

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

February 27, 2020

2:00 p.m.

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

**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**

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

### **2. CONSIDERATION OF THE JANUARY 23, 2020 MINUTES**

A motion was made by Mark Waller to **APPROVE** the January 23, 2020 Regional Building Commission Minutes as written, seconded by Tyler Stevens; the motion carried unanimously.

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

March Building Commission meeting date and time: Thursday, March 26, 2020, beginning at 2:00 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14.

Commissioner Stevens' term expires as of March 31, 2020; therefore, the March 26<sup>th</sup> meeting will be his last meeting in attendance.

**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**

Jina Koultchitzka presented the Advisory Board report.

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

a) Financial Statement through January 31, 2020

Ryan Johanson presented the financial statement for the month of January 2020. He said the operating cash balance was \$13,547,922. He said the monthly revenue was \$1,633,729, which is a 29% increase from this time last year. He stated this increase was due to permitting a number of large commercial projects. Mr. Johanson stated the expenditures were \$1,464,669, which resulted in a gain of \$471,983 for the month of January. Roger Lovell stated the construction industry is currently very strong, especially commercial construction.

b) Building Report through January 31, 2020

Matt Matzen presented the Building Report for the month of January 2020. He said there were 357 single-family houses permitted in January, which was 94.02 percent more than this time last year, and 38 commercial building permits, which was 46.15 percent more than this time last year. Mr. Matzen said the total valuation of permits issued in January for residential homes was \$139,937,484, which was 87.17 percent more than this same time last year; and the total valuation of commercial permits issued was \$104,909,524, which was an increase of 313.84 percent over this same time last year. Mr. Matzen stated that the total valuation year-to-date across all permits was \$336,724,390, which is an increase of 62.87 percent. He said there were eight permits with a valuation over \$3 million in January. Mr. Matzen stated the front counter was averaging 401 phone calls per day and 134 walk-in customers per day.

c) Plan Report through January 31, 2020

Jay Eenhuis presented the Plan Review Report for the month of January 2020. There were 329 single family plans, which was an increase of 35 percent over the previous year; 58 new commercial plans, which was an increase of 241 percent; and a total of 958 plans for the month of January, which was an increase of 41 percent compared to January 2019. Mr. Eenhuis stated there were 141 commercial plans submitted electronically in

January 2020, or a 60 percent increase compared to January 2019; and 163 residential plans submitted electronically, which was an increase of 3 percent; for a total of 480 e-plans in January 2020, a 25 percent increase from January 2019. Mr. Eenhuis stated the Plan Review Department performed 1,818 solo reviews in January, and 2,600 walk-through reviews, for a total of 4,418 logged reviews for January 2020, as well as year-to-date, which was an increase of 10 percent from the previous year.

d) Inspection Report through January 31, 2020

John Welton presented the Inspection Report for the month of January 2020. He said the inspectors in all departments did a total of 26,345 inspections in January, with a total of 66 field inspectors. He said each inspector averaged 20 inspections per day, and the average available time per inspection was 18.2 minutes.

Mr. Lovell stated RBD is currently at a very good place on staffing levels. He stated RBD staff is paying close attention to the industry and is committed to maintaining its service levels.

**7. UNFINISHED BUSINESS**

There was no unfinished business.

**8. NEW BUSINESS**

There was no new business.

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

Chair Tom Strand stated he learned recently that there are more new houses being built in the unincorporated County than in the City of Colorado Springs. Vice Chair Mark Waller stated from May 2019 through December 2019, there were 652 new homes in Colorado Springs, and 626 new homes in the County. If the smaller jurisdictions were included, it would be more. Information provided by RBD for the year of 2019 documented the following:

Single Family Construction Numbers:

Colorado Springs:	1,736
El Paso County:	1,537
Fountain:	121
Green Mountain Falls:	1
Manitou Springs:	4
Monument:	133
Palmer Lake:	9
Woodland Park:	35

Vice Chair Waller requested that the data by jurisdiction(s) be provided monthly to the Commission. Chair Strand stated affordable housing is always a topic of concern at the City.

**10. FUTURE AGENDA ITEM REQUESTS**

There were no future agenda item requests.

**11. EXECUTIVE SESSION REQUESTS**

There were no executive session requests.

**12. ADJOURN**

The meeting adjourned at 2:43 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official

RNL/lfg

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