

# **Pikes Peak Regional Building Department**

2880 International Circle  
Colorado Springs, Colorado 80910

## **REGIONAL BUILDING COMMISSION MINUTES**

February 22, 2024 – Thursday – 2:00 p.m.

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

**RBD STAFF:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Erin Garcia, Director of Finance  
John Welton, Deputy Regional Building Official – Inspections  
Matt Matzen, Permit/Licensing Supervisor  
Gina LaCascia, Executive Administrative Assistant and  
Commission Secretary

The Regional Building Commission meeting was conducted in a hybrid forum, 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 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 Carrier Geitner called the Regional Building Commission meeting to order at 2:10 p.m.

### **2. CONSIDERATION OF THE JANUARY 25, 2024 MEETING MINUTES**

A motion was made by Todd Dixon to **APPROVE** the January 25, 2024 Regional Building Commission Minutes as written; seconded by Brian Risley; the motion carried unanimously.

### **3. NEW BUSINESS**

There was no New Business to Discuss.

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

The next Regional Building Commission meeting date and time: Thursday, March 28, 2024, beginning at 2:00 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>.

### **5. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA**

There were no public comments.

## 6. **ADVISORY BOARD REPORT**

Roger Lovell presented the Advisory Board Report for February 21, 2024.

## 7. **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. 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; 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. 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.

Mr. Matzen reported 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.

### c) Plan Report through January 31, 2024

Roger Lovell 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 were 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 workload 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 is attributed to the additional roof inspections.

**8. UNFINISHED BUSINESS**

There was no Unfinished Business to discuss.

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

Commissioner Dixon advised that he will be meeting with certain legislators in Denver to discuss current legislative issues, including digital accessibility. Chair Geitner briefly spoke to accessibility issues.

Vice Chair Risley advised that an important legislative issue that the City is in support of is the construction defects legislation

**10. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests to discuss.

**11. EXECUTIVE SESSION REQUEST**

There were no Executive Session Requests.

**12. ADJOURN**

The Regional Building Commission meeting adjourned at 2:34 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/gml

Pikes Peak Regional Building Department  
Building Commission Meeting Minutes  
February 22, 2024  
Page 4

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

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.