

Pikes Peak Regional Building Department

2880 International Circle
Colorado Springs, Colorado 80910

ADVISORY BOARD MEETING MINUTES

July 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
Zach Taylor, Architect
Dennis Stern, Town of Palmer Lake
John Graham, City of Manitou Springs
Sana Abbott, Town of Monument (*Appeared virtually*)
Cory Applegate, City of Fountain

MEMBERS ABSENT: Vice Chair Jeff Finn, Citizen-at-Large

PPRBD 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
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 12:31 p.m.

Chair Colarelli welcomed and introduced the newest member of the Advisory Board, Zach Taylor, a licensed architect.

2. **CONSIDERATION OF THE JUNE 19, 2024 ADVISORY BOARD MEETING MINUTES**

A motion was made by John Graham to **APPROVE** the June 19, 2024 Advisory Board Meeting Minutes as written; seconded by Cory Applegate; the motion carried unanimously.

3. NEW BUSINESS

a) Colorado Springs Chamber & EDC

Devin Camacho, Director 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 of the approximately 700 bills introduced in the Colorado Legislature this legislative session, 72 of which the Chamber and EDC took a position on:

- HB24-1008 – Wage Claims Construction Industry Contractors
- SB106 – Right to Remedy Construction Defects
- Proposition 108 – Property Tax Reform
- Proposition 50 – Property Tax Reform

Chair Colarelli requested a summary of all 72 initiatives. Mr. Camacho advised he would meet with Dave Dazlich and have the summary available soon.

Tim Vanderhoof, Vice President of the Economic Development Center attended in person and provided an update on EDC's Site Readiness program. The company assisting in this program is Global Location Strategies (GLS), based in South Carolina. This program currently has three phases: Phase One includes RFI requests; Phase Two includes a SWAT analysis; and Phase Three includes the compilation of final data to review in moving forward.

The EDC has also partnered with GIS Web Tech based in Atlanta Georgia. This company will provide site/building database. This database will highlight local data, work force, labor shed reports, staged properties and provide demographics, including infrastructure and related data.

In addition, Mr. Vanderhoof advised that the EDC has closed six projects so far this year, which totals up to 980 net new jobs to the communities with capital investments of just under \$12 million.

b) 2025 Budget Preparation Discussion

Roger Lovell invited the Board members to comment on items the members believe the Department should focus on in the upcoming year. These comments can be emailed directly to Mr. Lovell. For example, any changes to the Department's website that could benefit the Department from an efficiency standpoint and/or a workflow standpoint, including a benefit to the industry and the jurisdictions, would be considered during the budget preparation for next year.

Mr. Lovell indicated that the Department continues to focus on staff retention as there have been a number of retirements and job changes in the last year. Currently, the Department is conducting a salary study, which should be complete in August of this year. Another focus is on the State and Federal regulations such as website accessibility requirements; this includes the Department's internal database for staff.

Zach Taylor mentioned when he recommends to his clients to check the Department's website for licensed contractors, there are times when the website is not searchable and/or difficult. This issue will be brought to the attention of the Department's IT staff.

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, August 21, 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

Roger Lovell advised that when comparing the June 2024 reports with the June 2023 reports' data, the Advisory Board should take into account the code change in June, 2023, as a result of which the Department experienced a significant influx of plan submittals and permit issuances just prior to the implementation of the code change.

a) Financial Statement through June 30, 2024

Erin Garcia presented the Financial Statement through June 30, 2024. The operating cash balance ended at \$16,711,961 with cash as a percentage of budget at 78 percent. The revenue for June was \$1,625,047; this is a 3 percent increase over the first six months of 2023. Interest earnings are up 28 percent over the first six months of 2023. Expenditures for the month of June were \$1,441,179, down \$431,993, or 4 percent over June, 2023. There has been a 37 percent decrease in fuel and depreciation due to the Department's decrease in fleet and lower gas prices in 2024. At halfway through this year, revenue is tracking at 49 percent of budget and expenses are tracking at 45 percent of budget. The net income for the month of June was \$183,868, bringing the year-to-date net income to \$666,621.

