

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

February 18, 2016

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. 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 3:02 p.m.

#### **1. 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. A motion was made by Dennis Hisey to **APPROVE** the disbursement of \$25,000 for the Colorado Springs Regional Business Alliance, seconded by Larry Bagley, the motion carried unanimously.

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 Dennis Hisey to **APPROVE** a \$25,000 donation to the Pikes Peak Mechanical Contractors Association to be designated for the Enhanced Mech IV Program, seconded by Larry Bagley; the motion carried unanimously.

## 2. **EXECUTIVE SESSION**

### a) Executive Session to Discuss Real Estate Matters

The Regional Building Commission moved into Executive Session at 3:50 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the purchase or lease of real estate.

After moving into General Session at 5:05 p.m., Todd Welch stated during the Executive Session, RBD staff was given instructions by the Building Commissioners and will proceed as told. A motion was made by Larry Bagley that RBD staff should draft the appropriate documents as instructed during the Executive Session, seconded by Tyler Stevens; the motion carried unanimously.

## 3. **CONSIDERATION OF JANUARY 27, 2016 MINUTES**

A motion was made by Larry Bagley to **APPROVE** the January 27, 2016 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

## 4. **PUBLIC COMMENT**

There were no Public Comments.

## 5. **ADVISORY BOARD REPORT**

Edward Pine appeared and gave the Advisory Board Report.

## 6. **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 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. 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 180 single family permits to date in February.

c) Plan Review 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 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) Inspection Report

John Welton presented the Inspection Report for the month of January 2016. He said the building inspectors did 6,502 inspections in January; the electrical inspectors did 3,531 inspections in January; and the mechanical/plumbing inspectors did 6,136 inspections in January. He said the total number of inspections for all departments was 16,169, compared to 18,024 total inspections in December 2015, and each inspection averaged 19.6 minutes in January.

**7. NEW BUSINESS**

There was no New Business to discuss.

**8. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

Larry Bagley stated he would like to commend Lindsey Samelson for her presentation to the Marijuana Task Force recently. He stated her presentation was very well done.

**9. EXECUTIVE SESSION (Continued)**

b) Executive Session to Discuss Personnel Issues

*This Item was heard out of order during Item 2.*

The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg