



## *Regional Building Official Henry Yankowski shares “back to the future” visions*

During the beautiful drive from Chattanooga to Colorado Springs to begin my much anticipated position with Pikes Peak Regional Building Department, I had a lot of time to think. I wondered if my 34 year old pre-electronic ignition, pre-computer American V8 powered Jeep would even make the trip, then why I hadn't invested in new weather stripping around the doors to keep the noise down, and finally where my gloves were as I was rolling along at a pretty good clip in an un-insulated tin can. It was getting pretty darn cold!

I adjusted to the driving conditions and had traveled quite a long way, and wondered what could be done to condense the State of Kansas. Billboards appeared every hour or so to let me know that just one Kansas farmer fed 128 Americans plus me last year. Repetition is not necessarily a bad thing. I stopped thinking about Kansas and started thinking about the Regional Building Department, staff, laws, contractors, interpretations and particularly building codes.

The following historical highlights of the development of building codes explain a lot about human quest for protective measures.

*Bible mentions mold remediation in Leviticus 14:34-14:55.*

*1648 New Amsterdam Colony bans the use of wood chimneys.*

*1666 Great Fire of London, rebuilt buildings to be of stone or brick.*

*1679 Fire ravaged Boston, rebuilt houses were required to be of brick or stone and have slate or tile roofs.*

*1685 Philadelphia planners evict settlers from cave dwellings.*

*1911 Triangle Waistcoat Factory fire in NYC killed women and children who were trapped; that led to the first fire department and associated standards, egress requirements, etc.*

Reading the building codes passed by the City Council of Old Salem (Winston-Salem, N.C.) in 1788, makes the 21st Century International Codes look like a “back to the future” trek!

*Anyone who wants permission to build in Salem shall apply to the Town Council. You must provide proof of partial funds for such construction and a probable way of acquiring funds to pay off the debt.*

*The applicant must tell us about the lot he would like to build on and he should turn in a plan showing how he thinks he is going to divide up the house, what material he is going to build it of and how much it will cost.*

*Mistakes that are made during construction are often costly to correct and often also such mistakes become a hazard or blight for the whole community... All parties will do well to uphold the rules and they shall not get negligent or careless in submitting their plans to the council and making all inquiries necessary. We know from experience that most mistakes are*



photo by Matthew P. Johnston

*simply due to the fact that no plans were made at the beginning so that things come up which nobody had thought at the start. In such cases no changes can be made because nobody had the whole matter before his eyes in order to give advice.*

*No one shall extend his construction onto the street beyond the lot assigned because not only the road but also the sidewalks are for public use.*

*The division of the house shall be orderly and without dark corners or uncomfortably steep staircases... It is important that the necessary fireproofing be provided and we emphasize that it is basic that there be a separation of fireplaces and combustible material, particularly where heat is intense as in pottery stoves and in metal forges where sparks are leaping around... because sparks are always flying and in our neighborhood some forges have already burnt up.*

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### Henry’s message

*In case a Brother finds that because of stupidity, neglect, or intention somebody is working against these regulations it is his responsibility to report such action to the proper authority.*

*During construction scaffolds must be securely built. They must be strong and nailed up with enough planks. No smaller planks shall be used that slide easily from their place. In this matter the Brothers shall not try to be too sparing so that they do not have the responsibility of an accident and guilt before the lord. The trade masters of all the trades must have a special on that.*

The building regulations were examined very carefully and after long consideration were approved by the Community Conference before the whole Salem Town Council with all “house fathers and trade masters present.” All of this was worked out in two sessions.

Why am I sharing this with you? We all know that life has become more complicated over the years. The times of the “simple to wrench on yourself” vehicle are gone as surely as the simple common sense codes from Salem written 218 years ago. However, the underlying premise of reasonable, non-arbitrary enforcement of the provisions of the technical codes for protection of all citizens is very much alive and well at Pikes Peak Regional Building Department. Quality permit processing, plan review and field inspections performed in a timely manner remain priorities as does the inclusive nature of both the code adoption and variance/appeals processes.

I feel very fortunate to have started with RBD in December — a month of honoring family, friends and holiday traditions. I envision working closely with you and the community to maintain and improve services that will enhance the tradition and reputation of RBD. Happy Holidays!

