

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

March 16, 2016

12:30 p.m.

MEMBERS PRESENT: Chairman Edward Pine, Building A, B or C Contractor
Mr. Tom McDonald, Building A or B Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Michael McShea, Engineer
Mr. Jeff Smith, Monument
Mr. David Wilson, Palmer Lake
Mr. Robert Todd, Manitou Springs
Mr. Richard Applegate, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. Larry Whittaker, Architect

OTHERS PRESENT: Mr. Todd Welch, Regional Building Counsel
Mr. Jay Eenhuis, Chief Plans Examiner
Ms. Mindy Stuemke, Permit Supervisor
Mr. John Welton, Chief Building Inspector
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Edward Pine called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF FEBRUARY 17, 2016 MINUTES

A motion was made by Tom McDonald to **APPROVE** the February 17, 2016 Advisory Board Minutes as written, seconded by Michael McShea; the motion carried unanimously.

Jay Eenhuis stated RBD staff would like to thank Michael McShea for his time and dedication to the Board of Review and the Advisory Board for the past six years, and presented Mr. McShea with an appreciation plaque on behalf of RBD staff.

2. BUILDING OFFICIAL REPORTS

a) Financial Statement

Jay Eenhuis presented the financial statement for the month of February 2016. He said the current operating balance is \$5,767,938, with a budget of \$12,472,464. He said the cash balance is 46.25 as a percent of budget. Mr. Eenhuis said the current month revenue was \$956,637, and total year-to-date revenue was \$1,799,649. He said the expenditures were \$751,556, which resulted in a gain of \$205,080, for the month of February. Mr.

Eenhuis said the total year-to-date expenditures were \$1,917,146, which resulted in a total year-to-date loss of \$117,496. He said the web subscriptions remain strong at approximately \$9,400 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February 2016. She said there were 272 single-family houses permitted, which is a 35.32 percent increase from this same time last year. She said there were 19 commercial building permits issued in February, which is an increase of 111.11 percent. Ms. Stuemke said the total valuation of permits issued in February was \$23,206,546, which is an increase of 173.22 percent; and the total valuation of permits issued to date in 2016 is \$321,227,744, which is an increase of 41.89 percent. She said there were two permits in February with a valuation that exceeded \$3 million, including the new Garden of the Gods Club and a school addition and remodel. She said there are 171 single family permits, and 11 building commercial permits to date in March.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of February 2016. He said there were 300 single family plans, which is an increase of 36.4 percent over this same time last year; 111 residential alteration plans, which is an increase of 32.1 percent; 35 new commercial plans, which is an increase of 169.2 percent; 105 commercial alterations plans, which is an increase of zero percent; and 51 all other plans, which is an increase of 2.0 percent, for a total of 602 plans, which is an increase of 27.5 percent over this same time last year. He said total plans year-to-date yields an overall increase of 30 percent. He said there was a 10.7 percent increase in Solo Reviews in February, and a 3.7 percent and 2.1 percent increase in residential and commercial walk-through reviews compared to February 2015. Mr. Eenhuis stated the average wait time was 8.04 minutes and the review time was 3.44 minutes. He said there were 294 electronic plans submitted in February 2016 out of 602 total plans, or 48.8 percent in e-submittals, compared to February 2015, which was 33 percent. He stated the Plan Review Department is seeing 84 walk-thru plans per day.

d) Consumer Protection Report

John Welton presented the Consumer Protection Report for the month of February 2016. He said since the February Advisory Board meeting, there have been 203 building, 29 plumbing, 55 electrical, and 43 mechanical stop work orders issued, for a total of 330. He said currently there are 236 complaints in the system, we have closed 184 complaints in the past 30 days, and we have recorded 16 Certificates of Noncompliance. He stated RBD staff has been working with the Marijuana Task Force with the City, and has been issuing a number of stop work orders related to illegal marijuana grow facilities in residences.

3. BUILDING COMMISSION REPORT

Edward Pine appeared and gave the Building Commission Report.

4. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

5. NEW BUSINESS

a) New Committee Member Introduction

Jay Eenhuis introduced Robert Todd, our new representative from Manitou Springs. Mr. Todd stated he was a civil engineer in Boston for four years and then entered the high tech industry. He stated he is a new City Councilman in Manitou Springs.

Mr. Eenhuis introduced Darin Tiffany, who will be our new Committee member filling the engineer's position. Mr. Tiffany stated he is an engineer with the firm of Chavez, Tiffany & Ayers.

b) General Committee Information

Jeff Smith stated April will be his last meeting as a representative from Monument, and RBD staff expressed their regret that he will be resigning as a Committee member.

Todd Welch stated he would like to remind the Committee members that the reason for the microphones is that the meeting is being recorded. He stated RBD represents each of the seven jurisdictions, including the City and County. He stated the purpose of giving the Building Official Reports each month is so you, as the jurisdiction representative, can take the information back to your City Council Meetings. Mr. Welch stated RBD staff appreciates the time and dedication that each of our Committee members gives to RBD and thanked them for their service.

Dave Munger asked if RBD staff would consider having Bob Cutter give a presentation in the future regarding the state of our economy, and RBD staff agreed to do so.

The meeting adjourned at 1:17 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official
RNL/llg