

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

November 16, 2017

2:00 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
Mindy Stuemke, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 2:01 p.m.

1. NEW BUSINESS

a) Adoption of the 2017 Pikes Peak Regional Building Code

Roger Lovell stated the 2017 Pikes Peak Regional Building Code (PPRBC) proposes adoption of the 2015 International Building Code, 2015 International Residential Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 International Energy Conservation Code (IECC), 2013 ASME A17.1* Safety Code for Elevators and Escalators, 2011 ASME A18.1* - Safety Standard for Platform Lifts, 2005 ASME A17.3* - Safety Code for Existing Elevators and Escalators, and 2015 International Existing Building Code. He stated the Elevator and Escalator Codes are adopted at the State level, as well as the Electrical Code and the Plumbing Code. He stated the 2017 PPRBC adopts all of those Codes by reference. He stated there was some opposition to the amendments to the 2015 IECC. He stated the HBA and the Green Cities Coalition reached a compromised agreement with regard to the 2015 IECC, and the Board of Review approved adoption of the 2017 PPRDC based on that compromised agreement. He stated after approval by the Building Commission, RBD staff will take the Codes before each jurisdiction for approval.

Lori Rhodes, Challenger Homes, appeared and stated with the adoption of the 2015 IECC, unamended, it would increase home prices by \$4,000 to \$6,000 for introductory homes. She stated it will vary depending on the size of the home.

Jim Riggins, Green Cities Coalition, appeared and stated his research has shown that the increased costs for a new home, is considerably lower. He stated those increased costs can be recouped by the homeowners in energy savings over time.

Greg Ralphe, Classic Homes and the HBA, appeared and stated the costs of homes increase every time a new Code cycle is adopted. He stated he also believes that home costs will increase by \$4,000 to \$6,000 per home with the adoption of the 2015 IECC, unamended. He stated the HBA and Green Cities Coalition have reached a compromised agreement, and the Codes that were included in the compromised agreement, would vary in costs from \$1,000 to \$3,000.

Mr. Lovell stated when RBD staff is proposing amendments to the Code, they take into consideration life safety issues foremost. Mark Waller stated today we have a negotiated settlement, but moving forward, will this negotiated settlement be seen by all parties in the same light.

A motion was made by Tom Strand to **APPROVE** adoption of the 2017 Pikes Peak Regional Building Code, and **APPROVE** taking the 2017 Pikes Peak Regional Building Code before the jurisdictions for final approval, seconded by Mark Waller; the motion carried unanimously.

Mr. Lovell stated the Insurance Safety Organization (ISO) requires that RBD be working on a current version of the I-Codes, which is one of the reasons RBD staff has been working diligently to review the 2015 Codes. He said RBD can be penalized heavily when it is more than one Code cycle behind. He said the fact that RBD is still working with the 2009 I-Codes has been an issue. Mr. Lovell stated RBD is doing twice as many inspections per day per inspector than that recommended by the ISO, and RBD is able to accomplish this due to efficiency and technology.

2. **CONSIDERATION OF OCTOBER 25, 2017 MINUTES**

A motion was made by Tom Strand to **APPROVE** the October 25, 2017 Building Commission Minutes as written, seconded by Mark Waller; the motion carried unanimously.

3. **PUBLIC COMMENT**

Todd Welch stated this is his last Building Commission Meeting because he will be retiring in January, and he has enjoyed working with all three Building Commissioners.

4. **ADVISORY BOARD REPORT**

Todd Welch appeared and gave the Advisory Board Report.

5. BUILDING OFFICIAL REPORTS

a) Financial Statement

Ryan Johanson presented the financial statement for the month of October 2017. He said the current operating balance is \$10,302,062, with a budget of \$15,881,429. He said the cash balance is 64.87 as a percent of budget. Mr. Johanson said the current month revenue was \$1,235,461, and the year-to-date revenue was \$14,865,255. He said the expenditures were \$1,150,350, which resulted in a gain of \$85,111, for the month of October; and expenditures year-to-date were \$11,898,025, which resulted in a gain of \$2,967,230 for the year. He stated RBD gave discounts in the amount of \$143,820 in October for the Valuation Based Permit Fee Program, implemented on April 1st, and \$1,065,045 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 of \$25,300 in October, and \$212,850 year-to-date.

b) Building Report

Mindy Stuemke presented the Building Report for the month of October 2017. She said there were 285 single-family houses permitted in October, which is 26.67 percent more than this time last year; and 26 commercial building permits, which is 18.18 percent more than the previous year. She said the total valuation of permits issued in October was \$239,102,747, which is 36.69 percent less than this same time last year; and the total valuation of permits issued to date in 2017 is \$2,595,766,254, which is an increase of 4.60 percent over this same time last year. Ms. Stuemke said there were four permits in October with a valuation over \$3 million. She said there have been 167 single family home permits to date in November. She said the Front Counter staff is seeing 120 walk through customers per day, and the Licensing staff is seeing 30 customers per day.

c) Plan Review Report

Jay Eenhuis presented the Plan Report for the month of October 2017. He said there were 303 single family plans, which is an increase of 38 percent compared to October 2016; 47 new commercial plans, which is an increase of 124 percent; and a total of 822 plans, which is an increase of 41 percent compared to October 2016. He stated there were 131 Commercial Plans submitted electronically in October 2017, or a 93 percent increase compared to October 2016; and 150 Residential Plans submitted electronically, which is an increase of 121 percent; for a total of 480 E-Plans in October 2017, a 118 percent increase from October 2016. Year to date, approximately 43 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 986 Solo Reviews in October, and 2,369 Walk-through reviews, for a total of 3,355 logged reviews for October 2017, and 31,260 total reviews year-to-date, which is an increase of 10 percent from the previous year. He stated he plans to hire one more plan reviewer before

the end of the year.

d) Inspection Report

John Welton presented the Inspection Report for the month of October 2017. He said the inspectors in all departments did a total of 26,220 inspections in October, with a total of 51 inspectors. He said each inspector averaged 23.7 inspections per day, and the average time per inspection was 14.8 minutes. He stated the roofing staff performed 4,011 roof inspections in October, which brings RBD down to approximately 3,200 roof inspections left to be done from the 2016 hail storm. Mr. Welton stated RBD has issued approximately 48,000 roof permits in the past year and one-half, so we have made substantial progress on the roof inspections.

6. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

7. FUTURE AGENDA ITEM REQUESTS

There was no Future Agenda Item Requests.

8. EXECUTIVE SESSION REQUESTS

The Regional Building Commission moved into Executive Session at 3:14 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 3:28 p.m., Chairman Stevens noted that no decision were made during the Executive Session.

The meeting adjourned at 3:31 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg