

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

November 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
John Welton, Deputy Building Official – Inspections
Ryan Johanson, Director of Finance
Rebecca Mulder, Licensing Supervisor
Linda Gardner, Executive Administrative Assistant

PROCEEDINGS:

1. CALL TO ORDER

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

2. CONSIDERATION OF OCTOBER 24, 2018 MINUTES

A motion was made by Tom Strand to **APPROVE** the October 24, 2018 Building Commission Minutes as written, seconded by Mark Waller; the motion carried unanimously.

3. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

- a) Scott Weiser, reporter with Complete Colorado. com., appeared and made a public comment with regard to public records.
- b) Lisa Wright appeared and made a public comment with regard to her property located at 4020 Wakefield Drive.
- c) Todd Anderson, Housing and Building Association (“HBA”) of Colorado Springs, appeared and made a public comment with regard to HBA’s Careers in Construction Program.

4. UNFINISHED BUSINESS

a) Resolution of Intent for Participation with External Organizations

Mr. Lovell stated no revisions had been made to the Resolution of Intent since it was last presented at the October 24th Building Commission meeting. Mr. Lovell briefly discussed, explained, and read on the record the following criteria of the Resolution of Intent, as revised during previous public meetings:

The funding request must: (i) be directly related to the construction industry in El Paso County and be directly related to the construction activity in El Paso County for capital improvements only at or below market value criteria for an amount not the exceed seventy-five (75%) of the Department fees paid or to be paid to the Department, except fees and sales and/or use tax, which the Department must and shall collect for other agencies; or (ii) promote the education, knowledge and awareness of the construction industry in El Paso County; or (iii) improve the administration, implementation and enforcement of the adopted construction codes and standards in El Paso County.

Mr. Lovell concluded with the following timeline reflecting each step taken by RBD staff, the Advisory Board, and the Building Commission since July 18, 2018, to review, discuss, revise, and obtain approval of the Resolution of Intent; *see, **Participation with External Organizations Resolution of Intent Timeline***, as enclosed.

Tom Strand further reviewed and explained on the record the meaning of each and every criteria referenced above. Mark Waller stated the excess revenue comes from natural disasters, like hail storms. He stated the reality is that those dollars are there, and RBD would like to do something good with those funds to help the communities. Mr. Waller stated in further detail the reasons for why he believed this was a good Resolution. He acknowledged that RBD staff had worked hard to accomplish this final product. A motion was made by Mark Waller to **APPROVE** the Resolution of Intent for Participation with External Organizations, seconded by Tom Strand; the motion carried unanimously.

5. ADVISORY BOARD REPORT

Jina Koulchitzka appeared and stated the November 21, 2018 Advisory Board meeting was cancelled due to the Thanksgiving holiday.

6. BUILDING OFFICIAL REPORTS

a) Financial Statement

Ryan Johanson presented the financial statement for the month of October 2018. He said the current operating cash balance was \$13,066,839. He said the cash balance was 79% as a percent of budget. He said the current month revenue was \$1,861,923, and the year-to-date revenue was \$16,151,365. Mr. Johanson said the expenditures were \$1,105,097, which resulted in a gain of \$756,825 for the month of October, and the year-to-date expenditures were \$12,055,976, which resulted in a year-to-date gain of \$4,095,389. He stated the Licensing Rewards Program had been very successful, and RBD gave discounts for license renewals in the amount of \$32,225 in October, and \$732,410 had been discounted year-to-date through the Permit Fee Discount and Licensing Reward Program. Mr. Lovell stated the Licensing Rewards Programs was a reward for contractors who work with the Department to meet specific criteria resulting in a reduction of unhappy customers as well as reducing the workload on Department staff; therefore, RBD staff was happy to see those fees go up.

b) Building Report

John Welton presented the Building Report for the month of October 2018. He said there were 261 single-family houses permitted in October, which was 8.42 percent less than this time last year; and 23 commercial building permits. He stated there were 2 condominium buildings permitted in October, and 26 multi-family permits. Mr. Welton said the total valuation of permits issued in October was \$248,110,256, which was 3.77 percent more than this same time last year; and the total valuation of permits issued to date in 2018 was \$2,753,545,614, which was an increase of 6.08 percent over this same time last year.

c) Plan Review Report

John Welton presented the Plan Review Report for the month of October 2018. He said there were 330 single family plans, which was a 17 percent increase from October 2017; 76 new commercial plans, which was an increase of 153 percent; and a total of 998 plans for the month of October, which was an increase of 35 percent compared to October 2017. Year to date, 8,989 plans were submitted, an increase of 24 percent from the first ten months of 2017. He stated there were 108 Commercial Plans submitted electronically in October 2018, or a 52 percent increase compared to October 2017; and 191 Residential Plans submitted electronically, which was an increase of 89 percent; for a total of 488 E-Plans in October 2018, a 51 percent increase from October 2017. Year to date, approximately 44 percent of all plans submitted had been submitted electronically. Mr. Welton stated the Plan Review Department performed 1,503 Solo Reviews in October, and 2,677 Walk-through reviews, for a total of 4,180 logged reviews for October 2018, and 37,773 logged reviews year-to-date, which was an increase of 21 percent from the previous year.

d) Inspection Report

John Welton presented the Inspection Report for the month of October 2018. He said the inspectors in all departments conducted a total of 27,728 inspections in October, with a total of 57 field inspectors. He said each inspector averaged 21.6 inspections per day, and the average available time per inspection was 16.7 minutes. He stated in 2017 RBD staff conducted 284,000 total site inspections; and year to date this year RBD staff had conducted nearly as many inspections in the first 11 months of 2018.

7. **NEW BUSINESS**

There was no New Business.

8. **FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

9. **EXECUTIVE SESSION REQUESTS**

There were no Executive Session Requests.

10. **ADJOURN**

The meeting adjourned at 4:06 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/llg



Participation with External Organizations

Resolution of Intent Timeline

Date	Body	Matter
July 18, 2018	Advisory Board Work Session	First draft of the Resolution of Intent, as a work product, was presented/discussed/edited.
July 25, 2018	Regional Building Commission Work Session	First and second drafts of the Resolution of Intent, as a work product, were presented/discussed/edited.
August 15, 2018	Advisory Board Work Session, Further Review of Resolution of Intent	Second and third drafts of the Resolution of Intent, as a work product, were presented/discussed/edited.
August 21, 2018	E-mail Response to Comments/Inquiries by the City Council of Colorado Springs	City Council of the City of Colorado Springs had comments on the Resolution of Intent. Such were responded to.
August 23, 2018	E-mail Response to Comments/Inquiries by the City Council of Colorado Springs	City Council of the City of Colorado Springs had comments on the Resolution of Intent. Such were responded to.
August 29, 2018	Regional Building Commission Work Session, Further Review of Resolution of Intent	Third and fourth drafts of the Resolution of Intent, as a work product, were presented/discussed/edited.
August 31, 2018	E-mail to the jurisdictions Regional Building Department services	Fifth draft of the Resolution of Intent.
September 19, 2018	Advisory Board Regular Session, New Business Item	Fourth and fifth drafts of the Resolution of Intent were presented/discussed/edited. City of Fountain, Council member Thompson's and City

		of Colorado Springs, Council member Knight's comments to the Resolution of Intent were discussed and addressed. Public comments were heard.
September 20, 2018	Board of County Commissioners (BoCC)	The BoCC requested that the Resolution of Intent be presented as a Department and Committee Report. It was.
October 4, 2018	Regional Building Commission, New Business Item	Fifth and sixth drafts of the Resolution of Intent were presented/discussed/edited. City of Fountain, Council member Thompson's and City of Colorado Springs, Council member Knight's comments to the Resolution of Intent were discussed and addressed. Public comments were heard.
October 17, 2018	Advisory Board Regular Session, New Business Item (continued)	Sixth and seventh drafts of the Resolution of Intent were presented/discussed/edited. Public comments were heard. The Advisory Board voted unanimously to approve the Resolution of Intent, as amended (eight draft), and recommended approval to the Regional Building Commission.
October 24, 2018	Regional Building Commission, New Business Item (continued)	Seventh draft and the approved by the Advisory Board eight draft of the Resolution of Intent were presented and discussed. Public comments were heard. No further edits were made to the Resolution of Intent. The Resolution of Intent was postponed until November 28, 2018 Regional Building Commission meeting.
October 29, 2018	E-mail Response to Comments/Inquiries by the City Council of the City of Colorado Springs	City Council of the City of Colorado Springs requested clarifications on the Resolution of Intent. Such were provided in writing.

November 28, 2018	Regional Building Commission, Unfinished Business Item	The approved by the Advisory Board eight draft of the Resolution of Intent is before the Regional Building Commission.
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