minutes and the review time was 3.34 minutes. He said there were an average of 92 walk thru reviews completed daily.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of January 2016. He said during the month of January, there were 52 building, 13 plumbing, 24 electrical, and 18 mechanical stop work orders issued, for a total of 107. He said currently there are 316 complaints in the system, we have closed 67 complaints in the past 30 days, and we have recorded 14 Certificates of Noncompliance.

4. BUILDING COMMISSION REPORT

Edward Pine appeared and gave a report regarding the Building Commission meeting.

5. NEW BUSINESS

a) CO Detector Update

Jack Arrington stated 12 CO detectors were donated by RBD to the Green Mountain Falls Fire Department. He said Chief Murphy gave a presentation recently to the Building Commission and stated this device helped save a teenager's life. He stated one of his inspectors was recently doing an inspection in the house of an elderly woman, who was on oxygen and using a walker, and his CO detector indicated there was an issue in the house with carbon monoxide. He said the inspector contacted the utility company, who found an issue with the furnace; the furnace was replaced and the woman health improved dramatically afterwards.

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The meeting adjourned at 1:40 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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