

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

October 31, 2019

2:00 p.m.

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

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 THE SEPTEMBER 25, 2019 MINUTES

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

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Update by Dirk Draper

Dirk Draper appeared and gave a brief overview of new initiatives that the Chamber and EDC are working on.

4. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

November Regional Building Commission date and time: Monday, November 25, 2019 at 8:00 a.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14.

Review and consideration of 2020 Schedule of Regional Building Boards and Committees.

5. 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.

6. ADVISORY BOARD REPORT

Jina Koultchitzka presented the Advisory Board Report.

7. BUILDING OFFICIAL REPORTS/NON ACTION ITEMS

a) Financial Statement through September 30, 2019

Mr. Johanson presented the financial statement for the month of September 2019. He said the operating cash balance was \$13,385,465. Mr. Johanson said the monthly revenue was \$1,670,346. He said the expenditures were \$1,131,557, which resulted in a gain of \$538,789 for the month of September. He stated year-to-date, the Department had a net gain of \$1,105,832.

b) Building Report through September 30, 2019

Matt Matzen presented the Building Report for the month of September 2019. He said there were 391 single-family houses permitted in September, which was 24.52 percent more than this time last year, and 27 commercial building permits. He stated there was one multi-family permit. Mr. Matzen said the total valuation of permits issued in September for residential homes was \$143,363,073, which was 21.54 percent more than this same time last year; and the total valuation of commercial permits issued was \$96,914,699, which was an increase of 549.47 percent over this same time last year. Mr. Matzen stated that the total valuation year-to-date across all permits was \$2,941,015,054, which is an increase of 17.07%. He said there were 4 permits with a valuation over \$3 million in September. Mr. Matzen stated the front counter was averaging 390 phone calls per day and 125 walk-in customers per day.

Tom Strand asked RBD staff if they had any suggestions in reducing the multi-family rental prices. Mr. Lovell stated it is a matter of supply and demand, and currently there is a very low vacancy rate. He stated construction of multi-family structures has been very strong this year. Mark Waller stated there are not a lot of places to build large apartment building; unincorporated El Paso County does not have the necessary water for large apartment buildings.

c) Plan Report through September 30, 2019

Jay Eenhuis presented the Plan Review Report for the month of September 2019. There were 377 single family plans, which was an increase of 20 percent over the previous year; 56 new commercial plans, which was an increase of 107 percent; and a total of 1,068 plans for the month of September, which was an increase of 29 percent compared to September 2018. Year-to-date, 8,171 plans were submitted, an increase of 3 percent from 2018. Mr. Eenhuis stated there were 115 commercial plans submitted electronically in August 2019, or a 60 percent increase compared to September 2018; and 169 residential plans submitted electronically, which was an increase of 26 percent; for a total of 479 e-plans in September 2019, a 21 percent increase from September 2018. Year-to-date, approximately 45 percent of all plans submitted had been submitted electronically. Mr. Eenhuis stated the Plan Review Department performed 1,635 solo reviews in September, and 2,940 walk-through reviews, for a total of 4,575 logged reviews for September 2019, and 40,169 logged reviews year-to-date, which was an increase of 21 percent from the previous year.

d) Inspection Report through September 30, 2019

John Welton presented the Inspection Report for the month of September 2019. He said the inspectors in all departments did a total of 27,648 inspections in September, with a total of 67 field inspectors. He said each inspector averaged 23.4 inspections per day, and the average available time per inspection was 16.0 minutes. He stated currently RBD's inspection staff has performed 11,200 inspections more than last year at this same time. He stated RBD's roofing inspectors are getting caught up on the roof inspections, and the inspections are currently running just a few weeks out.

8. UNFINISHED BUSINESS

Roger Lovell stated he was notified by El Paso County that there is a draft bill at the State level with regard to fire resistant construction for commercial and residential structures located within a fire map, as defined by the Colorado Forest Service. He stated the interesting part about that map is that Black Forest has a label of "6" out of "10" on the scale; and all of eastern El Paso County is generally at a "7" or higher risk on that scale. He stated in eastern El Paso County, there are a number of manufactured homes which can be defined generally as "affordable housing". If this bill moves forward, it would have a very significant impact on eastern El Paso County, and the requirements for fire resistant construction, which will increase the costs of construction significantly. Mr. Lovell stated RBD staff is in communications with El Paso County through Craig Dossey and Kenny Hodges. He stated the bill, as drafted, through the State puts it back on the local jurisdictions as far as what the requirements are; every jurisdiction will have a different answer to the problem. He stated RBD staff feels it has to be a matter of local control and not State control. Mr. Lovell stated the bill is looking at improving the fire resistance of the structure, in lieu of fire mitigation to keep the fire away from the

structures. RBD has further taken a very proactive approach communication and comments wise, if needed, with the Wildfire Matters Review Committee regarding this draft bill.

Mr. Eenhuis introduced Douglas Fanning, RBD's new IT Manager.

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

There were no Commissioner report(s) or comments(s).

10. FUTURE AGENDA ITEM REQUESTS (move to after the Executive Session)

This items was heard out of order after the Executive Session.

Chairman Stevens stated the Building Commissioners would like to have an agenda item, during the November 25, 2019 Building Commission meeting, to discuss and vote upon whether the Building Official shall have a compensation adjustment.

11. EXECUTIVE SESSION REQUESTS

Pursuant to C.R.S. 24-6-402(4)(b), (e)(I), and (f)(I), the attorney for Pikes Peak Regional Building Department is requesting an Executive Session with the Regional Building Commission regarding a conference with the attorney for Pikes Peak Regional Building Department for the purpose(s) of:

- i. a conference with the Regional Building Attorney to receive legal advice related to the filing of an injunctive relief proceeding in El Paso County District Court, State of Colorado;
- ii. determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators; and
- iii. personnel matters.

(Virginia V. Koulchitzka, Regional Building Attorney; Roger N. Lovell, Regional Building Official)

A motion was made by Tom Strand to move into Executive Session at 3:02 p.m., seconded by Mark Waller; the motion carried unanimously.

A motion was made by Tom Strand to come out of Executive Session at 3:55 p.m., seconded by Mark Waller; the motion carried unanimously. Jina Koulchitzka stated no decisions were made during the Executive Session.

Tyler Stevens stated the Building Commission, as a result of the Executive Session, would like to request that the Regional Building Official and the Regional Building Attorney work together to prepare an evaluation process, in writing, for the Regional Building Official, and present it during the November 25, 2019 Building Commission Meeting. In addition, Chairman Stevens stated the Commission would also like to have an agenda item, during the November 25, 2019 Building Commission meeting, to discuss and vote upon whether the Building Official shall have a compensation adjustment.

12. **ADJOURN**

The meeting adjourned at 4:08 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

RNL/lfg

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

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