

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

June 30, 2022

2:00 p.m.

**MEMBERS PRESENT:** Chair Tom Strand, Colorado Springs City Council  
Vice Chair Don Wilson, Mayor of Monument, Colorado  
Carrie Geitner, El Paso County Commissioner

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Deputy Building Official – Plans  
John Welton, Deputy Building Official – Inspections  
Erin Garcia, Director of Finance  
Matt Matzen, Front Counter Supervisor  
Linda Gardner, Executive Administrative Assistant

The Regional Building Commission meeting was conducted in a hybrid form, allowing Commission 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 via a program called Microsoft Teams live events, which is accessible via Pikes Peak Regional Building Department's website Boards & Committees' page at: <https://www.pprbd.org/Information/Boards>.

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

Chair Tom Strand called the meeting to order at 2:00 p.m.

### **2. CONSIDERATION OF THE JUNE 2, 2022 MEETING MINUTES**

A motion was made by Carrie Geitner to **APPROVE** the June 2, 2022 Regional Building Commission Minutes as written, seconded by Don Wilson; the motion carried unanimously.

### **3. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING**

The July Regional Building Commission meeting date and time: Thursday, July 28, 2022, beginning at 2:00 p.m. The meeting will be conducted in a hybrid form: in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually via a program called Microsoft Teams Live events. Sufficient and timely instructions for public participation will be made available at: <https://www.pprbd.org/Information/Boards>.

4. **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.

5. **ADVISORY BOARD REPORT**

Roger Lovell presented the Advisory Board Report.

6. **BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS**

a) Financial Statement through May 31, 2022.

Erin Garcia presented the financial statement for the month of May 2022. She said for the month of May, the operating cash balance ended at \$14,762,706 with a cash balance as a percent of budget of 62 percent. She said the monthly revenue was \$1,741,455, which year-to-date is 38 percent of budget. Ms. Garcia stated the expenditures were \$1,379,036, and year-to-date expenses were at 35 percent of budget. The net gain for May was \$362,419, and year-to-date net income is \$834,103.

b) Building Report through May 31, 2022.

Matthew Matzen presented the Building Report for the month of May 2022. He said there were 388 single-family houses permitted in May, which was 19.02 percent more than this time last year. He stated there were 34 commercial building permits, which was an increase of 21.43 percent from this time last year. Mr. Matzen said the total valuation of permits issued in May for residential homes was \$150,750,664, which was an increase of 15.03 percent from this same time last year. He stated the total valuation for commercial permits was \$173,915,852 for the month, which was an increase of 262.66 percent from this same time last year. Mr. Matzen stated the total valuation year-to-date across all permits was \$1,886,585,837, which is an increase of 1.28 percent from the previous year. He said there were 10 permits with a valuation over \$3 million in May.

c) Plan Report through May 31, 2022.

Jay Eenhuis presented the Plan Review Report for the month of May 2022. There were 529 single family plans, which was an increase of 64 percent compared to May of the previous year; 115 new commercial plans, which was an increase of 238 percent; and a total of 1,817 plans for the month of May, which was an increase of 31 percent compared to May 2021; and 7,558 plans year-to-date, which was an increase of 4 percent over the previous year. Mr. Eenhuis stated the Plan Review Department performed 4,769 solo reviews in May, and 624 walk-through reviews, for a total of 5,393 logged reviews for May 2022, which was an increase of 10 percent from the previous year; and 26,843

logged reviews year-to-date, which was an increase of 11 percent over the previous year. He stated the Plan Review Department has grown by four additional staff members in the past six weeks.

d) Inspection Report through May 31, 2022.

John Welton presented the Inspection Report for the month of May 2022. He said the inspectors in all departments did a total of 30,463 inspections in May, with a total of 77 field inspectors. Mr. Welton said each inspector averaged 18.7 inspections per day, and the average available time per inspection was 20.1 minutes.

**7. UNFINISHED BUSINESS**

a) North Facility Update.

Roger Lovell stated RBD performed the final walk-through of the facility last week; there were a number of small items that required correction. He stated Department staff hopes to occupy the building in the next couple weeks.

**8. NEW BUSINESS**

a) 2023 Pikes Peak Regional Building Code.

John Welton gave a presentation regarding website updates that will be accessible for contractors / community to review and comment on the upcoming Pikes Peak Regional Building Code, 2023 Edition. He stated Department staff plans to publish a draft of the 2023 Edition for public comments tomorrow, July 1, 2022. There will be a 60-day public comment period, followed by work session(s), another short public comment period, at which time the Department will bring the 2023 Edition back to its governing bodies for approval. The Department will then present (several times) to each jurisdiction for Code adoption. Mr. Welton stated the Department's goal is implementation of this Code no later than June 30, 2023. Commissioner Geitner complimented RBD staff in their efforts to keep permit fees down for our community.

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

Chair Tom Strand asked the Department's procedure for filling vacancies on the Building Commission, should Mayor Wilson be successful in the upcoming election. Virginia Koulchitzka stated Mayor Wilson's position on the Commission is an elected position among the mayors of the five smaller jurisdictions. Commissioner Geitner stated she anticipates continuing to represent El Paso County on the Building Commission in 2023. Chair Strand stated he is term limited in April 2023 on the Colorado Springs City Council, but he will be working with the new representative(s) from the City to provide prompt and smooth replacement to fill the upcoming vacancy.

**10. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

**11. EXECUTIVE SESSION REQUEST**

There were no Executive Session Requests.

**12. ADJOURN**

The meeting adjourned at 2:56 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/llg

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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