

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

March 21, 2018

12:30 p.m.

MEMBERS PRESENT: Chairman Darin Tiffany, Engineer
Mr. Vince Colarelli, Citizen-at-Large
Mr. Tom McDonald, Building A or B Contractor
Mr. Richard Applegate, Fountain
Mr. Dennis Murphy, Monument
Mr. Robert Todd, Manitou Springs
Mr. David Wilson, Palmer Lake

MEMBERS ABSENT: Mr. Edward Pine, Building A, B or C Contractor
Mr. Jim Nakai, Architect
Mr. Chris Quinn, Green Mountain Falls

OTHERS PRESENT: Mr. Roger Lovell, Regional Building Official
Ms. Virginia Koulchitzka, Regional Building Counsel
Mr. Jay Eenhuis, Deputy Building Official - Plans
Mr. John Welton, Deputy Building Official - Inspections
Ms. Mindy Stuemke, Front Counter Supervisor
Mr. Ryan Johanson, Director of Finance
Ms. Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

Chairman Darin Tiffany called the meeting to order at 12:30 p.m.

1. CONSIDERATION OF THE FEBRUARY 21, 2018 MINUTES

A motion was made by Vince Colarelli to **APPROVE** the February 21, 2018 Advisory Board Minutes as written, seconded by Dennis Murphy; the motion carried unanimously.

2. PUBLIC COMMENTS

There were no public comments.

3. BUILDING OFFICIAL REPORTS

a) Financial Statement

Ryan Johanson presented the financial statement for the month of February 2018. He said the current operating cash balance is \$9,458,900. He said the cash balance is 65 as a percent of budget. Mr. Johanson said the current month revenue was \$1,165,629, and the year-to-date revenue is \$2,277,925. He said the expenditures were \$977,342, which

resulted in a gain of \$188,287, for the month of February, and the year-to-date expenditures were \$2,453,094, which resulted in a year-to-date loss of 175,170. Mr. Johanson stated the Licensing Rewards Program has been very successful, and RBD gave discounts for license renewals in the amount of \$15,375 in February, and \$35,325 year-to-date. He stated the reroof revenue is down \$533,000 from this same time last year.

Roger Lovell stated there are a lot of one-time expenses for the year at the beginning of each year, so RBD is right where it should be currently. He stated he anticipates the need for an Amended Budget for this year, as RBD is having to hire additional employees to keep up with the current workload. Darin Tiffany stated he feels RBD should be more aggressive in reducing the cash balance. Vince Colarelli stated if RBD builds infrastructure and overhead now to lower the cash balance, it still has to be dealt with in the future when the balance and revenue may not be what they are currently. Mr. Lovell stated there is a bill going through the State that will affect the PERA funding, which will have a significant impact to both RBD, as the employer, as well as its employees. He stated RBD's pay scales are not competitive with other parts of the country, so it is difficult to find qualified employees. John Welton stated when RBD is able to find qualified people, it can have that person up and doing inspections in a matter of a couple weeks. Chairman Tiffany suggested that RBD start taking steps to change the required 25% to 50% cash requirement in the IGA. Mr. Lovell stated making changes to the IGA is very difficult. He stated RBD started taking steps late 2017 to make modifications to lower the cash balance. Jina Koulchitzka stated that only to the extent possible, RBD is required to maintain a cash balance at the suggested 50%.

b) Building Report

Mindy Stuemke presented the Building Report for the month of February 2018. She said there were 331 single-family houses permitted in February, which is 24.44 percent more than this time last year; and 22 commercial building permits, which is the same as the previous year. She said the total valuation of permits issued in February was \$223,682,355, which is 4.66 percent less than this same time last year; and the total valuation of permits issued to date in 2018 is \$408,964,863, which is a decrease of 6.12 percent over this same time last year. Ms. Stuemke said there have been 270 single family home permits to date in March. She said the Front Counter staff is seeing 110 walk through customers per day. She said the phone volume is averaging approximately 350 calls per day.

c) Plan Report

Jay Eenhuis presented the Plan Report for the month of February 2018. He said there were 335 single family plans, which is an increase of 27 percent compared to February 2017; 35 new commercial plans, which is an increase of 119 percent; and a total of 1,551 plans, which is an increase of 39 percent compared to February 2017. He stated there were 66 Commercial Plans submitted electronically in February 2018, or a 12 percent

decrease compared to February 2017; and 112 Residential Plans submitted electronically, which is an increase of 70 percent; for a total of 743 E-Plans in February 2018, a 53 percent increase from February 2017. Year to date, approximately 48 percent of all plans submitted have been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 859 Solo Reviews in February, and 2,171 Walk-through reviews, for a total of 6,232 logged reviews for February 2018, and year-to-date, which is an increase of 22 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of February 2018. He said the inspectors in all departments did a total of 21,261 inspections in February, with a total of 50 field inspectors. He said each inspector averaged 22.2 inspections per day, and the average time per inspection was 16.2 minutes. He stated RBD is currently able to do same day roof inspections.

4. UNFINISHED BUSINESS

a) Update on the Code Adoption Process

Roger Lovell stated the 2017 Pikes Peak Regional Building Code has been approved for adoption by the City of Colorado Springs, El Paso County, Town of Monument, and City of Manitou Springs, with the remaining municipalities being on the schedule in the near future for Code adoption. He thanked the Advisory Board members for their assistance in obtaining approval for the adoption of the Code.

5. NEW BUSINESS

a) Clarification of Flying W Ranch Statements Regarding Fire Protection at the Flying W Ranch.

Vince Colarelli stated he was concerned about statements made during the Flying W Ranch presentation at the February 21, 2018 Advisory Board meeting about the lack of response by Colorado Springs Fire Department (“CSFD”) during the Waldo Canyon Fire. He stated, as a member of the Fire Board, he consulted with Fire Marshall Brett Lacey regarding the firefighters’ lack of response to the fire at the Flying W Ranch. He stated he was informed that CSFD did respond to the Waldo fire at the Flying W Ranch, but determined that it was too dangerous for the fire fighters to remain there because the fire was too massive in that area. He presented documentation to show that the CSFD made an effort, but the fire hydrants, which were on a dead-end lane into the Ranch were not in working order, because the Flying W Ranch chose not to loop the water line, and the CSFD determined that it was dangerous to the life safety of their fire fighters because there was no one at the Ranch at that time, the Flying W had not done any fire mitigation, the fire hydrants were not working, and the fire was spreading rapidly at that time.

b) GFOA Distinguished Budget Presentation Award

Roger Lovell stated RBD received an award this week for the GFOA Distinguished Budget Presentation Award. He stated this is the first time in 52 years that RBD has received this award, and thanked Ryan Johanson, RBD's Director of Finance, for his efforts with regard to this award.

c) Farewell to Dennis Murphy

Roger Lovell stated he would like thank Dennis Murphy for his time and dedication to the Advisory Board for the past two years, and presented RBD's appreciation plaque to Mr. Murphy.

6. EXECUTIVE SESSION REQUESTS

There were no Executive Session Requests.

The meeting adjourned at 1:38 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg