

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

April 17, 2024 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Vince Colarelli, Building Contractor A or B
Loren Moreland, Building Contractor A, B or C
Chris Freer, Engineer
John Graham, City of Manitou Springs (*Appeared virtually*)
Cory Applegate, City of Fountain

MEMBERS ABSENT: Vice Chair Jeff Finn, Citizen-at-Large
Dennis Stern, Town of Palmer Lake
Sana Abbott, Town of Monument

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
Matt Matzen, Permit Supervisor
Gina LaCascia, Executive Administrative Assistant
DeLisa Jackson, Human Resources 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. Quorum was determined.

2. CONSIDERATION OF THE MARCH 20, 2024 ADVISORY BOARD MEETING MINUTES

A motion was made by Loren Moreland to **APPROVE** the March 20, 2024 Advisory Board Meeting Minutes as written; seconded by John Graham; the motion carried unanimously.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC Presentation

Dave Dazlich, Vice President of Government Affairs for Colorado Springs Chamber of Commerce attended in person and provided the Advisory Board with an update on a few select bills currently before the Legislature:

- HB24-1008 – Wage Claims Construction Industry Contractors
- HB24-1330 – Air Quality Permitting
- HB24-1339 – Disproportionately Impact Community Air Pollution
- SB150, SB165, and SB166 – Processing of Municipal Solid Waste; Air Quality Improvements; and Air Quality Enforcement

Tim Vanderhoof, Vice President of the Economic Development Center attended in person and provided an update on an initiative that the EDC is working on called “Site Readiness”. They are working with area brokerage companies, developers, and other landholders within the community gathering information on available land and existing buildings as site ready locations.

b) Legislative Update

Roger Lovell spoke about the Department’s opposition to the proposed HB24-1239 concerning single exit stairway multifamily structures. He produced a copy of a letter sent to the bill sponsors as well as the members of the House Committee on Transportation, Housing & Local Government and the outcome thereto. As of April 10, 2024, the House Committee on Transportation, Housing & Local Government has postponed the bill indefinitely.

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, May 15, 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 March 31, 2024

Roger Lovell presented the Financial Statement for the month of March 2024; the operating cash balance ended at \$15,204,784 with a cash as a percentage of budget at 71 percent. The revenue for March was \$1,605,409, an increase of 15 percent over March of

2023. The total revenue year-to-date is \$4,844,143. Building permit revenue is up \$668,066 compared to the first quarter of 2023.

Expenditures for the month of March were \$1,966,256, which is high because of three pay periods in March, plus the Department is still taking care of vehicle repairs that sustained hail damage(s). The total expenses year-to-date are \$5,054,898, leaving the Department with a net loss of \$210,755 year-to-date.

b) Building Report through March 31, 2024

Matt Matzen presented the Building Report for the month of March 2024. The Department continues to see strong numbers especially regarding single-family construction, with 273 single-family home permits issued, an increase of 15.68 percent from the same time period in March of 2023, with an overall valuation of \$158,054,558, up 65.23 percent over last year. A total of 31 new commercial permits were issued in March, a decrease of 45.61 percent, compared to March of last year. Total commercial valuation was \$79,795,674, a decrease of 24.42 percent. The total valuation year -to-date for all permits was \$931,279,563, an increase of 20.74 percent from March of 2023.

There were 8 projects in March with valuations over \$3,000,000; the largest being a new multifamily project at \$40 million.

c) Plan Report through March 31, 2024

Jay Eenhuis presented the Plan Report for the month of March 2024; there were 273 single-family plans submitted in March, an increase of 9 percent compared to March of 2023. Year-to-date single-family plans total 793, an increase of 40 percent compared to the first three months of last year. New commercial and multifamily plans received totaled 42, an increase of 50 percent compared to March of 2023. The total number of plans submitted in March was 1,013, and year-to-date, 2,931 plans have been submitted to the Department, a decrease of 6 percent compared to last February.

The total electronic plans submitted in March was 965, a decrease of 16 percent compared to last year; this accounted for 95 percent of all submittals. Year-to-date, electronic submittals total 91 percent.

Plan Review staff logged 3,196 solo reviews in March, a decrease of 32 percent compared to March of 2023. There were 894 walk-through reviews performed, both on the commercial and residential side, an increase of 17 percent compared to last March. Total reviews in March of 2024 were 12,273, an overall decrease of 11 percent over the same time period of last year.

d) Inspection Report through March 31, 2024

John Welton presented the Inspection Report for the month of March 2024; there were 22,611 inspections performed by 68 fulltime field inspectors with an average daily workload of 18.9 inspections per day, per inspector, with an available amount of time of 20.6 minutes per inspection. These numbers reflect the two snow days the Department had in March as well.

7. UNFINISHED BUSINESS

a) ISO BCEGS Update

Roger Lovell provided the ISO Building Code Effectiveness Grading Survey (BCEGS) update, stating that the review represents a subjective view of the Department with a resulting grading of 04 for one- and two-family residential properties and 03 for commercial and industrial properties. Mr. Lovell discussed the areas where the surveyor penalizes the Department for being too efficient, productive, well-educated, financially conservative, among other issues. Mr. Lovell requested from the jurisdictions actual data regarding the effects of the BCEGS on each and every one of them by the June Advisory Board meeting, so that he may present further on the matter with a follow-up recommendation and decision, as needed.

8. EXECUTIVE SESSION REQUEST(S)

There were no Executive Session Request(s).

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

There were no Board Report(s) or Comment(s).

10. FUTURE AGENDA ITEM REQUESTS

There were no Future Agenda Item Requests.

11. ADJOURNMENT

The Advisory Board meeting adjourned at 1:19 p.m.

Respectfully submitted,



Roger N. Lovell
Regional Building Official

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RNL/gml

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