

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 20, 2016

12:30 p.m.

MEMBERS PRESENT: Chairman Edward Pine, Building A, B or C Contractor
Mr. Larry Whittaker, Architect
Mr. Tom McDonald, Building A or B Contractor
Mr. Dave Munger, Citizen-at-Large
Mr. Darin Tiffany, Engineer
Mr. Robert Todd, Manitou Springs
Mr. Richard Applegate, Fountain
Mr. Chris Quinn, Green Mountain Falls

MEMBERS ABSENT: Mr. David Wilson, Palmer Lake

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
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 12:32 p.m.

Roger Lovell introduced new Committee member, Darin Tiffany, filling the engineer's position on the Board of Review and Advisory Board Committees.

1. PRESENTATION BY BOB CUTTER – “COLORADO SPRINGS – A VIABLE BUSINESS MODEL?”

Bob Cutter appeared and gave a brief history of his background. He stated this community (Colorado Springs/El Paso County) has increased in population by 150,000 people over the past 14 years. He stated the economic output per person in Colorado Springs is declining. Mr. Cutter said the absolute value per person per year is slightly under \$40,000 per year, whereas in Denver and Boulder it is \$65,000 per person per year. He stated between the years 2000 and 2014, there was an increase of 171,000 in population and 11,000 jobs, which is a change of 33% in population; and only an increase of 4% in salary and jobs. He stated there was a large population growth; but a small employment growth. Mr. Cutter stated from 2004 to 2014 there was no significant increase in the average wage in Colorado Springs.

Mr. Cutter stated the question is “how did we get here?” He stated the answer is unprofitable expansion; a large land area for the city's population. He stated the real expansion in Colorado

Springs in the past 20 years has been in the County and not within the City of Colorado Springs. Mr. Cutter stated there has been a 28% increase in spending power in this community in the past 20 years. He stated the taxable spending per household for Colorado Springs is \$16,129 per year. He stated currently the costs to resurface existing roads will be \$1.4 billion.

Mr. Cutter stated our current economic recovery is in trouble. He stated a business plan for the community is required. He stated he would like to take this information and organize a community summit.

2. **CONSIDERATION OF MARCH 16, 2016 MINUTES**

A motion was made by Dave Munger to **APPROVE** the March 16, 2016 Advisory Board Minutes as written, seconded by Tom McDonald; the motion carried unanimously.

3. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Roger Lovell presented the financial statement for the month of March 2016. He said the current operating balance is \$6,144,805, with a budget of \$12,472,464. He said the cash balance is 49.3 as a percent of budget. Mr. Lovell said the current month revenue was \$1,195,473, and total year-to-date revenue was \$2,995,133. He said the expenditures were \$859,412, which resulted in a gain of \$336,060, for the month of March. Mr. Lovell said the total year-to-date expenditures were \$2,776,724, which resulted in a total year-to-date gain of \$218,408. He said the total fees collected to offset some of the services is \$37,706 year-to-date.

Chris Quinn left the meeting at 1:16 p.m. and a quorum was maintained.

b) Building Report

Mindy Stuemke presented the Building Report for the month of March 2016. She said there were 372 single-family houses permitted, which is a 38.81 percent increase from this same time last year. She said there were 45 commercial building permits issued in March, which is an increase of 104.55 percent. Ms. Stuemke said the total valuation of permits issued in March was \$18,210,037, which is a decrease of 44.81 percent; and the total valuation of permits issued to date in 2016 is \$528,420,227, which is an increase of 25.74 percent. She said there were four permits in February and March with a valuation that exceeded \$3 million. She said there are 204 single family permits to date in April. Ms. Stuemke stated the Front Counter is averaging 525 phone calls per day; and the Licensing Department is averaging 75 phone calls per day. She said the wait time is 2 to 5 minutes for customers at the Front Counter and at Licensing; and they are averaging about 125 customers per day at the Front Counter, and Licensing is seeing approximately 25 customers per day.

Dave Munger left the meeting at 1:20 p.m. and a quorum was maintained.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of March 2016. He said there were 349 single family plans, which is an increase of 27.8 percent over this same time last year; 173 residential alteration plans, which is an increase of 43.0 percent; 54 new commercial plans, which is an increase of 200.0 percent; 172 commercial alterations plans, which is an increase of 43.3 percent; and 69 all other plans, which is a decrease of 9.2 percent, for a total of 817 plans, which is an increase of 34.4 percent over this same time last year. He said the total plans year to date yields an overall increase of 28% compared to this time last year. Mr. Eenhuis stated the average wait time was 8.26 minutes and the review time was 4.24 minutes. He said there were 388 electronic plans submitted in March 2016 out of 817 total plans, or 47.5 percent in e-submittals, compared to March 2015, which was 36 percent. He stated the Plan Review Department is seeing 96 walk-thru plans per day. Mr. Eenhuis stated the total valuation for the year has increased by 23.4 percent compared to this time last year.

d) Inspection Report

John Welton presented the Inspection Report for the month of March 2016. He said the building inspectors did 7,512 inspections in March; the electrical inspectors did 4,718 inspections in March; and the mechanical/plumbing inspectors did 7,379 inspections in March. He said the total number of inspections for all departments was 19,609, and each inspection averaged 17.1 minutes in March. He stated these figures include electronic inspections that are done on a daily basis.

4. BUILDING COMMISSION REPORT

Edward Pine appeared and gave the Building Commission Report. Roger Lovell stated the Independence Center is requesting that RBD perform site accessibility reviews, but RBD does not have the authority to enforce ADA compliance past 5' outside of the building. He stated in order for RBD to get involved in this issue, it would require a Code revision that would have to be approved by all of the jurisdictions. He stated the local jurisdictions currently assume responsibility past the 5' from the building through their land use reviews/permits. Todd Welch stated there are also legal issues involved as well.

5. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

Pikes Peak Regional Building Department
Advisory Board Meeting Minutes
April 20, 2016
Page 4

6. NEW BUSINESS

There was no New Business to discuss.

The meeting adjourned at 1:51 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg