

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

June 29, 2023 – Thursday - 2:00 p.m.

**MEMBERS PRESENT:** Chair Carrie Geitner, El Paso County Commissioner  
Vice Chair Todd Dixon, Mayor of Green Mountain Falls, Colorado  
Brian Risley, Councilmember, City of Colorado Springs

**RBD STAFF PRESENT:** Roger Lovell, Regional Building Official  
Jay Eenhuis, Deputy Building Official - Plans  
John Welton, Deputy Building Official - Inspections  
Matt Matzen, Front Counter Supervisor  
Greg Dingrando, Public Information Officer  
Gina M. LaCascia, 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: DETERMINATION OF A QUORUM**

Chair Carrie Geitner called the meeting to order at 2:00 p.m.

### **2. CONSIDERATION OF THE MAY 25, 2023 MEETING MINUTES**

A motion was made by Vice Chair Todd Dixon to **APPROVE** the May 25, 2023 Regional Building Commission Minutes as written; seconded by Brian Risley, the motion carried unanimously.

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

The next Building Commission Meeting date and time: Thursday, July 27, 2023, 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. 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**

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, 2023.

On behalf of Erin Garcia, Roger Lovell presented the financial statement for the month of May 2023. He stated that the operating cash balance ended at \$14,493,675 with a cash balance as a percent of budget of 64 percent. The revenue for the month of May was \$1,952,337, and through May of 2023 revenue is down 14 percent over the same time period in 2022. Mr. Lovell indicated the expenditures for May of 2023 were \$1,394,037, which have remained at 4 percent above the same time period of 2022. He added that at 42 percent through this year, the revenue is tracking at 35 percent, and the expenses are tracking at 38 percent. While the expenses are outpacing revenue, expenses are below the Department's approved 2023 Budget. This results in a net income of \$558,300 for May 2023 and a resulting loss year-to-date of \$694,312. Mr. Lovell finished by stating that the Department has seen an upward trend in single-family home permits in the last four months, which in part is related to adoption of the 2023 Pikes Peak Regional Building Code, effective June 30, 2023, but there could also be other factors involved which relate to the economy in general.

Chair Geitner brought up the significance of the revenue trend chart, indicating that it is good to see the turn-around in building throughout the jurisdiction(s) with reference to 2023 versus the years prior to the COVID-19 pandemic.

b) Building Report through May 31, 2023.

Matthew Matzen presented the Building Report for the month of May 2023. He indicated there were 290 single-family homes permits issued in May, which was down 25.26 percent from the same time last year. He also stated the overall valuation for single-family homes was \$106,065,753, down 29.64 percent from this time last year.

Mr. Matzen continued with the commercial projects, indicating the total permits issued was 42, up 16.67 percent from the same time in 2022, with an overall valuation of \$70,768,264, down 59.73 percent from last year. He added there were more permits, but the scope of the projects was smaller in size. Further stating that the overall valuation across all permits year-to-date is \$1,432,194,317, which is down 24.93 percent from this time last year.

Mr. Matzen stated that as of today, there have been 531 single-family homes permits issued and over 600 residential alteration permits issued in June 2023. With regard to commercial projects, there were 132 new commercial permits issued and 736 commercial alteration permits issued in June 2023. Mr. Matzen reported there were 8 total projects with valuations over \$3 million in May 2023.

c) Plan Report through May 31, 2023.

Jay Eenhuis presented the Plan Review Report for the month of May 2023, stating there were 358 new single-family plans submitted, a decrease of 14 percent compared to last May, and 102 new commercial and multi-family plans, an increase of 149% compared to last May. There was a total of 1,545 plans submitted, up 9 percent compared to last May, and down 11 percent year-to-date.

Mr. Eenhuis further stated that 537 single-family plans have been submitted so far in June; 92 new commercial and 28 multi-family plans, for a total of 1,785 plan submittals. In closing, Mr. Eenhuis advised that the Department performed 3,863 solo reviews in the month of May, down 19 percent from last year. The walk-throughs totaled 784 reviews, which is up 26 percent compared to May of last year. The total reviews performed for the month of May were 4,647, down 14 percent from last May.

d) Inspection Report through May 31, 2023.

John Welton presented the Inspection Report for the month of May 2023, stating that the Department performed 24,458 inspections with 68 full time field inspectors, which is a daily average workload of 16.1 inspections per day, per inspector, with an available amount of time of 24.4 minutes per inspection.

The Department is comfortable with the current level of staffing based on the current number of open permits, which include some very large projects that had the electrical and plumbing departments busier than usual due to the cycle timing of rough inspections.

**8. UNFINISHED BUSINESS**

a) Code Adoption Update.

Roger Lovell advised the Commission that everything is on track for the Code change effective at 12:00 a.m., June 30, 2023.

b) GIS Update.

Mr. Lovell advised the Board that the Geographic Information System (“GIS”) is still work in-progress and went live on the Department’s website on June 15, 2023. It is available to the public.

The GIS will be a great tool not just for the general public, but for the jurisdictions the Department serves as well as the development industry, realtors, bankers, and much more. The Department has scheduled demonstrations with the City and County and plans on adding additional features to the program, as reasonable.

Doug Fanning, the Department's IT Manager, provided an in-depth introduction and a hands-on presentation of the Department's new GIS program. The program is available to anyone with an internet connection and enables the user to search building projects and permits throughout the Department's jurisdiction(s). He demonstrated how a user can navigate the program to obtain the desired information from single-family home permits to commercial projects. Further, Mr. Fanning shared with the Commission the different available options to the users' preference(s) and specific inquiry, as well as criteria. More importantly, all data within the GIS is updated on a daily basis.

Greg Dingrando shared with the Commission that he has scheduled several demonstration meetings with the Chamber, City, and County. He also advised that he had a meeting with a few HBA members wherein the GIS was introduced; he looks forward to scheduling more educational meetings.

**9. NEW BUSINESS**

There was no new business to discuss.

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

There were no Commissioner reports or comments.

**11. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

**12. EXECUTIVE SESSION REQUEST**

There were no Executive Session Requests.

13. **ADJOURN**

The meeting adjourned at 2:53 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Roger N. Lovell". The signature is written in a cursive style with a large initial 'R'.

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.

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