

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

February 22, 2017

3:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem
Larry Bagley, Colorado Springs City Council

MEMBERS ABSENT: Mark Waller, El Paso County Commissioner

OTHERS PRESENT: Roger Lovell, Regional Building Official
Todd Welch, Regional Building Counsel
Jay Eenhuis, Chief Plans Examiner
John Welton, Chief Building Inspector
Mindy Stuemke, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 3:02 p.m.

The following Item 5.a. was heard out of order.

5. UNFINISHED BUSINESS

a) Update on Certificate of Non Compliance Policy

Larry Bagley stated he has done some research on this issue; there were sump pumps installed in this complex, and there is some confusion as to who is responsible for repair and maintenance of these sump pumps. He stated he has also discussed this issue with Colorado Springs Utilities and discovered that some, if not all, of the sump pumps are emptying into the City sewer system. Carlos Wright and Nick Verde, Colorado Springs Utilities Waste Water Collections Department, appeared and Mr. Wright stated due to flooding issues in the past, the Waste Water Department prohibits any outside connections to the waste water service line, which connects to the main line. Mr. Verde stated he received a call from Diann Butlak in March of 2015 about this sump pump, and they noted that there was ground water emptying into their system. He stated their policy when they run into this type of issue in Colorado Springs is to take pictures and work with RBD staff to confirm that the lines have been corrected and are no longer cross-connected. He said with the Pinion Sun Condominiums, the corrections have not been completed to date.

Larry Bagley stated he met with Dave Munger with CONO and Diann Butlak in an effort to resolve this issue. He stated he will continue to work on this issue in an attempt to resolve this matter. Diann Butlak stated there are two issues, i.e. the illegal hook-up, and then who is responsible for making the corrections.

1. CONSIDERATION OF JANUARY 25, 2017 MINUTES

A motion was made by Larry Bagley to **APPROVE** the January 25, 2017 Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

2. PUBLIC COMMENT

There were no public comments to discuss.

3. ADVISORY BOARD REPORT

Todd Welch appeared and gave the Advisory Board Report.

4. BUILDING OFFICIAL REPORTS

a) Financial Statement

Roger Lovell presented the financial statement for the month of January 2017. He said the current operating balance is \$9,212,925, with a budget of \$13,507,129. He said the cash balance is 68.21 as a percent of budget. Mr. Lovell said the current month revenue was \$1,318,554, which is also the year-to-date revenue. He said the expenditures were \$1,200,172, which resulted in a gain of \$118,382, for the month of January, as well as the year-to-date gain. Mr. Lovell said the Special Account Revenues for the month of January and year-to-date were \$21,983. He said RBD is implementing a Licensing Reward Program for 2017, and year-to-date RBD has spent \$20,000 out of the \$200,000 that was budgeted for this program.

b) Building Report

Mindy Stuemke presented the Building Report for the month of January 2017. She said there were 233 single-family houses permitted in January, which is an increase of 14.65 percent over this same time last year; and 39 commercial building permits, which is 30.00 percent more than the previous year. She said the total valuation of permits issued in January was \$11,785,652, which is 48.63 percent less than this same time last year; and the total valuation of permits issued to date in 2017 is \$201,023,704, which is an increase of 42.55 percent over this same time last year. Ms. Stuemke said there were two permits in January with a valuation over \$3 million. She said the Front Counter is averaging 550

phone calls per day. She said the staff at the Front Counter is averaging 120 to 130 people per day. Ms. Stuemke said there have been 211 single family home permits to date in February. She stated there have been 3 permits to date in February with a valuation over \$3 million. She stated the day after the Presidents Day holiday, they had over 1,100 phone calls and 179 people come through the Front Counter that day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of January 2017. He said there were 241 single family plans, which is an increase of 12 percent over this same time last year; 46 new commercial plans, which is an increase of 142 percent; and a total of 586 plans, which is an increase of 23 percent over this same time last year. He stated there were 252 total electronic plans submitted in January 2017, or 43 percent in e-submittals, compared to January 2016, which was also 43 percent. Mr. Eenhuis stated the Plan Review Department saw 574 Solo Reviews in January, 922 Residential Walk-through reviews, and 976 Commercial walk-through reviews, for a total of 2472 logged reviews for January 2017, as well as year-to-date, which is an increase of 9 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of January 2017. He said the inspectors in all departments did a total of 20,169 inspections in January, with a total of 46 inspectors. He said each inspector averaged 21.6 inspections per day, and the average time per inspection was 16.8 minutes. Mr. Welton stated yesterday, the day after President's Day, RBD did a total of 1,604 inspections on that day. He stated RBD has added two roofing inspectors recently, in an effort to stay "on top" of the growing roofing inspections.

5. UNFINISHED BUSINESS

b) Update on Certificate of Non Compliance Policy

This Item was heard out-of-order at the commencement of the meeting.

c) Resolution for Sale of Property at 101 W. Costilla Street and 435 Sahwatch Street

Roger Lovell stated the sale of the property at 101 West Costilla Street and 435 Sahwatch Street was discussed during the November Building Commission meeting, and we are bringing the Resolution before the Commission for final approval of this sale. He stated it is his goal to have this completed within five to six months. He stated RBD has not yet determined how to utilize the revenue from this sale.

A motion was made by Larry Bagley to approve the Resolution as written, with the stipulation that the final execution of funds will come back to the Building Commission for

final approval, seconded by Tyler Stevens; the motion carried unanimously.

6. NEW BUSINESS

There was no New Business to discuss.

7. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

8. EXECUTIVE SESSION REQUESTS

There were no Executive Session requests.

The meeting adjourned at 3:41 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg