

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

September 28, 2016

3:00 p.m.

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

**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 3:01 p.m.

#### **1. CONSIDERATION OF AUGUST 24, 2016 MINUTES**

A motion was made by Dennis Hisey to **APPROVE** the August 24, 2016 Building Commission Minutes as written, seconded by Larry Bagley; the motion carried unanimously.

#### **2. NEW BUSINESS**

##### **a) 2016 Amended Budget**

Roger Lovell stated the Amended Budget amounts to \$13,636,414, which represents an increase of \$1,163,950 from the Fiscal Year 2016 Budget of \$12,472,464. He stated while the Amended Budget numbers have increased, it is generally in line with previous budgets and represents a decrease of \$472,889 from the Fiscal Year 2014 Budget and an increase of \$341,112 from the Fiscal Year 2015 Budget.

Mr. Lovell stated the increases are due in part to the following: Increased permit activity beyond what was anticipated; Building Commission approval of community centered projects; continued replacement of older computer hardware with far more energy efficient equipment; 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 zero gain by year end. He said RBD is committed to the timely completion of all projects funded in the Fiscal Year 2016 Budget, and we respectfully request these changes be approved through the adoption of this Amended Budget.

A motion was made by Dennis Hisey to **APPROVE** the 2016 Amended Budget for the Pikes Peak Regional Building Department, seconded by Larry Bagley; the motion carried unanimously.

Mr. Lovell stated the Springs Rescue Mission and the El Paso County Parks Department personnel will be appearing before the Building Commission meeting in October to request a donation. He stated the 2017 Budget will also come before the Building Commission for approval in October.

### 3. **PUBLIC COMMENT**

There were no Public Comments to discuss.

Todd Welch introduced Jina Koulchitzka, an attorney with Alpern, Myers, Stuart, LLC, who will be filling in for Mr. Welch while he is on medical leave.

### 4. **ADVISORY BOARD REPORT**

Todd Welch appeared and gave the Advisory Board Report.

### 5 **BUILDING OFFICIAL REPORTS**

#### a) Financial Statement

Roger Lovell presented the financial statement for the month of August 2016. He said the current operating balance is \$6,032,150, with a budget of \$12,472,464. He said the cash balance is 48.36 as a percent of budget. Mr. Lovell said the current month revenue was \$2,003,459, and total year-to-date revenue was \$10,156,130. He said the expenditures were \$1,016,857, which resulted in a gain of \$986,602, for the month of August. Mr. Lovell said the total year-to-date expenditures were \$7,920,590, which resulted in a total year-to-date gain of \$2,235,540. He said the Special Account Revenues for the month of August were \$34,674, and year-to-date were at \$159,217. He stated 13,025 reroofing permits have been issued since July 1<sup>st</sup>, which has created significant revenue and work volume. Mr. Lovell stated there have been 34 homes started this year prior to having a permit in place, and RBD has been assessing penalties on these contractors, which amounts to \$9,500.00 in August. He stated RBD staff is issuing a fine to contractors in lieu of bringing them before the Licensing Committee, so our Licensing Committee is not inundated with contractor complaints.

Mr. Lovell stated RBD's share for the PERA shortfall is \$9.5 million, and RBD staff is now looking at ways to prepare for payment of this shortfall in the future.

b) Building Report

Mindy Stuemke presented the Building Report for the month of August 2016. She said there were 340 single-family houses permitted in August, which is an increase of 14.48 percent over this same time last year; and 40 commercial building permits, which is 17.65 percent more than the previous year. She said the total valuation of permits issued in August was \$13,673,018, which is 40.56 percent less than this same time last year; and the total valuation of permits issued to date in 2016 is \$1,805,220,457, which is an increase of 15.90 percent over this same time last year. She said there were four permits in August with a valuation that exceeded \$3 million. She stated there are currently four permits in September with a valuation that exceeded \$3 million. Ms. Stuemke said the Front Counter is receiving approximately 600 phone calls per day, and there have been days when the Licensing Department received almost 450 phone calls per day, and it is back down to approximately 100 phone calls per day. She said the staff at the Front Counter is seeing approximately 120 people per day; and the Licensing Department is seeing 40 to 50 people per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of August 2016. He said there were 352 single family plans, which is an increase of 14.3 percent over this same time last year; 50 new commercial plans, which is an increase of 127.3 percent; and a total of 793 plans, which is an increase of 20.5 percent over this same time last year. He said the total plans year to date yields an overall increase of 15.6 percent compared to this time last year. Mr. Eenhuis stated the average wait time was 9.60 minutes and the review time was 3.61 minutes. He said there were 321 electronic plans submitted in August 2016 out of 793 total plans, or 40 percent in e-submittals, compared to August 2015, which was 37 percent. Mr. Eenhuis stated the Plan Review Department saw a 26 percent increase in Solo Reviews in August, a 12 percent increase in Residential Walk-through reviews, and a 29 percent increase in Commercial walk-through reviews compared to August 2015. He said there was a 26 percent increase in Single Family Valuation; a 25 percent increase in Residential Alteration Valuation; a 3 percent increase in New Commercial Valuation; and a 39.7 percent increase in Commercial Alteration Valuation compared to this time last year.

d) Inspection Report

John Welton presented the Inspection Report for the month of August 2016. He said the inspectors in all departments did a total of 21,993 inspections in August, with a total of 42 inspectors. He said each inspector averaged 22.7 inspections per day, and the average time per inspection was 16 minutes. Mr. Welton stated RBD is hiring additional inspectors to help with the additional workload created by the hailstorm in July. He stated RBD staff is anticipating 45,000 reroof permits due to the July hailstorm. He stated there are more roofing inspections being called in each day, than RBD's staff of five roofing inspectors are able to accomplish on a daily basis.

Mr. Welton stated with regard to roof inspections passing during the first inspection, prior to the hail storm on July 28th, 78 percent of roofing inspections passed during the first inspection; through August, that number dropped to 74 percent, and most recently in September, that number has dropped to 68 percent. He stated he attributes the "dip" in numbers to the fact that there are a large number of roofers moving into El Paso County that are not familiar with RBD's Code requirements.

**6. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

**7. FUTURE AGENDA ITEM REQUESTS**

There were no future Agenda Item Requests to discuss.

**8. EXECUTIVE SESSION REQUESTS**

There were no Executive Session requests.

The meeting adjourned at 3:58 p.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg