

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **ADVISORY BOARD MINUTES**

October 18, 2017

12:30 p.m.

**MEMBERS PRESENT:** Mr. Robert Todd, Manitou Springs  
Mr. Tom McDonald, Building A or B Contractor  
Mr. Vince Colarelli, Citizen-at-Large  
Mr. Jim Nakai, Architect  
Mr. Edward Pine, Building A, B or C Contractor  
Mr. Richard Applegate, Fountain  
Mr. Johnny Garcia, Alternate Committee Member

**MEMBERS ABSENT:** Mr. Darin Tiffany, Engineer  
Mr. David Wilson, Palmer Lake  
Mr. Chris Quinn, Green Mountain Falls  
Mr. Dennis Murphy, Monument

**OTHERS PRESENT:** Mr. Roger Lovell, Regional Building Official  
Mr. Todd Welch, Regional Building Counsel  
Mr. Jay Eenhuis, Chief Plans Examiner  
Mr. John Welton, Chief Building Inspector  
Ms. Mindy Stuemke, Front Counter Supervisor  
Mr. Ryan Johanson, Director of Finance  
Ms. Linda Gardner, Executive Administrative Assistant

### **PROCEEDINGS:**

Chairman Robert Todd called the meeting to order at 12:36 p.m.

#### **1. UNFINISHED BUSINESS**

##### **a) Colorado Springs Chamber and EDC Presentation**

Dirk Draper appeared and stated they have been focusing on their Economic Development Strategy that creates economic opportunities in Colorado Springs and El Paso County for citizens through assessment of key economic forces, assets and challenge assessment, and implementable recommendations. He stated the process included site visits; demographic, economic, labor, and cluster analysis; and community engagement. He stated the strategy was to identify assets and challenges, benchmarking against peers, competitive realities report, and business sector analysis. Mr. Draper stated Phoenix, Arizona, Salt Lake City, Utah, Reno, Nevada, and Boise, Idaho are similar communities and were used for comparison. He stated the recommendations were to target business sectors, recommendations and winning in Colorado Springs and El Paso County.

Mr. Draper stated the Strategic Plan Indicators are educational attainment; income and wages, cost of living, and start-up firms. He stated the negative indicators were secondary schools; our graduation rate was 76% in 2015, and the U.S. average was 83%. He said our students' ACT scores are below U.S. average; self-employment income – medium earnings are well below the benchmarks cities; labor force participation – 58.5% participation rate; the state average is 63.8%. Mr. Draper said selected positive indicators are: Population Growth – 23% increase over 10 years; 37% of new residents came from out of state; highest share of grads with STEM degrees among benchmark cities.

Mr. Draper stated they are focusing on target industries, i.e., sports medicine and related health services; professional, scientific and technical services; aviation and specialty manufacturing; and locally, the experience economy such as retail sales, hospitality, recreation, etc.

Mr. Draper stated the recommendations are to enhance the product (advocate for funding, establish a deal closing fund, grow the talent pipeline, development a real estate portfolio, support entrepreneurship in El Paso County), tell the story (implement marketing blueprint and add additional marketing tactics), and executing effectively. He said the prospect activity is up in 2017; industries include aerospace, data centers, financial services, and manufacturing.

## 2. **NEW BUSINESS**

### a) Adoption of the 2017 Pikes Peak Regional Building Code

Roger Lovell appeared and stated the Board of Review heard the presentation for the adoption of the 2017 Pikes Peak Regional Building Code, as well as presentations from El Paso County citizens and contractors on the issue. He stated the Board of Review postponed this item for 30 days so additional information could be reviewed. He stated this item is required to be approved by the Board of Review prior to approval by the Advisory Board

## 3. **CONSIDERATION OF THE SEPTEMBER 20, 2017 MINUTES**

A motion was made by Vince Colarelli to **APPROVE** the September 20, 2017 Advisory Board Minutes as written, seconded by Jim Nakai; the motion carried unanimously.

#### 4. **BUILDING OFFICIAL REPORTS**

##### a) Financial Statement

Ryan Johanson presented the financial statement for the month of September 2017. He said the current operating balance is \$10,078,215, with a budget of \$15,881,429. He said the cash balance is 63.45 as a percent of budget. Mr. Johanson said the current month revenue was \$2,376,266, and the year-to-date revenue was \$13,629,791. He said the expenditures were \$1,606,880, which resulted in a gain of \$769,386, for the month of September; and expenditures year-to-date were \$10,747,675, which resulted in a gain of \$2,882,116 for the year. He stated RBD gave discounts in the amount of \$117,559 in September for the Valuation Based Permit Fee Program, implemented on April 1<sup>st</sup>, and \$921,226 year-to-date for this program. Mr. Johanson stated the Licensing Rewards Program has been very successful, and RBD gave discounts for license renewals in the amount \$23,375 in September, and \$187,550 year-to-date.

##### b) Building Report

Mindy Stuemke presented the Building Report for the month of September 2017. She said there were 313 single-family houses permitted in September, which is 16.79 percent more than this time last year; and 29 commercial building permits, which is 14.71 percent less than the previous year. She said the total valuation of permits issued in August was \$198,842,623, which is 33.40 percent less than this same time last year; and the total valuation of permits issued to date in 2017 is \$2,356,663,507, which is an increase of 12.02 percent over this same time last year. Ms. Stuemke said there were two permits in September with a valuation over \$3 million. She said there have been 181 single family home permits to date in October. She said the Front Counter staff is seeing 120 walk through customers per day, and the Licensing staff is seeing 30 customers per day. Ms. Stuemke said the phone volume is averaging approximately 405 to 410 calls per day, and the Licensing staff is receiving approximately 50 to 60 calls per day.

##### c) Plan Report

Jay Eenhuis presented the Plan Report for the month of September 2017. He said there were 346 single family plans, which is an increase of 37 percent compared to September 2016; 40 new commercial plans, which is an increase of 5 percent; and a total of 795 plans, which is an increase of 29 percent compared to September 2016. He stated there were 71 Commercial Plans submitted electronically in September 2017, or a zero percent increase compared to September 2016; and 118 Residential Plans submitted electronically, which is an increase of 57 percent; for a total of 366 E-Plans in September 2017, a 42 percent increase from September 2016. Year to date, approximately 43 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 792 Solo Reviews in September, and 2,098 Walk-

through reviews, for a total of 2,890 logged reviews for September 2017, and 27,905 total reviews year-to-date, which is an increase of 10 percent from the previous year. He stated he plans to hire a new plan reviewer before the end of the year to assist in the growing workload.

d) Inspection Report

John Welton presented the Inspection Report for the month of September 2017. He said the inspectors in all departments did a total of 22,481 inspections in September, with a total of 51 inspectors. He said each inspector averaged 21.1 inspections per day, and the average time per inspection was 17.7 minutes.

Roger Lovell stated we have been installing new LED lighting throughout the building; and currently, the front parking lot is undergoing renovations for ADA parking compliance.

The meeting adjourned at 1:28 p.m.

Respectfully submitted,

Roger N. Lovell  
Regional Building Official

RNL/llg