

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

June 28, 2017

3:00 p.m.

MEMBERS PRESENT: Chairman Tyler Stevens, Green Mountain Falls Mayor Pro Tem
Mark Waller, El Paso County Commissioner
Tom Strand, Colorado Springs City Council

MEMBERS ABSENT:

OTHERS PRESENT: Roger Lovell, Regional Building Official
Todd Welch, Regional Building Counsel
Jay Eenhuis, Chief Plans Examiner
John Welton, Chief Building Inspector
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 3:01 p.m.

1. NEW BUSINESS

a) 2016 Audit Report

David Green with Green & Associates LLC, appeared and stated the audit went smoothly this year. He stated the internal controls are functioning well, largely in part to RBD's new Financial Director. The GASB 68 went into practice last year, which is related to PERA, so the liability went up from \$9.5 million last year to \$11.4 million this year. He stated this is not a concern at the present time. A motion was made by Mark Waller to **APPROVE** the 2016 Audit Report, seconded by Tom Strand; the motion carried unanimously.

2. CONSIDERATION OF MAY 24, 2017 MINUTES

A motion was made by Mark Waller to **APPROVE** the May 24, 2017 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

3. PUBLIC COMMENT

There were no public comments to discuss.

4. **ADVISORY BOARD REPORT**

Todd Welch appeared and gave the Advisory Board Report. Roger Lovell stated the Advisory Board did recommend approval of the 2016 Audit Report.

5. **BUILDING OFFICIAL REPORTS**

a) Financial Statement

Roger Lovell presented the financial statement for the month of May 2017. He said the current operating balance is \$9,907,602, with a budget of \$13,507,129. He said the cash balance is 73.3 as a percent of budget. Mr. Lovell said the current month revenue was \$1,744,076, and the year-to-date revenue was \$7,426,638. He said the expenditures were \$1,306,294, which resulted in a gain of \$437,783, for the month of May; and expenditures year-to-date were \$6,223,063, which resulted in a gain of \$1,203,576 for the year. He stated RBD gave discounts in the amount of \$212,963 in May for the Valuation Based Permit Fee Program, implemented on April 1st, and \$323,336 year-to-date for this program. Mr. Lovell stated the Licensing Rewards Program has been very successful, and RBD gave discounts for license renewals in the amount \$21,225 in May, and \$99,975 year-to-date.

b) Building Report

Jay Eenhuis presented the Building Report for the month of May 2017. He said there were 352 single-family houses permitted in May, which is the same number as last year at this time; and 23 commercial building permits, which is 17.86 percent less than the previous year. He said the total valuation of permits issued in May was \$142,718,683, which is 580.55 percent more than this same time last year; and the total valuation of permits issued to date in 2017 is \$1,231,294,681, which is an increase of 15.97 percent over this same time last year. Mr. Eenhuis said there were two permits in May with a valuation over \$3 million. He said the Front Counter is averaging 475 phone calls per day; and the Licensing Department is averaging 60 phone calls per day. He said the staff at the Front Counter is averaging 120 people per day; and the Licensing Department is averaging 25 people per day. Mr. Eenhuis said there have been 299 single family home permits and 26 new commercial plans to date in June.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of May 2017. He said there were 355 single family plans, which is an increase of 6 percent compared to May 2016; 52 new commercial plans, which is an increase of 73 percent; and a total of 839 plans, which is an increase of 23 percent compared to May 2016. He stated there were 81 Commercial Plans submitted electronically in May 2017, or 72 percent increase compared to May 2016; and

110 Residential Plans submitted electronically, which is an increase of 39 percent; for a total of 371 E-Plans in May 2017, a 53 percent increase from May 2016. Year to date, approximately 44 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 930 Solo Reviews in May, and 2537 Walk-through reviews, for a total of 3467 logged reviews for May 2017, and 14,822 total reviews year-to-date, which is an increase of 10 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of May 2017. He said the inspectors in all departments did a total of 25,476 inspections in May, with a total of 51 inspectors. He said each inspector averaged 22.6 inspections per day, and the average time per inspection was 16.0 minutes. He stated RBD has hired an additional roofing inspector. He stated RBD is averaging 1,158 inspections per day.

6. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

7. FUTURE AGENDA ITEM REQUESTS

Tom Strand asked if RBD has any recourse when construction projects are started and then abandoned. Roger Lovell stated RBD has limited authority in those situations unless it becomes a danger to the community, at which point it would fall under the dangerous building category, and RBD can start that process, but it can take years to resolve. He stated, in some cases, the jurisdictions may have some recourse through Code Enforcement. He stated RBD will try to assist to get the project back on track by whatever means possible.

8. EXECUTIVE SESSION REQUESTS

a) Executive Session to Discuss Real Estate Matters at 2880 International Circle

The Regional Building Commission moved into Executive Session at 4:01 p.m. pursuant to C.R.S. §24-6-402(3)(I) to discuss the purchase or lease of real estate.

After moving into General Session at 4:33 p.m., Chairman Stevens noted that no decisions were made during the Executive Session.

Pikes Peak Regional Building Department
Building Commission Meeting Minutes
June 28, 2017
Page 4

The meeting adjourned at 4:34 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

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