b) Building Report through June 30, 2024

Matt Matzen presented the Building Report for the month of June, 2024. There were 239 single-family home permits issued, a decrease of 58.65 percent from the same time period in 2023, with an overall valuation of \$141,146,969, down 30.08 percent over last year. A total of 29 new commercial permits were issued in June, a decrease of 6.45 percent compared to last year. Total commercial valuation was \$53,307,535, a decrease of 42.54 percent. The total valuation year-to-date for all permits was \$1,967,502,534, an increase of 7.14 percent for the year.

There were 5 projects in June with valuations over \$3,000,000; the largest being a new King Soopers in Fountain at \$21.5 million. The Department issued 32 total permits in the month of June with valuations over \$1 million.

c) Plan Report through June 30, 2024

Jay Eenhuis presented the Plan Report for the month of June, 2024. There were 221 single-family plans submitted in June of 2024, with a year-to-date total of 1,680 single-family plans submitted for the year, which is an increase of 4 percent compared to the first six months of 2023. New commercial and multifamily plans received totaled 24. Year-to-date, there was a total of 145 plans submitted for the first half of 2024, which is a 35 percent decrease compared to the first half of 2023. The total number of plans submitted so far this year is 6,547, which is an 8 percent decrease compared to the first half of 2023.

The total electronic plans submitted in June were 1,034, which is 97 percent of all plans submitted. Year-to-date, electronic submittals account for 82 percent of all plans for the first half of 2024.

Plan Review staff logged 3,264 solo reviews in June and a total of 20,851 solo reviews year-to-date, a decrease of 15 percent compared to reviews through June of 2023. There were 873 walk-through reviews performed in June, and a total of 5,196 so far in 2024, an increase of 15 percent compared to the first six months of 2023. Total reviews performed so far in 2024 were 26,047, a decrease of 10 percent over the same time period of 2023.

d) Inspection Report through June 30, 2024

John Welton presented the Inspection Report for the month of June, 2024. There were 25,421 inspections performed by 63 fulltime field inspectors with an average daily work load of 25.7 inspections per day, per inspector, with an available amount of time of 16.1 minutes per inspection.

7. UNFINISHED BUSINESS

- a) ISO Building Code Effectiveness Grading Survey (BCEGS) Update from Participating Jurisdictions

Roger Lovell reminded the Board that this matter is in follow-up to the April 2024 Advisory Board meeting. The Department underwent a BCEGS, which is a voluntary program conducted by Verisk. Verisk reviews certain detailed disclosures and data about the Department and how it operates. Based on the data and the BCEGS, the Department received a score of 4 for residential and 3 for commercial; the lower the number the better on a scale from 1 – 10. The Department’s score is significantly better than the statewide average of 7 and 6. Notwithstanding, Verisk prefers that the Department dedicate a significant portion of its budget on education rather than conserve financially by accomplishing similar educational results via certain accredited programs. For instance, the Department has worked with ICC to develop classes in-house, which are ICC accredited at a significantly reduced cost. In addition, Department staff attends virtual trainings.

Mr. Lovell said the Department has been unable to determine what the value of this program is to any of its jurisdictions. When he posed this question to Verisk, he was advised that the information was confidential. Therefore, it is unknown what or why the insurance companies allegedly need the subject scores. In asking the Department’s jurisdictions, Mayor Graham and Cory Applegate provided feedback from the Cities of Manitou Springs and Fountain, respectively. Mayor Graham indicated that the information he located was not much. It is believed that the survey did not equate to much of anything useful. Chair Colarelli felt that unless there was a benefit in underwriting an insurance policy, it seems that the program does not have any value. Mr. Lovell stated that the Department will decide administratively if it will continue to participate in the program in the future. Chris Freer requested that the Verisk report be emailed to the Advisory Board members for review.

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 1:31 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Roger N. Lovell". The signature is written in a cursive style.

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.