

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MEETING MINUTES

July 25, 2024 – Thursday – 2:00 p.m.

MEMBERS PRESENT: Vice Chair Brian Risley, Councilmember, Colorado Springs
Todd Dixon, Mayor, Green Mountain Falls

MEMBERS ABSENT: Chair Carrie Geitner, Commissioner, El Paso County

RBD STAFF: Roger Lovell, Regional Building Official
Jay Eenhuis, Regional Building Deputy – Plans
John Welton, Regional Building Deputy – Inspections
Matthew Matzen, Permit Supervisor
Erin Garcia, Director of Finance
Gina LaCascia, Executive Administrative Assistant

The Regional Building Commission meeting was conducted in a hybrid forum, 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 through Microsoft Teams Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:
<https://www.pprbd.org/Information/Boards>.

1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Vice Chair Brian Risley called the Regional Building Commission meeting to order at 2:01 p.m.

2. **CONSIDERATION OF THE JUNE 27, 2024, REGIONAL BUILDING COMMISSION MEETING MINUTES**

A motion was made by Todd Dixon to **APPROVE** the June 27, 2024, Regional Building Commission Meeting Minutes as written; seconded by Vice Chair Brian Risley; the motion carried.

3. **CONSENT ITEM(S)**

There were no Consent Items to discuss.

4. **NEW BUSINESS**

a) Colorado Springs Chamber & EDC Presentation

Dave Dazlich, Vice President of Government Affairs for Colorado Springs Chamber, attended in person and provided the Regional Building Commission with an update on a few select bills of the approximately 700 bills introduced in the Colorado Legislature this legislative session, 72 of which the Chamber & EDC took a position on:

- HB24-1008 – Wage Claims Construction Industry Contractors
This bill was vetoed by the Governor and the Chamber was in strong opposition to along with PPRBD.

Meanwhile, the Chamber's government affairs team is focusing on the various interim committees that are being held for the drafting of the legislature for the 2025 Legislative Session. They are also keeping an eye on the State legislative primaries.

Tim Vanderhoof, Vice President of the Economic Development Center attended in person and provided an update on EDC's Site Readiness program. The EDC has hired Global Location Strategies (GLS), based in South Carolina. This program currently has three phases: Phase One includes RFI requests; Phase Two includes a SWAT analysis; and Phase Three includes the compilation of final data to review in moving forward.

The EDC has also partnered with GIS Web Tech based in Atlanta Georgia. This company will provide site/building database. This database will highlight local data, work force, labor shed reports, staged properties and provide demographics, including infrastructure and related data. GIS will assist in presenting the strengths of the communities.

In addition, Mr. Vanderhoof advised that the EDC has closed six projects so far this year, which totals up to 980 net new jobs to the communities with capital investments of just under \$12 million. Currently, the EDC has 19 active projects in the pipeline.

Vice Chair Brian Risley indicated that the City of Colorado Springs is in discussions regarding a possible major annexation and asked if the Chamber & EDC see these land acquisitions helping their ability to attract primary employers, or is there a negative side that the City needs to be aware of. Mr. Vanderhoof said Colorado Springs area most definitely needs housing in order to have workforce. If the annexation is about commercial or industrial, there are benefits depending where the land is located from a standpoint of utilities. This all plays into economic development in a positive way.

b) 2025 Budget Preparation Discussion

Roger Lovell indicated the Department is beginning the preparation for the 2025 budget. He said the Department is operating very well and shared plan review timelines obtained from a presentation that he and Erin Garcia attended. Plan review times from for Arapahoe County is 84 days; Douglas County is 21 days; Jefferson County is 40 days; and Denver County is 318 days. Current plan review times for the Department are less than two weeks, and one of the Department's goals has been and will continue to be, to reduce the plan review timelines. To this end, the Department is researching new metrics on how to adequately track plan reviews.

This agenda item is to seek any input from the Commission on items related to the 2025 budget that would enhance department services and improve efficiency. Any ideas that may be a benefit to the industry as well as a benefit to the department that may be considered as part of the 2025 budget. These comments can be emailed directly to Mr. Lovell.

Mr. Lovell indicated that the Department continues to focus on staff retention as there have been several retirements and position changes in the last year. Currently, the Department is conducting a salary study, which should be complete in August of this year. Another focus is on State and Federal regulations such as digital accessibility requirements, including the Department's internal database. Another consideration is SB23-166, which is a bill that establishes a board to draft a wildland-urban interface code and define the boundaries of the wildland-urban interface. The board established by SB23-166 must complete the code and establish the boundaries of the wildland-urban interface by the end of this year. As the requirements of the wildland-urban interface code are unknown at this time the Department must be prepared to consider a potential impact from this legislation.

Vice Chair Brian Risley commented that while the Department is well known for exceptional customer service, the ability for the Department to be very responsive to the needs of customers should remain a priority in the 2025 budget. Another item to consider is the Rapid Response Program. The City of Colorado Springs is contemplating a concierge type of service where a person is assigned a concierge that helps walk a person through various stages of whatever the person is involved with.

5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Regional Building Commission meeting date and time: Thursday, August 22, 2024, beginning at 2:00 p.m. The meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting 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.**

There were no public comments.

7. ADVISORY BOARD REPORT

Roger Lovell presented the Advisory Board Report of July 17, 2024. There is a new member on the Board of Review and Advisory Board, Zach Taylor, a licensed architect. Mr. Taylor transferred from the Licensing Committee on July 17, 2024.

8. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS

Roger Lovell advised the Commission, when comparing the June 2024 reports with the June 2023 reports' data, they should take into account the code change in June, 2023, as a result of which the Department experienced a significant influx of plan submittals and permits prior to the implementation of the code change on June 30, 2023.

a) Financial Statement through June 30, 2024

Erin Garcia presented the Financial Statement through June 30, 2024. The operating cash balance ended at \$16,711,961 with cash as a percentage of budget at 78 percent. The revenue for June was \$1,625,047. Revenue was up \$304,367 or 3 percent over the first six months of 2023. Interest earnings are up 28 percent over the first six months of 2023. Expenditures for the month of June were \$1,441,179. Expenditures are down \$431,993, or 4 percent over the first six months of 2023. There has been a 37 percent decrease in fuel and depreciation due to the Department's decrease in fleet and lower gas prices in 2024. At halfway through this year, revenue is 49 percent of budget and expenses are 45 percent of budget. The net income for the month of June was \$183,868, bringing the year-to-date net income to \$666,621.

b) Building Report through June 30, 2024

Matt Matzen presented the Building Report for the month of June, 2024. There were 239 single-family home permits issued, a decrease of 58.65 percent from the same time period in 2023, with an overall valuation of \$141,146,969, down 30.08 percent over last year. A total of 29 new commercial permits were issued in June, a decrease of 6.45 percent compared to last year. Total commercial valuation was \$53,307,535, a decrease of 42.54 percent. The total valuation year-to-date for all permits was \$1,967,502,534, an increase of 7.14 percent for the year.

There were 5 projects in June with valuations over \$3,000,000; the largest being a new King Soopers in Fountain at \$21.5 million. The Department issued 32 total permits in the month of June with valuations over \$1 million. The Department also issued over 6,000 residential alteration permits in the month of June, the busiest so far in 2024.

c) Plan Report through June 30, 2024

Jay Eenhuis presented the Plan Report for the month of June, 2024. There were 221 single-family plans submitted in June of 2024, with a year-to-date total of 1,680 single-family plans submitted for the year, an increase of 4 percent compared to the first six months of 2023. New commercial and multifamily plans received totaled 24, with a year-to-date total of 145 plans submitted for the first half of 2024, a 35 percent decrease compared to the first half of 2023. The total number of plans submitted so far this year is 6,547, which is an 8 percent decrease compared to the first half of 2023.

The total electronic plans submitted in June were 1,034, which is 97 percent of all plans submitted. Year-to-date, electronic submittals account for 82 percent of all plans for the first half of 2024.

Plan Review staff logged 3,264 solo reviews in June and a total of 20,851 solo reviews year-to-date, a decrease of 15 percent compared to reviews through June of 2023. There were 873 walk-through reviews performed in June, and a total of 5,196 through June of 2024, an increase of 15 percent compared to the first six months of 2023. Total reviews performed so far through June of 2024 were 26,047, a decrease of 10 percent over the same time period of 2023.

The oldest plan pending plan review is in the electrical queue, and that plan was submitted to the Department on July 10, 2025. Presently, it is taking about 15 days for all RBD departments to complete the first review on a set of plans. The oldest plan in the mechanical queue is from July 15, 2024, and the plumbing and construction queues show the oldest plan from July 18, 2024. The enumerations department is currently reviewing plans submitted yesterday, July 24, 2024.

d) Inspection Report through June 30, 2024

John Welton presented the Inspection Report for the month of June, 2024. There were 25,421 inspections performed by 63 fulltime field inspectors with an average daily workload of 25.7 inspections per day, per inspector, with an available amount of time of 16.1 minutes per inspection. The average daily workload of inspections has increased due to reroof inspections which are typically completed quickly.

9. UNFINISHED BUSINESS

a) ISO Building Code Effectiveness Grading Survey (BCEGS) Update from Participating Jurisdictions

Roger Lovell reminded the Commission that this matter is in follow-up to the April 2024 Regional Building Commission meeting. The Department underwent a BCEGS, which is a voluntary program conducted by Verisk. Verisk reviews certain detailed disclosures and data about the Department and how it operates. Based on the data and the BCEGS, the Department received a score of 4 for residential and 3 for commercial; the lower the number the better on a scale from 1 – 10. The Department's score is significantly better than the statewide average of 7 and 6. Notwithstanding, Verisk prefers that the Department dedicate a significant portion of its budget on education rather than conserve financially by accomplishing similar educational results via certain accredited programs. For instance, the Department has worked with ICC to develop classes in-house, which are ICC accredited at a significantly reduced cost. In addition, Department staff attends virtual trainings.

Mr. Lovell said the Department has been unable to determine what the value of this program is to any of its jurisdictions. When he posed this question to Verisk, he was advised that the information was confidential. Therefore, it is unknown what or why the insurance companies allegedly need the subject scores. Mr. Lovell advised when asking the Department's jurisdictions, Mayor Graham and Cory Applegate, both members of the Advisory Board, provided feedback from the Cities of Manitou Springs and Fountain, respectively. Mayor Graham said the information he attained was not much. The Chair of the Advisory Board, Vince Colarelli, said that unless there was a benefit in underwriting an insurance policy, it seems that the program does not have any value.

Todd Dixon commented that the cost benefit analysis doesn't seem to add up and therefore, he does not see a benefit in participating in the survey. Vice Chair Brian Risley agreed with Mr. Dixon, stating that he does not see any tangible benefit to the Department, their member entities, and residents of the community, plus it appears to be a burden to participate in. He would support the Department in not participating in the survey in the future. Mr. Lovell thanked the Commission for their input and advised that the decision to participate would be made administratively prior to the next survey.

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

There were no Commissioner Reports or Comments.

11. EXECUTIVE SESSION REQUEST(S)

There was no Executive Session Requests.

12. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

13. ADJOURNMENT

The Regional Building Commission meeting adjourned at 2:51 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

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