

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

May 17, 2023

12:30 p.m.

MEMBERS PRESENT: Chair Loren Moreland, Building A, B or C Contractor
Vice Chair Vince Colarelli, Building A or B Contractor
Christine Riggs, Architect
Dennis Stern, Town of Palmer Lake
Christopher Freer, Engineer
Richard Applegate, City of Fountain
John Graham, City of Manitou Springs (*attended virtually*)
Sana Abbott, Town of Monument (*attended virtually*)

MEMBERS ABSENT: Jeff Finn, Citizen-at-Large
Katharine Guthrie, Town of Green Mountain Falls

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Counsel
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Erin Garcia, Director of Finance
Matthew Matzen, Permit/Licensing Supervisor
Gina LaCascia, Executive Administrative Assistant

The Advisory Board meeting was conducted in a hybrid form, allowing Committee 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: DETERMINATION OF A QUORUM**

Chair Loren Moreland called the meeting to order at 12:30 p.m.

2. **CONSIDERATION OF THE APRIL 19, 2023 ADVISORY BOARD MINUTES**

A motion was made by Vice Chair Vince Colarelli to **APPROVE** the April 19, 2023 Advisory Board Minutes as written, seconded by Christine Riggs; the motion carried unanimously.

3. NEW BUSINESS

Virginia Koulchitzka announced the upcoming retirement of the Department's Executive Administrative Assistant, Linda Gardner, on June 1, 2023, and introduced the Department's new Executive Administrative Assistant, Gina M. LaCascia.

4. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

June Advisory Board meeting date and time: Wednesday, June 21, 2023, beginning at 12:30 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. 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

There were no public comments.

6. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through April 30, 2023.

Erin Garcia presented the financial statement for the month of April 2023. She stated for the month of April, the operating cash balance ended at \$13,836,523 with a cash as a percentage of budget of 61 percent. Further, revenue for April was \$1,688,458. She also stated that the revenue was down 20 percent over the same time period in 2022, \$1,467,745; expenditures were \$2,091,866 for April, these expenditures were up 4 percent over the same first four months of 2022. Ms. Garcia added at 33 percent of this year, the Department's revenue is tracking at 26 percent of the budget and the expenses are tracking at 31 percent; with the net loss for the month of April at \$403,408, bringing the year-to-date net loss to \$1,200,066.

b) Building Report through April 30, 2023.

Matthew Matzen presented the Building Report for the month of April 2023. He stated there were 261 single-family homes permitted in April, which was down 38.73 percent with an overall valuation of \$102,792,069 down 32.04 percent from the same time last year. He stated commercial construction was very strong in the month of April, at 31 total permits issued down 3.13 percent, with an overall valuation at \$129,691,368, which was up 56.04 percent. Mr. Matzen added that the Department issued one permit less, however, the scope of the projects were much larger. He added the total valuation for the month of April across all permits was up 10.36 percent and year-to-date, the total valuation is \$1,111,971,810, down 23.39 percent.

Mr. Matzen reported there were 10 total projects with valuations over \$3 million.

Chair Moreland asked if these numbers were consistent with what was anticipated for building permits for the month. Mr. Matzen indicated April was one of the busier months for the Department as far as single-family permits since July of last year. And, with regard to commercial permits, April was a very busy month with many large permitted projects.

Chair Moreland indicated it will be interesting to see if there is the same surge in permits prior to Code adoption with there being a lack of backlog for builders; it may be much less than anticipated than historically recorded.

c) Plan Report through April 30, 2023.

Jay Eenhuis presented the Plan Review Report for the month of April 2023. He stated that in April, there were 301 new single-family plans submitted, which was a decrease of 29 percent compared to last April. Year-to-date, the Department is up to 914 new single-family plan reviews, which is down 45 percent compared to the same timeframe from last year. There were a total of 1542 plans submitted in April, which 91 new commercial and multi-family plans for the month of April, which is up 214 percent with a year-to-date of 270 commercial and multi-family plans; and this is up by 79 percent. Further, there were 4893 plans submitted year-to-date, which is up 12 percent with a decrease of 11 percent. Mr. Eenhuis added that with half of the month of May complete, we are currently at 212 single-family plans, 65 new commercial and multi-family plans, with 931 total plans so far in the month of May.

