

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

May 23, 2019

2:00 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  
Matt Matzen, Front Counter Supervisor  
Linda Gardner, Executive Administrative Assistant

**PROCEEDINGS:**

### **1. CALL TO ORDER**

Chairman Tyler Stevens called the meeting to order at 2:00 p.m.

### **2. CONSIDERATION OF APRIL 25, 2019 MINUTES**

A motion was made by Mark Waller to **APPROVE** the April 25, 2019 Building Commission Minutes as written, seconded by Tom Strand; the motion carried unanimously.

### **3. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA**

**Public comments on items not scheduled on the agenda shall be limited to three (3) minutes.**

There were no public comments.

### **4. ADVISORY BOARD REPORT**

Jina Koulchitzka presented the Advisory Board Report.

## 5. BUILDING OFFICIAL REPORTS

### a) Financial Statement through April 30, 2019

Ryan Johanson stated the Government Finance Officers Association recently awarded the Pikes Peak Regional Building Department the Distinguished Budget Presentation Award for its 2019 Budget; and this is the second consecutive year that RBD has received this award.

Mr. Johanson presented the financial statement for the month of April 2019. He said the operating cash balance was \$12,066,643. He said the cash balance was 68% as a percent of budget; and this percentage will continue to grow as RBD moves forward with the purchase of land and construction of a satellite office on the north side of Colorado Springs. Mr. Johanson said the monthly revenue was \$1,574,705. He said the expenditures were \$1,270,993, which resulted in a gain of \$303,712 for the month of April. He stated year-to-date, the Department had a net loss of \$426,440. Mr. Johanson stated \$231,746 had been discounted in April 2019 through the Permit Fee Discount and Licensing Reward Programs.

### b) Building Report through April 30, 2019

Matt Matzen presented the Building Report for the month of April 2019. He said there were 379 single-family houses permitted in April, which was 1.88 percent more than this time last year; and 28 commercial building permits. He stated there were 4 multi-family permits, with 157 multi-family units in April, and year-to-date 724 multi-family units, which was 5.08 percent more than this time last year. Mr. Matzen said the total valuation of permits issued in April was \$288,835,748, which was 1.92 percent more than this same time last year; and the total valuation of permits issued in 2019 was \$931,216,699, which was a decrease of 1.78 percent over this same time last year. He said there were 6 permits with a valuation over \$3 million in April. He stated 342 single-family permits have been issued to date in May. Mr. Matzen stated the front counter was averaging 421 phone calls per day and 127 walk-in customers per day.

Roger Lovell stated RBD staff is currently implementing a GIS program for the website, which will show where construction growth is strong. Tom Strand stated he would like to determine the growth in the southeast part of Colorado Springs. Mr. Welton presented an inspection heat map for the Committee's review, which showed the areas with strong inspections indicating growth in those areas.

c) Plan Review Report through April 30, 2019

Jay Eenhuis presented the Plan Review Report for the month of April 2019. He said in April 2019, there were 426 single family plans, which was an increase of 4 percent over the previous year; 69 new commercial plans, which was an increase of 82 percent; and a total of 1,112 plans for the month of April, which was an increase of 19 percent compared to April 2018. Year to date, 3,410 plans were submitted, an increase of 3 percent from 2018. He stated there were 122 Commercial Plans submitted electronically in April 2019, or a 97 percent increase compared to April 2018; and 202 Residential Plans submitted electronically, which was an increase of 87 percent; for a total of 517 E-Plans in April 2019, a 26 percent increase from April 2018. Year to date, approximately 50 percent of all plans submitted had been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 2,075 solo reviews in April, and 2,978 walk-through reviews, for a total of 5,053 logged reviews for April 2019, and 17,007 logged reviews year-to-date, which was an increase of 24 percent from the previous year.

d) Inspection Report through April 30, 2019

John Welton presented the Inspection Report for the month of April 2019. He said the inspectors in all departments did a total of 27,205 inspections in April (which included 3,650 roof inspections), with a total of 63 field inspectors. He said each inspector averaged 20.8 inspections per day, and the average available time per inspection was 17.1 minutes. He stated the Department will be hiring a new roofing inspector, building inspector, mechanical inspector and elevator inspector in the near future.

Mr. Welton showed the Committee a preview of the new GIS program that the Department plans to implement later this year.

**6. UNFINISHED BUSINESS**

There was no unfinished business.

**7. NEW BUSINESS**

a) Open House

Greg Dingrando appeared and stated the Pikes Peak Regional Building Department hosted an Open House on May 16<sup>th</sup> and May 17<sup>th</sup>. He stated a number of construction-related classes were given to the attendees. He showed a video from the event. Mr. Dingrando stated the classes were recorded to be made available on social media.

b) Affordable Housing

Tom Strand stated the Chamber and the EDC toured the Mill on May 8, 2019, which was a teaching facility for people of all ages to teach them the construction trades. He stated the materials for the Mill are all donated by a number of “big name” companies; and he was very impressed with this teaching facility.

Mr. Strand stated he recently visited a high density housing development on Hancock that offers affordable housing. Mr. Strand stated the homes started around \$230,000 and the contractor’s goal was to get them to a starting price point around \$199,000. He stated this contractor is focused on affordable housing, which he and the Colorado Springs City Council support.

**8. FUTURE AGENDA ITEM REQUESTS**

There were no future agenda items requests.

**9 EXECUTIVE SESSION REQUESTS**

There were no executive session requests.

**10. ADJOURN**

The meeting adjourned at 2:57 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/llg

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