

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

March 28, 2018

3:00 p.m.

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

MEMBERS ABSENT:

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

PROCEEDINGS:

Chairman Tyler Stevens called the meeting to order at 3:00 p.m.

1. CONSIDERATION OF FEBRUARY 28, 2018 MINUTES

A motion was made by Mark Waller to **APPROVE** the February 28, 2018 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

2. PUBLIC COMMENT

There were no Public Comments.

3. ADVISORY BOARD REPORT

Jina Koulchitzka appeared and presented the Advisory Board Report. She 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. She stated Mr. Colarelli gave a presentation regarding his consultation with the Colorado Springs Fire Department (“CSFD”), wherein he learned that the CSFD did respond to the fire at the Flying W Ranch (“Ranch”), but it determined that it was too dangerous for the firefighters to remain at the Ranch because there was no one at the Ranch, the fire hydrants were not working and the fire was spreading rapidly at that time.

4. **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. He stated there are a number of annual expenses at the beginning of the year, which is creating the loss at this point, but we anticipate revenue matching budget as we get further into the year.

Roger Lovell stated there has been a significant decrease in reroof permits, but there has been a significant increase in overall construction activity. He stated RBD anticipates hiring additional staff to cover the increased workload, and will be doing an Amended Budget prior to the end of the year.

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 338 single family home permits to date in March. She said the Front Counter staff is seeing 115 walk through customers per day. She said the phone volume is averaging approximately 352 calls per day.

c) Plan Review 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, 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.

5. **UNFINISHED BUSINESS**

a) Flying W Ranch Request for Financial Assistance

Tom Strand stated he has talked to the Colorado Springs Director to see if there are any other avenues to assist the Flying W Ranch. Roger Lovell stated RBD has not come up with other sources for funding to date. Tom Strand made a motion that RBD waive fees for the Flying W Ranch in the amount of \$20,622. The motion **FAILED** due to lack of a second to the motion, and was therefore **DENIED**. Chairman Stevens stated this issue will be on the April 30, 2018 Agenda for the Building Commission Meeting.

Mike DeGrant, HBA, appeared to present a concern that RBD would set a precedent moving forward by waiving fees for a “for profit” organization should Flying W Ranch’s request be granted. He stated the fees paid to RBD are paid by builders and contractors, and HBA would like to see those fees utilized for the industry.

6. **NEW BUSINESS**

a) Alternative Date for April Building Commission Meeting

Roger Lovell stated he will be unavailable for the April 25, 2018 Building Commission meeting, and because of the complexity of the issues being discussed, he considers it appropriate to suggest an alternative date for the meeting. The Building Commissioners rescheduled the next Building Commission meeting to April 30th at 1:30 p.m.

b) RBD's Budget Award

Roger Lovell stated RBD recently received the GFOA Budget Award, which is a very prestigious award. He stated he would like to recognize Ryan Johanson for his hard work in this regard. He stated RBD is now hopeful of receiving this award annually.

7. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

8. EXECUTIVE SESSION REQUESTS

There were no Executive Session Requests.

The meeting adjourned at 3:56 p.m.

Respectfully submitted,

Roger N. Lovell
Regional Building Official

RNL/llg