

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

July 27, 2016

3:00 p.m.

MEMBERS PRESENT: Vice Chairman Larry Bagley, Colorado Springs City Council
Dennis Hisey, El Paso County Commissioner

MEMBERS ABSENT: Tyler Stevens, Green Mountain Falls Mayor Pro Tem

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Mr. Jay Eenhuis, Chief Plans Examiner
Mr. John Welton, Chief Building Inspector
Ms. Mindy Stuemke, Permit Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Vice Chairman Larry Bagley called the meeting to order at 3:02 p.m.

1. CONSIDERATION OF JUNE 22, 2016 MINUTES

A motion was made by Dennis Hisey to **APPROVE** the June 22, 2016 Building Commission Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments.

3. ADVISORY BOARD REPORT

Roger Lovell appeared and gave the Advisory Board Report.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Roger Lovell presented the financial statement for the month of June 2016. He said the current operating balance is \$6,037,932, with a budget of \$12,472,464. He said the cash balance is 48.41 as a percent of budget. Mr. Lovell said the current month revenue was \$1,262,632, and total year-to-date revenue was \$6,933,718. He said the expenditures were \$929,931, which resulted in a gain of \$332,700, for the month of June. Mr. Lovell said the total year-to-date expenditures were \$5,989,354, which resulted in a total year-to-date gain

of \$944,364. He said the Special Account Revenues for the month of June were \$24,051, and year-to-date were at \$102,122.

Mr. Lovell gave a 3-year comparison on single family and commercial permits and plans, inspections numbers and evaluations. He stated we are at 50 percent of the year, and we have collected 78 percent of the plan check fees, and the permit numbers are at 51.4 percent, which indicates that there will be a lot of activity forthcoming this year.

b) Building Report

Mindy Stuemke presented the Building Report for the month of June 2016. She said there were 380 single-family houses permitted in June; and 18 commercial building permits. She said the total valuation of permits issued in June was \$10,206,695; and the total valuation of permits issued to date in 2016 is \$1,308,710,254. She said there were two permits in June with a valuation that exceeded \$3 million. Ms. Stuemke said there are 252 single family permits to date in July. She said residential is down a little in July, and commercial is going strong. She stated the Front Counter has had a high volume recently with days with 640 phone calls, and approximately 142 customers. Ms. Stuemke stated RBD is getting a new telephone system, which will be a big improvement over the current system. She stated RBD is very busy, but “we are staying on top of it,” so she does not anticipate any staff changes.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of June 2016. He said there were 432 single family plans, which is an increase of 57.1 percent over this same time last year; 41 new commercial plans, which is an increase of 5.1 percent; and a total of 909 plans, which is an increase of 33.5 percent over this same time last year. He said the total plans year to date yields an overall increase of 22 percent compared to this time last year. Mr. Eenhuis stated the average wait time was 9.16 minutes and the review time was 3.49 minutes. He said there were 451 electronic plans submitted in June 2016 out of 909 total plans, or 50 percent in e-submittals, compared to June 2015, which was 36 percent. Mr. Eenhuis stated the Plan Review Department is seeing 102 walk-thru plans per day. He said there was a 6.5 percent increase in Solo Reviews in June, a 4 percent decrease in Residential Walk-through Reviews, and 11 percent increase in Commercial Walk-through Reviews compared to June 2015.

d) Inspection Report

John Welton presented the Inspection Report for the month of June 2016. He said the inspectors in all departments did a total of 20,856 inspections in June, with a total of 40 inspectors. He said each inspector averaged 23.5 inspections per day, and the average time per inspection was 15.4 minutes.

5. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

6. NEW BUSINESS

a) Power Outages in the Northgate Area

Larry Bagley stated at the City Utilities Meeting last week, it was reported that there were a number of outages in the Northgate area, and he asked Mr. Lovell to look into this issue. Dean Wemmer appeared and stated a number of the buildings affected were built by the same contractor, and the sub-contractor, Bible Electric, told him that there were utility issues that were outside the buildings. He stated there was a drive issue in the Magnum building and there was a fire in a section of that building. He stated they are not sure at this point if the fire was sparked by the electrical wiring, or vice versa. Mr. Wemmer stated we do not know what the power problem was outside of these buildings that affected multiple buildings; it could be a lightning strike or a power surge. He stated CSU did put some power monitoring equipment on the Magnum building, but he does not believe they were able to obtain any information from this monitoring equipment.

7. FUTURE AGENDA ITEM REQUESTS

Larry Bagley stated he would like to talk about the Springs Rescue Mission and the Silver Key Facility when Chairman Stevens returns. Roger Lovell suggested that this matter be discussed prior to the August Building Commission Meeting, in the event RBD staff should add items to the Amended Budget. He stated RBD staff will set up a meeting for this purpose.

8. EXECUTIVE SESSION

There were no Executive Session requests.

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The meeting adjourned at 3:40 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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