

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

January 26, 2023

2:00 p.m.

MEMBERS PRESENT: Chair Tom Strand, Colorado Springs City Council
Vice Chair Carrie Geitner, El Paso County Commissioner (*Joined the meeting late*)
Todd Dixon, Mayor of Green Mountain Falls, Colorado

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official - Plans
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: DETERMINATION OF A QUORUM

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

2. ELECTION OF OFFICERS

A motion was made by Chair Tom Strand to delay the Election of Officers until the March 23, 2023 Building Commission Meeting, seconded by Todd Dixon; the motion carried unanimously.

3. CONSIDERATION OF THE NOVEMBER 28, 2022 MEETING MINUTES

A motion was made by Todd Dixon to **APPROVE** the November 28, 2023 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

4. **NEW BUSINESS**

- a) Colorado Springs Chamber & EDC Presentation.

David Dazlich appeared and gave an overview of new initiatives that the Chamber and EDC will be working on in 2023.

- b) Colorado Sunshine Act Requirement.

To be read on the record, except the text in bold which requires the person making the motion to state his/her name, and the same of the person who seconds the motion.

Pursuant to the Colorado Sunshine Act, I, Tom Strand, move that the Building Commission meeting be held on the fourth Thursday of each month beginning at 2:00 p.m. 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 accessible via Pikes Peak Regional Building Department's website Boards & Committee's page, that the Building Commission Meeting Agendas and Minutes for each meeting be posted on the website of Pikes Peak Regional Building Department at www.pprbd.org, and that the meeting Agendas and Minutes be maintained by the Executive Administrative Assistant in the records of Pikes Peak Regional Building Department. Further, the Department designates the following public place within the boundaries of the Department at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online: The Department's Public Notice Board located in the atrium of the Department premises, seconded by Todd Dixon; the motion carried unanimously.

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

The next Building Commission Meeting date and time: Thursday, February 23, 2023, 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. Sufficient and timely instructions for public participation will be made available at: <https://www.pprbd.org/Information/Boards>.

6. 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.

Public Comment: The public is invited to provide oral public comment on **any item not scheduled on the agenda**. The Advisory Board will not take action on issues discussed during this general public comment period; such matters may be scheduled for further discussion or action at a later date.

Jim Reed, Pikes Peak Regional Office of Emergency Management (PPROEM), appeared and presented an appreciation award to Roger Lovell for allowing PPROEM to set up an Emergency Coordination Center in the Pikes Peak Regional Development Center. Roger Lovell thanked Mr. Reed and PPROEM for the award.

7. ADVISORY BOARD REPORT

Roger Lovell presented the Advisory Board Report.

8. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS

a) Financial Statement through December 31, 2022.

Erin Garcia presented the financial statement for the month of December 2022. She said for the month of December, the operating cash balance ended at \$14,483,665 with a cash balance as a percent of budget of 61 percent. She said the monthly revenue was \$1,402,665, which year-to-date is 89 percent of budget. Mrs. Garcia stated the expenditures were \$1,621,484, and year-to-date expenses were at 84 percent of budget. The net loss for December was \$218,819, and year-to-date net income is \$1,087,994.

b) 2022 Year-End Report by Greg Dingrando.

Greg Dingrando presented the 2022 End-of-Year Reports. He stated, in 2022 housing construction slowed during mid-summer, but there was a large increase in multi family projects. It was a busy year for plan review and inspection staff. The north satellite office opened for business this past summer. He stated there were 3,606 single family home permits in 2022, which was a 29 percent decrease compared to 2021. Mr. Dingrando stated there were 526 new commercial projects; it was the multi-family projects that “dominated” construction on the commercial sector. There were 4,963 new apartment units last year.

Mr. Dingrando talked about some of the notable commercial projects in 2022: USAFA Hotel and Convention Center at \$98 million; 4 new hotels; and the large Solar Farm at \$700 million. The total estimated valuation for all construction was \$4.4 Billion.

Mr. Dingrando stated there were 129 homes permitted in Dublin North; 167 homes permitted in Banning Lewis; 183 homes permitted in Cordera; 160 homes permitted in Wolf Ranch; 115 homes permitted in Springs Ranch; 140 homes permitted in Windemere; 52 homes permitted in The Farm; 61 homes permitted in Flying Horse; 55 homes permitted in Mayberry; 326 homes permitted in Falcon; 71 homes permitted in Trails at Aspen Ridge; 258 homes permitted in Lorson Ranch; 180 homes permitted in Forest Lakes; 53 homes permitted in Sanctuary Pointe; and there were a number of homes permitted in Fountain as well as an apartment complex.

Mr. Dingrando reviewed the Plan Review data as follows: 3,426 new single-family plans, 8,709 residential alteration plans, 628 new commercial and multi family plans, and 2,044 commercial alteration plans; which is a total of 15,805 plans in 2022.

Mr. Dingrando reviewed the inspection data for 2022 as follows: 344,720 total inspections with 71 field inspectors and 12 senior and chief inspectors. The Department averaged 1,372 inspections per day; 11.2 percent of inspections are done electronically. Mr. Dingrando stated the Department is proud of the fact that it has the lowest fees in the State of Colorado.

c) Legislative Issues of Interest by Greg Dingrando.

Greg Dingrando gave a presentation regarding the following legislative matters:

- SB23-016, Greenhouse Gas Emission Reduction Measures;
- HB23-1057, Amenities for all Genders in Public Buildings;
- SB23-053, Restrict Governmental Nondisclosure Agreements;
- HB23-1075, Wildfire Evacuation and Clearance Time Modeling;
- HB23-1096, Promotion of Wildfire Resistant Homes;
- HB23-1085, Rural County and Municipality Energy Efficient Building Codes;
- SB23-058, Job Application Fairness Act;
- HB23-1032, Disability Protections Against Discrimination; and
- Draft Bill, Establishment of a Wildfire Resiliency Code Board.

9. UNFINISHED BUSINESS

a) 2023 Pikes Peak Regional Building Code Update.

Roger Lovell stated Department staff is currently working through the adoption process of the 2023 Pikes Peak Regional Building Code with the jurisdictions. All information related to the adoption process, including scheduling with the jurisdictions, is available on the Department's website (link at the top of the home page). As jurisdictions are scheduled, the page will be updated. The target adoption date for all jurisdictions is June 1, 2023, with implementation of no later than June 30, 2023.

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

Carrie Geitner stated there is a lot of discussion in the legislature regarding some potential land use changes that are coming down. This legislation impacts housing costs. The rumors at this point have to do with taking considerable authority away from local jurisdictions. She stated our numbers in this jurisdiction clearly show that those things are happening in Colorado Springs and El Paso, specifically because the Department has taken proactive steps to make sure that we are doing what we can to address this crisis. What is notably absent from a lot of this discussion are the “green” regulations that are increasing housing costs by dramatic numbers. She stated in a conversation with the Governor, she was asked what type of legislation is increasing housing costs in El Paso County. She is preparing a response to the Governor

Todd Dixon stated he is a member of the PTAC Legislative Committee and some of the things on their radar are the Construction Defect Legislation, the International Wildland Urban Interface Code, the Land Use Code, the Restrooms, Accessory Dwelling Units, No Single Family Residential Zoning, and “Divide Growth”.

11. FUTURE AGENDA ITEM REQUESTS

There were no future agenda item requests.

12. EXECUTIVE SESSION REQUEST

There were no executive session requests.

13. ADJOURN

The meeting adjourned at 3:35 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg

Pikes Peak Regional Building Department
Building Commission Meeting Minutes
January 26, 2023
Page 6

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

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