

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

REGIONAL BUILDING COMMISSION MINUTES

March 25, 2021

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
Matt Matzen, Front Counter Supervisor
Linda Gardner, Executive Administrative Assistant

The Regional Building Commission meeting was conducted 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>.

Instructions on conducting the virtual meeting were provided.

1. CALL TO ORDER

Chair Tom Strand called the meeting to order at 2:03 p.m.

2. CONSIDERATION OF THE FEBRUARY 25, 2021 MEETING MINUTES

A motion was made by Don Wilson to **APPROVE** the February 25, 2021 Regional Building Commission Minutes as written, seconded by Carrie Geitner; the motion carried unanimously.

3. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

April Regional Building Commission meeting date and time: Thursday, April 29, 2021, beginning at 2:00 p.m. The meeting will be conducted virtually. 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

Jina Koulchitzka presented the Advisory Board Report. She gave a brief summary of Christine Riggs' AIA Report. She said David Wilson made a motion that the Advisory Board send a letter to RBD staff expressing its appreciation for their hard work this past year during the COVID pandemic; that letter is currently being processed by the Advisory Board and will be provided to the Building Commission once available.

6. BUILDING OFFICIAL REPORTS/NON ACTION ITEMS

a) Financial Statement through February 28, 2021

Roger Lovell presented the financial statement for the month of February 2021, which is 17 percent of the year. He said the monthly revenue was \$1,874,074, which year-to-date is 19 percent of budget. Mr. Lovell stated the expenditures were \$1,463,865, and year-to-date expenses were at 13 percent of budget. The net income for February was \$410,209, and year-to-date net income is \$1,072,543. He stated the plan check fees are 20 percent of budget, and the floodplain fees and enumeration fees are running well above what we normally see. He stated overall, the Department remains sustainable and very busy.

b) Building Report through February 28, 2021

Matt Matzen presented the Building Report for the month of February 2021. He said there were 551 single-family houses permitted in February, which was 57.43 percent more than this time last year. He stated there were 37 commercial building permits, which was an increase of 117.65 percent difference from this time last year. Mr. Matzen said the total valuation of permits issued in February for residential homes was \$213,255,488, which was 54.64 percent more than this same time last year; and year-to-date the total valuation of residential permits was \$420,037,154, which was an increase of 51.61 percent from this same time last year. He stated year-to-date the total valuation for commercial permits was \$57,320,212, which was a decrease of 86.37 percent from this same time last year. Mr. Matzen stated the total valuation year-to-date across all permits was \$890,729,885, which is a decrease of 8.43 percent. He said there were four permits with a valuation over \$3 million in February.

c) Plan Report through February 28, 2021

Jay Eenhuis presented the Plan Review Report for the month of February 2021. There were 535 single family plans, which was an increase of 47 percent compared to February of the previous year; 116 new commercial plans, which was an increase of 427 percent; and a total of 1,736 plans for the month of February, which was an increase of 104 percent compared to February 2020. Mr. Eenhuis stated there were 406 commercial plans submitted electronically in February 2021, or a 434 percent increase compared to February 2020; and 932 residential plans submitted electronically, which was an increase of 445 percent; for a total of 1,736 e-plans in February 2021, a 242 percent increase from February 2020. Mr. Eenhuis stated the Plan Review Department performed 4,525 solo reviews in February, and zero walk-through reviews (as staff has continued to work remotely during the month of February), for a total of 4,525 logged reviews for February 2021, which was an increase of 13 percent from the previous year. Mr. Eenhuis stated the Plan Review Department is now open on Tuesdays and Thursdays by appointment only.

d) Inspection Report through February 28, 2021

John Welton presented the Inspection Report for the month of February 2021. He said the inspectors in all departments did a total of 24,671 inspections in February, with a total of 67 field inspectors. He said each inspector averaged 18.1 inspections per day, and the average available time per inspection was 21.7 minutes. Mr. Welton stated the Department currently has two open building inspector positions and one mechanical inspector position that it hopes to fill in the near future.

7. UNFINISHED BUSINESS

There was no Unfinished Business.

8. NEW BUSINESS

- a) Adoption of the National Electrical Code, 2020 Edition, no later than August 1, 2021, in accordance with the requirements of Section 12-115-107(2)(j), C.R.S.

Roger Lovell stated the State adopted the 2020 National Electrical Code (NEC) on August 1, 2020, and the Department is required to implement this Code within 12 months from the State's adoption date. He stated the Department will implement the 2020 National Electrical Code effective July 31, 2021. He stated there is more information regarding the major code changes in the NEC on the Department's website.

- b) Adoption of the Colorado Plumbing Code, 2020 Edition, no later than June 14, 2021, in accordance with the requirements of Section 12-155-105(1)(l), C.R.S.

Mr. Lovell stated the State also adopted the 2020 International Plumbing Code (IPC) on June 14, 2020, and the Department is required to implement this Code within 12 months, or no later than June 13, 2021. He stated the Department's website also notes the major code changes in the IPC.

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

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

10. FUTURE AGENDA ITEM REQUESTS

The Building Commissioners requested a report from RBD staff, during the April 29, 2021 Regional Building Commission meeting, regarding the major NEC and IPC changes with the adoption of these new Codes.

11. EXECUTIVE SESSION REQUESTS

There were no Executive Session requests.

12. ADJOURN

The meeting adjourned at 2:45 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.

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.