With regard to reviews, Mr. Eenhuis stated that there were 4271 solo reviews in April, down 14 percent; 713 walk-throughs, up by 3 percent, with total reviews in April of 4984, which is down 12 percent. This does fall in line with the total amount of plans being down 11 percent, which would result in reviews being down about the same percentage.

Mr. Eenhuis further stated that the Department is staffed and ready to deal with an increase in plan submittals that are expected for the rest of this month and throughout June. And with the Code change, the Department is expecting a decrease in new submittals in July. He stated the Department has new 2023 master plans coming in from builders.

Chair Moreland indicated the next cycle of preparation from builders will be to get their masters up-to-date, which will be a great deal of work and the building permit side of the building will see a huge increase as well.

d) Inspection Report through April 30, 2023.

John Welton presented the Inspection Report for the month of April 2023, stating that for the month of April, the Department performed 22,405 inspections with 68 fulltime field inspectors, which is a daily average workload per inspector of 16.3 inspections per day, with an available amount of time of 23.6 minutes per inspection.

Mr. Welton further indicated that staffing levels are good, especially based on the current number of open permits. He finished up by advising the Department has been spending many hours on training specific to the upcoming Code adoption.

Chair Moreland asked if the Department is presuming the workload will remain high due to the complexity of some of the commercial projects underway with residential dropping off. Mr. Welton answered in the affirmative, stating that there are still over 50,000 open permits, including 10,103 open apartment units under construction.

Dennis Stern asked if the average inspection time included travel time. Mr. Welton stated this is available amount of time once on site.

7. UNFINISHED BUSINESS

Roger Lovell gave a brief update as to the Code adoption process, which includes one hearing left with the City of Woodland Park. He anticipates some discussion with Woodland Park, but nothing other than final approval. Further, adoption of the Code should be complete and on target for the June 30, 2023 actual adoption date.

Mr. Lovell added that there has been much time spent on valuations so that the financial reports that Ms. Garcia provides are absolutely correct across all departments. Currently, the Department is using the 2013 ICC Valuation Tables. The Department will move to the February 2023 ICC Valuation Tables effective June 30, 2023. When a permit is issued, we request the valuation; we compare that valuation to the ICC Valuation Tables. The resulting permit fee will be based upon the greater of the two. What the Department has determined is that often the computed valuation is substantially below the stated valuation. Updating the ICC Valuation Tables will resolve valuation related discrepancies. This update will somewhat close the revenue gap. Further, Mr. Lovell indicated that the Department will continue to review the Valuation Tables during the budget process and consider adopting the latest Valuation Tables potentially every one to two years in attempt to keep the numbers current and consistent.

Ms. Koulchitzka asked that Mr. Lovell speak to the Department's accomplishments regarding HB1233, which will positively affect not only the Department and the jurisdictions it serves, but all building departments and jurisdictions served throughout the State of Colorado, specific to the Energy Efficient Building Codes statutory requirements.

The reason the Department has taken such a close look at the expenses and revenue is the adoption of the 2023 Code; additional plan reviews and inspections will be required due to the Energy Code, resulting in increased costs to the Department. With regard to HB1233, Mr. Lovell stated this bill is specific to EV charging requirements primarily for multi-family construction. The Colorado Energy Office proposed removing the plumbing and the electrical codes as triggers for implementation of the State Energy Code and the Model Electric and Solar-Ready Code. However, the proposal did not include the conveyance codes for elevators and escalators. The Department proposed an amendment to this regard, i.e., to include the conveyance codes; the amendment passed.

As a result, and because of the 2023 Code adoption prior to July 1, 2023, the Department retains local control of the energy code for the foreseeable future.

8. EXECUTIVE SESSION REQUEST(S)

There were no executive session requests.

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

There were no board reports or comments.

10. FUTURE AGENDA ITEM REQUESTS

There were no future agenda item requests.

11. ADJOURN

The meeting adjourned at 12:53 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official
RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.