

Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MEETING MINUTES

August 19, 2026 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Loren Moreland, Building Contractor A, B, or C
Vice-Chair Zachary Taylor, Architect
Chris Freer, Engineer
George C. Hess III Contractor A or B
Jim Johnson, Citizen-at-Large
Gordon Rick, City of Fountain
Sana Abbott, Town of Monument (*appeared virtually*)
Dennis Stern, Town of Palmer Lake
Natalie Johnson, City of Manitou Springs (*appeared virtually*)
John Bell, Town of Green Mountain Falls

MEMBERS ABSENT: None

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Building Official – Plans
John Welton, Deputy Building Official – Inspections
Matthew Matzen, Permit Supervisor
Lauren Burrus, Director of Finance

PPRBD STAFF ABSENT: None

PROCEEDINGS:

The Advisory Board meeting was conducted in a hybrid forum, allowing Board 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 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

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

2. CONSIDERATION OF JULY 15, 2026, ADVISORY BOARD MEETING MINUTES

A motion was made by Zachary Taylor to **APPROVE** July 15, 2026, Advisory Board meeting minutes as written; seconded by Dennis Stern; the motion carried unanimously.

3. NEW BUSINESS

There was no New Business.

4. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no Public Comments.

5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next regular Advisory Board meeting date and time: Wednesday, September 16, 2026, beginning at 12:30 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, or virtually through Microsoft Town Hall. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

6. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through July 31, 2026

Lauren Burrus presented the Financial Statement through July 31, 2026. The operating cash balance ended at \$17,933,824, with cash as a percent of budget at 79 percent. Cash balance as a percent of budget after accounting for the Department's remaining service obligation stands at 30 percent. Revenue for the month of July was \$2,284,638. Revenue year-to-date is ahead of 2025 by \$1,520,697, a 14 percent increase year-over-year. Expenses for the month of July were \$1,677,036, with year-to-date expenses \$1,209,694 higher than those of 2025, which is an 11 percent increase year-over-year.

Revenue stands at 58 percent of the budget, and expenses are at 53 percent of the budget at 58 percent through the year. Year-to-date, total revenue is \$12,499,027, and total expenses are \$12,057,120, which results in a year-to-date net income of \$441,907.

b) Building Report through July 31, 2026

Matt Matzen presented the Building Report through July 31, 2026. For the month of July, the Department issued 140 single-family home permits, a decrease of 48 percent compared to the same time frame in 2025, with an overall valuation of \$98,049,951, down 33 percent compared to the same time frame in 2025.

The Department issued 29 new commercial permits, a decrease of 9 percent compared to the same time frame in 2025, with an overall valuation of \$84,180,341, an increase of 83 percent compared to the same time frame in 2025. Valuation across all permit types year-to-date is \$2,529,513,830, up 20 percent.

For the month of July 2026, the majority of single-family home permits were issued in El Paso County, followed by the City of Colorado Springs and Fountain. Permits issued in the month of July with valuations over \$3 million include a new commercial remodel at \$40 million, a new phased commercial building at \$9.7 million, a new school library at \$19.4 million, a new commercial addition at \$163 million, and another new commercial addition at \$69.9 million.

c) Plan Report through July 31, 2026

Jay Eenhuis presented the Plan Report through July 31, 2026. The Department received 94 new single-family plan submittals, a decrease of 64 percent compared to the 262 received in July 2025. In addition, the Department received 23 new commercial and multi-family plans, a decrease of 15 percent compared to July 2025.

Total number of plans submitted in July was 792, a decrease of 31 percent from July of 2025. Department staff logged 3,327 solo reviews in July 2026, a decrease of 1 percent compared to previous July. The total number of reviews performed in the month of July was 4,306, a 1 percent decrease compared to July of 2025, with a 5 percent increase year to date over 2025.

d) Inspection Report through July 31, 2026

John Welton presented the inspection report for the month of July 2026. The Department performed a total of 24,492 total inspections with 57 full-time field inspectors, yielding an average daily workload for each inspector at 21.8 inspections per day, per inspector, with an average available amount of time of 16.8 minutes per inspection.

7. UNFINISHED BUSINESS

There was no Unfinished Business.

8. EXECUTIVE SESSION REQUEST(S)

There was no Executive Session Request(s).

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

There were no Board Report(s) or Comment(s).

10. FUTURE AGENDA ITEM REQUEST(S)

a) 2027 Budget Approval (Action Item)

Roger Lovell stated that during the September 16, 2026 Advisory Board meeting, staff

will present the Department's 2027 Budget as an action item for recommendation for approval. This item will also be presented to the Building Commission in August during a Work Session followed by a presentation during the September meeting as an action item for approval.

11. **ADJOURNMENT**

A motion was made by Dennis Stern to **ADJOURN** August 19, 2026, Advisory Board meeting; seconded by George Hess; the motion carried unanimously.

The Advisory Board meeting adjourned at 12:50 p.m.

Work Session (started at 12:51 p.m.)

1. **CALL TO ORDER**

Chair Moreland called the Work Session to order at 12:51 p.m.

2. **BUDGET PRESENTATION: Introduction, Presentation, and Review of the 2027 Budget (non-action item; the 2027 Budget will be presented for a vote and a recommendation for approval during the September 16, 2026, meeting).**

Roger Lovell, Regional Building Official, presented the proposed 2027 Budget, which was included in the Advisory Board's materials for reference. Mr. Lovell stated this work session is an opportunity for the Advisory Board to review the budget and ask any questions or provide comments on this proposed budget. The 2027 Budget will also be presented to the Building Commission during a work session this month and returning to both the Advisory Board and Building Commission in September as action items with a request for approval.

