

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MEETING MINUTES

August 21, 2024 – Wednesday – 12:30 p.m.

MEMBERS PRESENT: Chair Vince Colarelli, Building Contractor A or B
Vice Chair Jeff Finn, Citizen-at-Large
Loren Moreland, Building Contractor A, B or C
Chris Freer, Engineer
Zach Taylor, Architect
John Graham, City of Manitou Springs
Dennis Stern, Town of Palmer Lake
Sana Abbott, Town of Monument (*Appeared virtually*)
Cory Applegate, City of Fountain

PPRBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
John Welton, Deputy Regional Building Official – Inspections
Erin Garcia, Director of Finance
Matt Matzen, Permit Supervisor
Gina LaCascia, Executive Administrative 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 Town Hall. 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.

Chair Colarelli advised the Board that a new member will be joining the Advisory Board in September, 2024, John Bell, a Trustee with Green Mountain Falls.

2. CONSIDERATION OF THE JULY 17, 2024 ADVISORY BOARD MEETING MINUTES

A motion was made by John Graham to **APPROVE** the July 17, 2024 Advisory Board Meeting Minutes as written; seconded by Dennis Stern; the motion carried unanimously.

3. NEW BUSINESS

There was no New Business to discuss.

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, September 18, 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 July 31, 2024

Erin Garcia presented the Financial Statement through July 31, 2024. The operating cash balance ended at \$16,755,674 with cash as a percentage of budget at 79 percent. The revenue for July was \$1,672,495; this is a 3 percent increase over the first seven months of 2023. Expenditures for the month of July were \$1,610,984; this is a decrease of 2 percent over 2023. At 58 percent through this year, revenue is tracking at 57 percent of budget and expenses are tracking at 52 percent of budget. The net income for the month of July was \$61,511, bringing the year-to-date net income to \$728,132.

b) Building Report through July 31, 2024

Matt Matzen presented the Building Report for the month of July, 2024. There were 209 single-family home permits issued, an increase of 64.57 percent from the same time period in 2023, with an overall valuation of \$109,798,881, up 44.67 percent over last year. A total of 23 new commercial permits were issued in July, an increase of 4.55 percent compared to last year. Total commercial valuation was \$13,894,860, a decrease of 46.91 percent. The total valuation year-to-date for all permits was \$2,196,250,411, an increase of 7.99 percent for the year.

There were 2 projects in July with valuations over \$3,000,000, both in Colorado Springs; a new commercial building at \$3.8 and a commercial addition (Atlas Prep School) for \$16.2 million.

c) Plan Report through July 31, 2024

John Welton presented the Plan Report for the month of July, 2024.

There were 229 single-family plans submitted in July with a year-to-date total of 1,909 single-family plans submitted for the year, which is an increase of 7 percent compared to the first seven months of 2023. Residential alteration plans submitted for the month of July, 2024, totaled 671, with a year-to-date total of 3,910, which is a decrease of 14 percent compared to July, 2023. New commercial and multifamily plans submitted totaled 31, with a year-to-date total of 177, a decrease of 35 percent compared to the same time period last year. Commercial alteration plans submitted in July, 2024, totaled 165, with a year-to-date total of 1,062, which is an increase of 7 percent from last year. The total number of plans submitted so far this year is 7,619, which is a decrease of 6 percent compared to the same time period in 2023.

Plan Review staff logged 3,464 solo reviews in July and a total of 24,315 solo reviews year-to-date, a decrease of 13 percent compared to reviews through July of 2023. There were 622 residential walk-through reviews performed in July, with a total of 3,938 so far in 2024, an increase of 18 percent compared to last year. There were 323 commercial walk-through reviews in July, with a total of 2,203 reviews performed, which is a 10 percent increase from last year. Total reviews so far in 2024 were 30,456, a decrease of 9 percent over the same time period of 2023.

d) Inspection Report through July 31, 2024

John Welton presented the Inspection Report for the month of July, 2024. There were 27,282 inspections performed by 61 fulltime field inspectors with an average daily work load of 25.4 inspections per day, per inspector, with an available amount of time of 15.7 minutes per inspection.

7. UNFINISHED BUSINESS

There was no Unfinished Business to discuss.

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 12:44 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roger N. Lovell".

Roger N. Lovell
Regional Building Official

RNL/gml

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

Pikes Peak Regional Building Department (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.