

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

July 28, 2022

2:00 p.m.

MEMBERS PRESENT: Chair Tom Strand, Colorado Springs City Council
Vice Chair Don Wilson, Mayor of Monument, Colorado
Carrie Geitner, El Paso County Commissioner (*Joined the meeting at 2:07 p.m.*)

MEMBERS ABSENT:

OTHERS PRESENT: Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Building Official – Inspections
Erin Garcia, Director of Finance
Matt Matzen, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

The Regional Building Commission meeting was conducted in a hybrid form, allowing Commission members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER

Chair Tom Strand called the meeting to order at 2:00 p.m.

2. CONSIDERATION OF THE JUNE 30, 2022 MEETING MINUTES

A motion was made by Don Wilson to **APPROVE** the June 30, 2022 Regional Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Presentation.

David Dazlich, Vice President of Government Affairs, Colorado Springs Chamber and EDC, appeared virtually and gave a brief update on government affairs in our community. He stated the Chamber and EDC is focusing on affordable housing in our community, although the Chamber and EDC did support the Development Fee Ordinance at a 70 percent cost reimbursement. Although it does increase the price of housing, it is necessary to provide our public safety with necessary infrastructure to maintain the levels of service,

especially as the City expands. The Chamber and EDC also supported the fire mitigation planning in support of the City keeping the fire mitigation and evacuation planning in Chapter 8 of the City Public Safety Code.

Mr. Dazlich stated their Government Affairs Council is currently reviewing two ballot items having to do with building and infrastructure. They are looking at renewal of the PTRTA sales tax with the City. They have endorsed and will be supporting the PTRTA Renewal Campaign. Mr. Dazlich stated the Chamber and EDC is looking at Proposition 108 that deals with housing and the availability of affordable housing funds through the cities. The idea is to “de-TABOR” a portion of the TABOR refunds related to income tax and reroute some of those dollars to the cities and counties, making available funds for affordable housing, and to fund the streamlining of the affordable housing approvals process.

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

The August Regional Building Commission meeting date and time: Thursday, August 25, 2022, beginning at 2:00 p.m. The meeting will be conducted in a hybrid form: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually via a program called Microsoft Teams Live events. Sufficient and timely instructions for public participation will be made available at: <https://www.pprbd.org/Information/Boards>.

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**

Virginia Koulchitzka presented the Advisory Board Report.

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

a) Financial Statement through June 30, 2022.

Erin Garcia presented the financial statement for the month of June 2022. She said for the month of June, the operating cash balance ended at \$15,800,744 with a cash balance as a percent of budget of 66 percent. She said the monthly revenue was \$2,453,985, which year-to-date is 48 percent of budget. Ms. Garcia stated the expenditures were \$1,464,708, and year-to-date expenses were at 41 percent of budget. The net gain for June was \$989,277, and year-to-date net income is \$1,820,060.

b) Building Report through June 30, 2022.

Matthew Matzen presented the Building Report for the month of June 2022. He said there were 440 single-family houses permitted in June, which was 1.12 percent less than this time last year. He stated there were 39 commercial building permits, which was a decrease of 37.10 percent from this time last year. Mr. Matzen said the total valuation of permits issued in June for residential homes was \$184,689,750, which was an increase of 12.14 percent from this same time last year. He stated the total valuation for commercial permits was \$133,873,689 for the month, which was an increase of 81.67 percent from this same time last year. Mr. Matzen stated the total valuation year-to-date across all permits was \$2,315,365,486, which is an increase of 5.29 percent from the previous year. He said there were 8 permits with a valuation over \$3 million in June.

c) Plan Report through June 30, 2022.

Matthew Matzen presented the Plan Review Report for the month of June 2022. There were 514 single family plans, which was an increase of 24 percent compared to June of the previous year; 157 new commercial plans, which was an increase of 220 percent; and a total of 2,070 plans for the month of June, which was an increase of 40 percent compared to June 2021; and 9,217 plans year-to-date, which was an increase of 5 percent over the previous year. Mr. Matzen stated the Plan Review Department performed 5,347 solo reviews in June, and 717 walk-through reviews, for a total of 6,064 logged reviews for June 2022, which was an increase of 12 percent from the previous year; and 32,749 logged reviews year-to-date, which was an increase of 12 percent over the previous year. Mr. Matzen stated 83 percent of the plans submitted in June were electronic submittals; and 87 percent of the plans submitted year-to-date were electronic submittals.

d) Inspection Report through June 30, 2022.

John Welton presented the Inspection Report for the month of June 2022. He said the inspectors in all departments did a total of 33,049 inspections in June, with a total of 77 field inspectors. Mr. Welton said each inspector averaged 18.6 inspections per day, and the average available time per inspection was 22.2 minutes. He stated the building inspector position has been filled, leaving a mechanical inspector vacancy which he hopes to fill shortly. He stated the inspection staff is averaging 1,472 inspections per day in July.

8. UNFINISHED BUSINESS

a) North Facility Update.

John Welton stated the north facility, located at 3939 Cordera Crest Avenue, Colorado Springs, Colorado, will be opening on August 1, 2022, and a Grand Opening is scheduled on August 1st. He stated the Department will be offering full services at that location, Monday through Friday from 7:30 a.m. to 4:15 p.m.

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

There were no Commissioner reports or comments.

10. FUTURE AGENDA ITEM REQUESTS

- a) Ratification of Resolution 2022-1 effective as of June 2, 2022 (A Resolution of the Regional Building Commission Declining Pikes Peak Regional Building Department's Participation in the State of Colorado's Paid Family and Medical Leave Insurance Program Pursuant to C.R.S. § 8-13.3-522) for purposes specific to compliance with certain Department of Labor and Employment employee related notification requirements post declination of participation.

The ratification will be before the Regional Building Commission for consideration and vote on its August 25, 2022 agenda. In a broad sense, "ratification" means the confirmation of a previous act done by the Regional Building Commission. It is equivalent to a previous authorization and relates back to time when the act ratified was done, except where intervening rights of third persons are concerned. Here, the intervening rights of third persons concerned are the rights of certain employees, who must receive timely notice of and certain advisements specific to: (i) the Department's declination of participation; (ii) the difference between the FAMLI Program and any plan offered by the Department; (iii) FMLA eligibility and other local benefits; and (iv) information regarding the employees' rights to voluntarily opt into FAMLI pursuant to C.R.S. section 8-13.3-514, and FAMLI Division's contact information. The above requirements further include required posting of the post-vote notice in a "conspicuous and accessible place in each establishment where employees are employed." (7 CCR 1107-2: 2.6.A.4). E-mail notice or posting on a web- or app-based platform is further recommended and is required for employees with no physical workplace and for employees who work remotely.

Ms. Koulchitzka stated this matter will come before the Building Commission during the August 25, 2022 Building Commission meeting for ratification. All that will be required will be a vote to ratify what the Building Commission considered and approved on June 2, 2022, adopting the Resolution via the formal procedures of any public meeting that the Department holds and in accordance with the Colorado Department of Labor and Employment regulations, rules, and requirements specific to FAMLI and the Department's declination to participate therein.

11. EXECUTIVE SESSION REQUEST

There were no Executive Session Requests.

12. ADJOURN

The meeting adjourned at 2:55 p.m.

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Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/lfg

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