Mr. Lovell stated this budget is more than a financial document. It's a plan for maintaining public safety, high-quality service, fiscal responsibility, and readiness for a changing construction, economic, and regulatory environment. The overall message is straightforward, Mr. Lovell added, the Department is stable, responsive, fiscally conservative, and prepared.

As of July 31, 2026, the Department issued 1,944 single-family permits, a 7.2 percent increase over the same period in 2025 and a 1.8 percent increase when compared to 2024. In the first half of 2026, the Department averaged 278 single-family permits each month with an average valuation of \$508,476.00, representing a 5 percent decrease over 2025 and a 10 percent increase over 2024. As anticipated, multi-family construction has slowed in recent years. Through July 31, 2026, the Department issued permits for 388 multi-family units, a decrease of 58% over the same time period in 2025 and a 29% decrease over the same time period in 2024. The average valuation per multi-family unit has also decreased 11.2% over the same time period in 2025. As of July 31, 2026, total construction valuation

to include new commercial, new residential, and alterations and remodels stands at \$2,529,442,830, an increase of 19.5% over the same time period in 2025, and a 14.8% increase over 2024.

Mr. Lovell stated that fiscal stewardship remains one of the Department's core values and the 2027 Budget continues a conservative approach by carefully monitoring revenues, expenses, staffing levels, and long-term obligations. This budget proposes no fee increases and the Department has not increased fees in more than 23 years. The 2027 Budget is balanced and conservative. This budget anticipates \$22,980,017 in revenue and up to \$22,980,017 in expenses which is a 3.5 percent increase over the 2026 budget.

The 2026 budget anticipates the potential of expenses exceeding revenue up to approximately \$1.4 million, although it is highly unlikely. The 2027 Budget projects expenses potentially exceeding revenue up to \$845,000. In the unlikely event that expenses do exceed revenue, the Department has several options at its disposal. One, it can utilize the fund balance to offset the loss or two, the Building Commission can adjust the building valuation modifiers as it deems necessary. The 2027 Budget anticipates worst case scenarios regarding staffing levels and benefits, as these are the Department's largest expenses. The 2027 Budget anticipates an additional four staffing positions which will only be filled if the workload calls for them and anticipates a negotiated not to exceed 9.5 percent increase in the cost of benefits.

Mr. Lovell stated investment in employees continues to be essential and exceptional public service requires inspectors, plans examiners, permit technicians, and administrative staff with extensive technical knowledge, consistency, and professionalism. Retention matters because many positions require six months to a year of training before an employee is fully effective. The 2027 Budget includes a cost-of-living adjustment (COLA) up to 5%, which is supported by the 2026 salary study that the Department conducted and is actually in line with that 5%. The COLA increase is subject to the availability of funds.

The goal of the Department with this budget is to increase operational efficiency. Investment in online services, digital accessibility, and process improvements that help customers access information, streamlined permitting and inspection processes, and support of efficient operations. The goals are clear, i.e., better service, clearer communications, and more predictable outcomes for property owners and contractors alike.

Regulatory readiness will continue to be a top priority for the Department in 2027. The Department monitors proposed legislation, participates in industry discussions, and evaluates operational, financial, technological, and staffing impacts before the requirements take place. Throughout 2025 and continuing into 2026, the Department worked closely monitoring and in conjunction with bill sponsors on a number of legislative bills that directly impact the Department and the local communities. The impact of House Bill 22-1362 Building Greenhouse Gas Emissions continues to influence the Department and construction industry as seen by the recent Energy Code update this year. Mr. Lovell

stated that the Department's multiyear implementation of this law has lessened the burden on industry while providing them the greatest number of options for Energy Code compliance. Other bills of note that were referenced were SB 25-002, the Regional Building Codes for Manufactured Structures, and SB 26-093, the Workers Compensation Insurance Coverage Verification.

Dennis Stern inquired about the Licensing Rewards Program and whether that would be continued into the 2027 Budget. Mr. Lovell affirmed that the Licensing Rewards Program will continue into its eleventh year and provide up to the budgeted 250,000 in license reward renewal funds for contractors licensed by the Department that have been active for at least 3 years and have no administratively closed permits. Mr. Stern praised the Department for continuing this benefit to the construction industry.

Mr. Lovell pointed out a success story for the year being the expansion of Department services to the Town of Calhan. Bringing another jurisdiction into consistent framework supports public safety, customer service, efficiency, and resilient communities throughout El Paso County.

Lauren Burrus, Director of Finance, reviewed the key economic factors that may have an impact on the Department in 2027. She further explained the summary of revenue and expenditures for the Board members. Ms. Burrus stated the summary of revenue for the 2027 Budget is anticipating a 3.5 percent increase over the 2026 budget. She stated anticipated increases in conveyance permits and inspections are contributing to the overall anticipated increase. Expenditures are anticipated to increase 1 percent in the 2027 Budget over the 2026 budget. This increase is budgeted primarily for employee salaries, employee benefits, and other capital expenditures.

In closing, Mr. Lovell stated the fiscal year 2027 Budget reflects a department that is stable, responsive, fiscally responsible, and prepared for the future and asked for feedback and comments from the Advisory Board members to be provided to him prior to next month's Advisory Board meeting.

3. Adjournment

A motion was made by George Hess to ADJOURN the Work Session; seconded by Zachary Taylor. The motion carried unanimously.

The Work Session adjourned at 1:47 pm

Respectfully submitted,



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Roger N. Lovell
Regional Building Official

RNL/jaw

Accommodations for the hearing impaired can be made upon request with a forty-eight (48) hour 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 our website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.