

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

July 25, 2019

2:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Trustee
Mark Waller, El Paso County Commissioner
Tom Strand, Colorado Springs City Council

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official - Inspections
Ryan Johanson, Director of Finance
Matt Matzen, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

1. CALL TO ORDER

Chairman Tyler Stevens called the meeting to order at 2:01 p.m.

2. CONSIDERATION OF THE MAY 23, 2019 MINUTES

A motion was made by Tom Strand to **APPROVE** the May 23, 2019 Regional Building Commission Meeting Minutes, as written, seconded by Mark Waller; the motion carried unanimously.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Update by Dani Barger

Dani Barger, Vice President of Marketing & Communications, Colorado Springs Chamber & EDC, appeared and gave the U.S. Space Command Update.

Ms. Barger discussed talent attraction, as a big initiative for Colorado Springs Chamber & EDC.

b) 2018 Audit Report

Steve Hochstetter with Stockman Kast Ryan & Company appeared to present the 2018 Audit Report for the Pikes Peak Regional Building Department. He stated the Department changed accounting policies related to the reporting of OPEB benefits and their associated liabilities, deferred outflows and deferred inflows by adopting the provisions of GASB Statement No. 57, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*. He said the accounting change has been applied to the year ended December 31, 2018. Mr. Hochstetter stated the financial statement disclosures were neutral, consistent, and clear, and he encountered no significant difficulties in dealing with management in performing and completing their audit. He stated misstatements detected as a result of audit procedures and corrected by management consisted of a prior period adjustment to increase the change in net position by \$1,265,396 for the year ended December 31, 2017.

Mr. Hochstetter stated the audited financial statements look very similar to the Department's internal financial statements. He stated in his opinion, the financial statements were presented fairly, in all material respects, the financial position of the Department as of December 31, 2018, and the changes in its financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Further details were provided by Mr. Hochstetter. A motion was made by Tom Strand to **APPROVE** the 2018 Audit Report, seconded by Mark Waller; the motion carried unanimously.

4. **CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING**

The next two Regional Building Commission meetings are scheduled to take place on Thursday, August 29, 2019 at 1:00 p.m.; and on Thursday, September 26, 2019 at 2:00 p.m.

5. **PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA**

Public comments on items not scheduled on the agenda shall be limited to three (3) minutes.

There were no public comments.

6. **ADVISORY BOARD REPORT**

Roger Lovell appeared and gave the Advisory Board report.

7. **BUILDING OFFICIAL REPORTS/NON ACTION ITEMS**

a) Financial Statement through June 30, 2019

Mr. Johanson presented the financial statement for the month of June 2019. He said the operating cash balance was \$13,210,449. He said the cash balance was 74% as a percent of budget. Mr. Johanson said the monthly revenue was \$1,616,361. He said the expenditures were \$1,162,375, which resulted in a gain of \$453,986 for the month of June. He stated year-to-date, the Department had a net gain of \$558,438.

b) Building Report through June 30, 2019

Matt Matzen presented the Building Report for the month of June 2019. He said there were 368 single-family houses permitted in June, which was 10.02 percent less than this time last year; and 58 commercial building permits. Mr. Matzen said the total valuation of permits issued in June was \$469,608,485, which was 19.49 percent more than this same time last year; and the total valuation of permits issued in 2019 was \$1,760,879,549, which was an increase of 3.75 percent over this same time last year. He said there were 8 permits with a valuation over \$3 million in June. Mr. Matzen stated the front counter was averaging 426 phone calls per day and 120 walk-in customers per day.

c) Plan Report through June 30, 2019

Jay Eenhuis presented the Plan Review Report for the month of June 2019. He said in June 2019, there were 405 single family plans, which was a decrease of 5 percent over the previous year; 44 new commercial plans, which was an increase of 100 percent; and a total of 987 plans for the month of June, which was an increase of zero percent compared to June 2018. Year to date, 5,363 plans were submitted, an increase of zero percent from 2018. He stated there were 107 commercial plans submitted electronically in June 2019, or a 70 percent increase compared to June 2018; and 174 residential plans submitted electronically, which was an increase of 14 percent; for a total of 476 e-plans in June 2019, a 14 percent increase from June 2018. Year to date, approximately 47 percent of all plans submitted had been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 1,758 solo reviews in June, and 2,684 walk-through reviews, for a total of 4,442 logged reviews for June 2019, and 26,349 logged reviews year-to-date, which was an increase of 24 percent from the previous year.

d) Inspection Report through June 30, 2019

John Welton presented the Inspection Report for the month of June 2019. He said the inspectors in all departments did a total of 27,268 inspections in June, with a total of 63 field inspectors. He said each inspector averaged 22.3 inspections per day, and the average available time per inspection was 15.9 minutes. He stated RBD recently hired 1 mechanical inspector and 2 roofing inspectors, and anticipates hiring 2 more roofing

inspectors and one elevator inspector in the near future.

8. UNFINISHED BUSINESS

Roger Lovell stated there will be a Work Session for the 2020 Budget during the August 29, 2019 Building Commission meeting; and the following month on September 26, 2019, the 2020 Budget will be a regular session item for final approval.

9. COMMISSIONER REPORT(S) OR COMMENT(S)

There were no Commissioner Report(s) or Comments(s).

10. FUTURE AGENDA ITEM REQUESTS

There were no future agenda item requests.

11. EXECUTIVE SESSION REQUESTS

There were no Executive Session requests.

12. ADJOURN

The meeting adjourned at 3:16 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg

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