

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

August 24, 2023 – Thursday - 2:00 p.m.

MEMBERS PRESENT: Chair Carrie Geitner, El Paso County Commissioner
(*appeared virtually*)
Vice Chair Todd Dixon, Mayor of Green Mountain Falls, Colorado

MEMBERS ABSENT: Brian Risley, Councilmember, City of Colorado Springs

RBD STAFF PRESENT: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
Erin Garcia, Director of Finance
Matthew Matzen, Permit/Licensing Supervisor
John Welton, Deputy Building Official - Inspections
Gina M. LaCascia, 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

Vice Chair Todd Dixon called the meeting to order at 2:00 p.m.

2. CONSIDERATION OF THE JULY 27, 2023 MEETING MINUTES

A motion was made by Vice Chair Todd Dixon to **APPROVE** the July 27, 2023 Regional Building Commission Minutes as written; seconded by Chair Carrie Geitner; the motion carried unanimously.

3. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Building Commission Meeting date and time: Thursday, September 28, 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>.

4. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

David Dazlich, Vice President of the Colorado Springs Chamber and EDC, affirmed the Chamber's ongoing support of Pikes Peak Regional Building Department's opposition to Regulation 28. The Chamber continues to work with the HBA in identifying construction defects before claims arise. Mr. Dazlich finished by stating that Ms. Metcalf, with the Chamber, will be attending the next Building Commission meeting in September to present specific to the economic growth of Colorado Springs.

5. ADVISORY BOARD REPORT

Roger Lovell presented the Advisory Board Report. *(This agenda item was heard out of order.)*

6. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS

a) Financial Statement through July 31, 2023.

Erin Garcia presented the financial statement for the month of July 2023, stating the operating cash balance ended at \$14,751,845 with a cash as a percentage of budget of 66 percent. The revenue for July was \$1,581,678, a 14 percent decrease over the same time in 2022; expenditures were \$1,404,507, up 3 percent over the same time in 2022. At 58 percent through 2023, revenue and expenses are tracking at 50 percent of budget. The net income for the month of July 2023, was \$177,171, bringing the year-to-date net income to \$113,792.

b) Building Report through July 31, 2023.

Matthew Matzen presented the Building Report for the month of July 2023, stating there were 127 single-family homes permitted, a decrease of 39.81 percent over the same time last year. The total valuation of these permits was \$79,794,254, down 14.26 percent. For July 2023, commercial, including multi-family projects, totaled 20 permits, down 68.75 percent from the same time last year, with an overall valuation of \$25,773,378, which was down 76.52 percent from July of last year.

The total valuation year-to date across all permits was \$2,019,302,095, down 23.02 percent over the same time in 2022. There were three projects permitted with valuations over \$3 million in the month of July.

c) Plan Report through July 31, 2023.

Jay Eenhuis presented the Plan Review Report for the month of July 2023. He stated 221 new single-family plans were submitted, an increase of 36 percent compared to July 2022.

There were 131 new commercial and multi-family plans submitted, which is an increase of 470 percent compared to July of last year. For July of 2023, a total of 1,328 plans were submitted, an increase of 24 percent over the same time last year. Year-to-date, 8642 plans have been submitted, which is down 10 percent over the same time in 2022.

In July, there were 3569 solo reviews performed, which is down 19 percent compared to last July; there were 826 walk-thru reviews performed, which is up by 50 percent compared to July 2022. The total reviews for the month of July was 4,395, down 11 percent from last year. Year-to-date, total reviews are down 11 percent compared to the same time last year.

d) Inspection Report through July 31, 2023.

John Welton presented the Inspection Report for the month of July 2023. The Department performed 21,687 total inspections across all inspection disciplines, with 68 fulltime field inspectors, which allows for an average daily workload per inspector of 16.3 inspections per day with an available amount of time of 22.9 minutes per inspection. These numbers are the lowest since 2016. Staffing is good based on the total number of open permits and the larger projects still pending completion.

7. UNFINISHED BUSINESS

There was no unfinished business to discuss.

8. NEW BUSINESS

There was no new business to discuss.

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

Chair Geitner thanked the Department for its involvement and testimony with regard to Regulation 28; Vice Chair Dixon echoed the comments.

10. FUTURE AGENDA ITEM REQUESTS

Roger Lovell advised the Commission that the Department will have a work session on the agenda for September, which will be the 2024 budget presentation.

11. EXECUTIVE SESSION REQUEST

Jina Koulchitzka advised the Commission that there will be an executive session Agenda Item – personnel matter(s) - in September specific to the formal evaluation of the Building Official, Roger Lovell, due on public record in November.

12. **ADJOURN**

The meeting adjourned at 2:22 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.

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