

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

March 15, 2017

12:30 p.m.

MEMBERS PRESENT: Mr. Robert Todd, Manitou Springs
Mr. Edward Pine, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor
Mr. Darin Tiffany, Engineer
Mr. Dennis Murphy, Monument
Mr. Richard Applegate, Fountain
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Dave Munger, Citizen-at-Large
Mr. Chris Quinn, Green Mountain Falls

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, Front Counter Supervisor
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Robert Todd called the meeting to order at 12:32 p.m.

1. UNFINISHED BUSINESS

a) Funding Approval for the Enhanced Mechanical IV Training by Don Piano

Roger Lovell stated RBD has funding in place to continue the Enhanced Mechanical IV Training, and Mr. Piano is here today to give the Committee an update on how that funding will be utilized. Don Piano appeared and stated the Pikes Peak Mechanical Contractors Association (PPMCA) is very appreciative of the support of the Pikes Peak Regional Building Department over the past three years for this program. He stated the PPMCA has been able to put 171 Mechanic IV's through the Enhanced Mechanical IV Training Program, and educate them on carbon monoxide safety and source investigation, how it is produced, and how to find it, because of RBD's financial support. He stated they have moved the classes to the Johnstone Supply facility for their Mechanical IV Training Program, and currently there are 661 graduates of the course. He stated they are the recipient of the Carbon Monoxide Safety Community Guardian Award, and RBD received the same award. Mr. Piano demonstrated the carbon monoxide detector for the Committee. He stated the teardrop carbon monoxide detectors are substantially more sensitive to carbon monoxide than those that are sold in retail

stores for consumer use in their homes. He stated they are pleased to offer 50 more “training slots” this year with RBD’s \$25,000 donation.

Roger Lovell stated all of RBD’s inspectors have carbon monoxide detectors on while doing their inspections, and there have been instances when they have noted issues with carbon monoxide while doing their inspections, and were able to alert the homeowners.

2. CONSIDERATION OF THE FEBRUARY 15, 2017 MINUTES

A motion was made by David Wilson to **APPROVE** the February 15, 2017 Advisory Board Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

3. BUILDING COMMISSION REPORT

Todd Welch appeared and gave the Building Commission Report.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Roger Lovell presented the financial statement for the month of February 2017. He said the current operating balance is \$9,810,987, with a budget of \$13,507,129. He said the cash balance is 72.6 as a percent of budget. Mr. Lovell said the current month revenue was \$1,497,870, and the year-to-date revenue was \$2,816,425. He said the expenditures were \$992,291, which resulted in a gain of \$505,579, for the month of February; and expenditures year-to-date were \$2,192,460, which resulted in a gain of \$623,965 for the year. Mr. Lovell said the Special Account Revenues for the month of February were \$23,456; and \$45,440 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February 2017. She said there were 266 single-family houses permitted in February, which is a decrease of 2.21 percent over this same time last year; and 29 commercial building permits, which is 52.63 percent more than the previous year. She said the total valuation of permits issued in February was \$24,568,554, which is 5.87 percent more than this same time last year; and the total valuation of permits issued to date in 2017 is \$435,104,414, which is an increase of 38.80 percent over this same time last year. Ms. Stuemke said there were three permits in February with a valuation over \$3 million. She said the Front Counter is averaging 525 phone calls per day; and Licensing is averaging 75 phone calls per day. She said the staff at the Front Counter is averaging 120 people per day; and Licensing is averaging 30 people per day. Ms. Stuemke said there have been 158 single family home permits to date in March.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of February 2017. He said there were 287 single family plans, which is an increase of 2 percent over this same time last year; 34 new commercial plans, which is an increase of 100 percent; and a total of 677 plans, which is an increase of 24 percent over this same time last year. He stated there were 99 Commercial Plans submitted electronically in February 2017, or 330 percent in e-submittals, compared to February 2016; 82 Residential Plans submitted electronically, which is an increase of 71 percent compared to last year at this time; and 127 Site Plans submitted electronically, or 17 percent more than February 2016, for a total of 308 E-Plans in February 2017, or 45 percent of all plans are being submitted electronically. Mr. Eenhuis stated the Plan Review Department saw 651 Solo Reviews in February, and 1984 Walk-through reviews, for a total of 2635 logged reviews for February 2017, and 5107 total reviews year-to-date, which is an increase of 12 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of February 2017. He said the inspectors in all departments did a total of 21,159 inspections in February, with a total of 48 inspectors. He said each inspector averaged 22.8 inspections per day, and the average time per inspection was 14.5 minutes. Mr. Welton stated on the day after President's Day, the total number of inspections performed that day was 1604, which was a record number of inspections performed in one day by RBD inspectors. He stated on March 1st, RBD implemented a new policy, wherein plans are no longer required to be onsite for 434 Coded projects, i.e. residential alterations, such as basement finishes and decks.

5. **NEW BUSINESS**

a) Temporary Fee Reduction

Roger Lovell stated the IGA requires that the cash as a percent of budget must remain between 25 to 50 percent. He stated this is for the purpose of economic downturns. He stated the hailstorm in 2016 created excess revenues for RBD due to reroofing permits. Mr. Lovell stated he is proposing that fees for valuation based permits be reduced by 20 percent to bring the cash as a percent of budget back into that required by the IGA, and this fee reduction is just for the year 2017, which will be effective as of April 1, 2017. Robert Todd agreed with RBD staff that a press release regarding this fee reduction would put an unnecessary burden on RBD. Mr. Lovell stated there is also a Contractor Reward Program, wherein license renewal fees will be waived if you are in good standing for the prior three years. A motion was made by Darin Tiffany to recommend to the Building Commission **APPROVAL** of the Temporary Fee Reduction, seconded by Dennis Murphy; the motion carried unanimously.

b) Carbon Monoxide Detector Program

Roger Lovell stated he would like to expand this program by getting more of the personal detectors out into the community. He stated RBD can purchase 200 of these units for \$211 each, or a total of \$42,318. He stated the greatest need is in the lower income families. Mr. Lovell stated 140 of the detectors would go to the Department of Human Services, and 50 detectors would go to PPMCA for the Mechanical IV Training. A motion was made by Tom McDonald to recommend to the Building Commission **APPROVAL** of the purchase of 200 personal carbon monoxide detectors for a total of \$42,318, for the Carbon Monoxide Detector Program, seconded by Dennis Murphy; the motion carried unanimously.

c) Future Agenda Items

Robert Todd proposed that the Committee members contact him with proposed agenda items for 2017.

The meeting adjourned at 1:54 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg