

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

March 20, 2024 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Vince Colarelli, Building Contractor A or B
Loren Moreland, Building Contractor A, B or C
Christy Riggs, Architect
Chris Freer, Engineer
John Graham, City of Manitou Springs (*appeared virtually*)
Dennis Stern, Town of Palmer Lake
Sana Abbott, Town of Monument (*appeared virtually*)
Cory Applegate, City of Fountain

MEMBERS ABSENT: Vice Chair Jeff Finn, Citizen-at-Large
Nick Donzello, Town of Green Mountain Falls

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Regional Building Official – Plans
John Welton, Deputy Regional Building Official – Inspections
Erin Garcia, Director of Finance
Matt Matzen, Permit Supervisor
Gina LaCascia, Executive Administrative Assistant

PROCEEDINGS:

The Advisory Board meeting was conducted in a hybrid forum, allowing Board members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams live events. Sufficient and timely access to the public to observe the meeting was made available at: <https://www.pprbd.org/Information/Boards>.

1. CALL TO ORDER: DETERMINATION OF A QUORUM

Chair Vince Colarelli called the Advisory Board meeting to order at 12:30 p.m.

2. CONSIDERATION OF THE FEBRUARY 21, 2024 ADVISORY BOARD MEETING MINUTES

A motion was made by Loren Moreland to **APPROVE** the February 21, 2024 Advisory Board Minutes as written; seconded by Christy Riggs; the motion carried unanimously.

3. NEW BUSINESS

There was no New Business to discuss.

4. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

There were no public comments.

5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Advisory Board meeting date and time: Wednesday, April 17, 2024, beginning at 12:30 p.m. The meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

6. BUILDING OFFICIAL REPORTS/NON-ACTION ITEMS

a) Financial Statement through February 29, 2024

Erin Garcia presented the Financial Statement for the month of February 2024; the operating cash balance ended at \$15,221,961 with a cash as a percentage of budget at 71 percent. The revenue for February was \$1,383,367, an increase of 28 percent over February of 2023. The building permit and plan review revenue have increased a combined \$741,821 over the first two months of 2023. Expenditures for the month of February were \$1,435,331, an increase of 2 percent over February, 2023. There have been decreases in salary, benefits, services and training from 2023, but an increase in fleet maintenance. At 17 percent through the year, revenue is tracking at 16 percent of budget, and expenses are tracking at 15 percent of budget. The net loss for the month of February 2024, was \$51,964, bringing the year-to-date net income to \$144,407.

b) Building Report through February 29, 2024

Matt Matzen presented the Building Report for the month of February 2024; single-family home permits increased in February totaling 310, an increase of 87.88 percent from the same time period in February of 2023, with an overall valuation of \$158,961,449, up by 137.11 percent over February of 2023. New commercial had a total of 15 permits issued in February, a decrease of 68.75 percent, similar to the February 2019 numbers. Total valuation for commercial permits was \$32,952,490, a decrease of 27.34 percent. The total valuation through February 2024 for all permits was \$615,458,275, an increase of 40.26 percent from February 2023.

Chair Colarelli asked why it appears there was a decrease in valuations year-over-year, but an increase in revenue year-over-year. Roger Lovell indicated in June of 2023, when the new code was adopted, the Department also implemented new valuation tables which have had an impact.

Mr. Matzen added that the Department has seen an increase in duplexes which totaled 65 through February, an increase of 828 percent from the same time period in February 2023.

There were 4 projects in February 2024 with valuations over \$3,000,000; the largest being a new commercial building at \$15,700,000.

c) Plan Report through February 29, 2024

Jay Eenhuis presented the Plan Report for the month of February 2024; there were 288 single-family plans submitted in February, an increase of 68 percent compared to February of 2023. Year-to-date single-family plans total 519, an increase of 63 percent compared to the first two months of last year. New commercial and multi-family plans submitted this month totaled 23, a decrease of 21 percent compared to February of 2023. The total number of plans submitted in February was 942, an increase of one percent compared to last February. Year-to-date, the Department has seen an increase of 7 percent, led by new residential submittals.

Plan Review staff logged 3,249 solo reviews in February, a decrease of 9 percent compared to February of 2023. There were 806 walk-through reviews performed, an increase of 30 percent compared to last February. Total reviews in February were 4,055, a decrease of 4 percent over the same time last year; with 8,183 reviews performed year-to-date, a decrease of 2 percent.

d) Inspection Report through February 29, 2024

John Welton presented the Inspection Report for the month of February 2024; there were 23,038 inspections performed by 67 fulltime field inspectors with an average daily work load of 21.4 inspections per day, per inspector, with an available amount of time of 18.1 minutes per inspection.

7. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

8. EXECUTIVE SESSION REQUEST(S)

There were no Executive Session Request(s).

9. BOARD REPORT(S) OR COMMENT(S)

Christy Riggs attended the Regional Director's meeting a couple of weeks ago in Savanna, where the members discussed licensing for engineers and architects. A recommendation resulted to put together a document to help identify the licensed professionals' specialties.

10. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

11. ADJOURNMENT

The Advisory Board meeting adjourned at 12:44 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/gml

Accommodations for the hearing impaired can be made upon request with forty-eight (48) hours' notice. Please call (719) 327-2989.

Pikes Peak Regional Building Department (PPRBD) meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.