

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MINUTES

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

MEMBERS PRESENT: Vice Chair Jeff Finn, Citizen-at-Large
Loren Moreland, Building A, B or C Contractor
Christy Riggs, Architect
Chris Freer, Engineer
John Graham, City of Manitou Springs
Dennis Stern, Town of Palmer Lake
Sana Abbott, Town of Monument
Cory Applegate, City of Fountain
Nick Donzello, Town of Green Mountain Falls

MEMBERS ABSENT: Chair Vince Colarelli, Building A or B Contractor

RBD STAFF: Roger Lovell, Regional Building Official
Virginia Koulchitzka, Regional Building Attorney
Jay Eenhuis, Deputy Regional Building Official – Plans
(Appeared Virtually)
John Welton, Deputy Regional Building Official – Inspections
Erin Garcia, Director of Finance
Matt Matzen, Permit/Licensing Supervisor
Gina LaCascia, Executive Administrative Assistant
and Board Secretary

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

Vice Chair Jeff Finn called the Advisory Board meeting to order at 12:30 p.m.

2. CONSIDERATION OF THE JANUARY 17, 2024 ADVISORY BOARD MINUTES

A motion was made by Christy Riggs to **APPROVE** the January 17, 2024 Advisory Board Minutes as written; seconded by John Graham; 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, March 20, 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 January 31, 2024

Erin Garcia presented the Financial Statement for the month of January 2024, stating the operating cash balance ended at \$15,912,919 with a cash as a percentage of budget at 75 percent. The revenue for January was \$1,849,902, an increase of 48 percent over January of 2023; the building permit and plan review revenue both increased from 2023. Expenditures for the month of January were \$1,652,051, an increase of 33 percent over January of 2023. RBD made the first newly adjusted larger CAM payment in January 2024, of \$234,326.50 and the first annual insurance payment of \$287,864, and these payments are quarterly. At 8 percent through the year, we are tracking at 9 percent of budget for revenue and 8 percent of budget for expenses. The net income for the month of January, 2024, was \$197,851.

b) Building Report through January 31, 2024

Matt Matzen presented the Building Report for the month of January 2024, stating that the month started out strong with a total of 181 single-family home permits, an increase of 17.53 percent from the same timeframe in January of 2023 with an overall valuation of \$119,127,899, which was up by 91.97 percent over January of 2023. New commercial had a total of 31 permits, which was down 11.43 percent, but valuation was up 90.48 percent with a total of \$124,325,666. He indicated there were less permits in 2023 but they were on a much larger scope. The total valuation for the month of January 2024, was \$352,692,828, which was an increase of 74.39 percent over January of 2023.

Roger Lovell indicated that although the valuation numbers which Mr. Matzen presented are correct, the percent increases are somewhat artificial as the Department changed the valuation tables in June of 2023.

Mr. Matzen indicated there were 11 projects in January 2024 with valuations over \$3,000,000; the two largest projects being at \$40,000,000, a new multi-family project in Colorado Springs with six buildings and 168 units; the second also in Colorado Springs, a new school which was a commercial building project.

c) Plan Report through January 31, 2024

Jay Eenhuis presented the Plan Report for the month of January 2024, stating there were 230 single-family plans submitted in January, an increase of 56 percent compared to January of 2023. New commercial and multi-family plans received totaled 22, a decrease of 39 percent compared to January of 2023. The total number of plans submitted in January was 976, an increase of 13 percent compared to January of 2023.

Plan Review staff logged 3,328 solo reviews in January, a decrease of 5 percent compared to January of 2023; this is approximately 158 solo reviews per day. There were 800 walk-through reviews performed, approximately 38 per day, an increase of 26 percent over January of 2023; although there was a drop in solo reviews, there was an increase in walk-through reviews. Total reviews for January 2024, was 4,128, a slight decrease from January 2023 of 1 percent.

d) Inspection Report through January 31, 2024

John Welton presented the Inspection Report for the month of January 2024, stating there were 23,109 inspections performed by 65 fulltime field inspectors with an average daily work load of 19.4 inspections per day, per inspector, with an available amount of time of 19.7 minutes per inspection. These numbers represent a small increase over January of 2023 which are attributed to the additional roof inspections.

e) 2023 Year-End Review by Greg Dingrando

Greg Dingrando, the Department's Public Information Officer, presented the Advisory Board with a year-to-date PowerPoint presentation which included 2023 highlights, numbers, and maps. A few notable highlights of 2023 include housing construction slowed for the second straight year; new multi-family projects dropped significantly, while the number of units completed sky rocketed; new commercial plans submittals increased; reroof permits spiked; and, the Department successfully navigated the Code change effective June 30, 2023.

The Department issued 2,665 single-family permits and 402 new commercial permits in 2023 versus 3,605 single-family permits and 533 new commercial permits in 2022. The year 2023 had the fewest number of single-family permits since 2014.

In 2023, 2,248 new apartment units were permitted, with 8,858 units still under construction by the end of 2023. A total of 3,058 apartment units were completed in 2023.

Notable commercial projects for 2023 include the Colorado Springs Airport renovations with a valuation of \$14.2 million; Entegris with a \$115 million valuation; Hunter Apartments with a valuation of \$53 million; and the Sunset Amphitheater with a valuation of \$24 million. For 2023, total valuation was approximately \$3.5 billion.

In 2023, a total of 13,795 plans were submitted, a decrease of 9 percent compared to 2022. A total of 2,814 single-family plans were submitted, a decrease of 16 percent; 7,647 plans for residential alterations were submitted, a decrease of 10 percent; 419 new commercial plans were submitted, an increase of 7 percent and the highest number of plans since 2007; a total of 93 multi-family plans were submitted, an increase of 24 percent; and 1,888 plans for commercial alterations were submitted in 2023.

The Department conducted 286,524 inspections in 2023, a decrease of 16 percent compared to 2022. With 65 inspectors, the Department averaged 1,146 inspections per day with a daily average of 19 inspections per inspector. Mr. Dingrando indicated that the inspection department traveled approximately 1.2 million miles in 2023.

Mr. Dingrando concluded by confirming the Department continues to maintain the lowest fees in the State of Colorado for single-family homes based on a valuation of \$500,000. Also, the Department continues to maintain the second lowest fees for commercial construction in the state, second to Pueblo.

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. **ADJOURN**

The Advisory Board meeting adjourned at 12:57 p.m.

Respectfully submitted,



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.