## Congratulations on Certifications!

- Curtis Martinell — ICC Building Official
- Russ Kauk — ICC Mechanical Plans Examiner
- Nathan Rodeback — ICC Residential Building Inspector
- Ed Krute — ICC Commercial Building Inspector
- Nancy Swearingin — ICC Commercial Mechanical Inspector
- Tim Crippen — ICC Commercial Mechanical Inspector
- Tom Sandoval — ICC Commercial Mechanical Inspector

### Good news, Sharon!

Sharon Falcone has been promoted to Senior Office Specialist!



Appreciation to Terry Schneider for coordinating this special event!

### Quote of the month

“Education is the ability to listen to almost anything without losing your temper or your self-confidence.”

— Robert Frost

### RIDDLE OF THE MONTH

Around the corner there is a tree.  
Under the tree there is a school.  
Behind the desk there is a bell.  
Behind the desk is a teacher.  
What is her name?



Photo by Matthew P. Johnston

## Spotlight

### KEVIN STILSON

"I wasn't one to flounder around much," says Kevin of his childhood spent pheasant hunting, camping, water skiing and studying in Watertown, South Dakota. The cub scout eventually achieved "Life" rank, just under the top honor of Eagle Scout. That self description held true when Kevin joined Regional Building Department as Floodplain Administrator in March 2002. Almost overnight the Floodplain Administration hit the front pages of the Gazette Telegraph in what could have become a long running negative news series. It was "trial by fire" job training as Kevin not only resolved the reported complaints about the department, but created an efficient operation system. His capabilities so impressed FEMA, they asked him to be part of a national team to revise the National Flood Insurance Program's training class manual. That's what you call taking a negative story and using it to create a positive outcome!



Outside of RBD, Kevin is working on his Masters Engineering degree in Engineering Management at CU Boulder, which he hopes to finish by December 2007. On weekends he revs up the ATV to test the mountainous terrain of his property in Park County or skis the blue runs at Beaver Creek, Copper Mountain, Winter Park or Wolf Creek. This winter, his goal is surviving the black diamond runs at Keystone and A Basin!

The latest challenge is an early Santa delivery, "Nala," a little female Ori Pei (a pug-Shar Pei mix) puppy. "I'm on puppy duty, literally!" says Kevin. Nala hasn't caused any damage, but she has shown a talent for interior decorating - she recently unwound the toity paper to create a new ribboned carpet.

## The bells are ringing for...

### Birthdays

#### DECEMBER

Jerry Miller Dec 1  
 Tim Allen Dec 13  
 Les Hildebrand Dec 13  
 Mike Rogers Dec 13  
 Renee Adams Dec 16  
 Jim Vernon Dec 16  
 Terry Brunette Dec 19  
 Roger Lovell Dec 20  
 Blaine Shelly Dec 29  
 Rich Irwin Dec 31

#### JANUARY

Tim Langness Jan 1  
 Lee Guthrie Jan 6  
 Frank Atchison Jan 8  
 Andy Barker Jan 8  
 Tom Sandoval Jan 8  
 Heather Keeling Silva Jan 8  
 Terri Walker Jan 10  
 Kye Lehr Jan 15  
 Russ Kauk Jan 18  
 Blake Nunnelley Jan 18  
 Richard Shelton Jan 24

### Anniversaries

#### DECEMBER 2006

Steve Harlan 7 years

#### JANUARY 2007

Bev Patterson 16 years  
 Terry Schneider 13 years  
 Marianne Mallon 4 years  
 Terri Walker 2 years

Mark your calendar for the next  
**Birthday Club potluck lunch!**

**Friday, December 29**



Photo by Matthew P. Johnston

**HAPPY  
HOLIDAYS!**

*Christmas Day*

Monday, December 25, 2006

*New Year's Day*

Monday, January 1, 2007

## A Holiday Plan to Escape Stress!

Anticipation is the best and the worst of preparing for the holidays. This little emotion can send you into overdrive trying to find the perfect tree, deck too many walls with bows of holly, bake-and-quake from exhaustion, and bust the budget to fulfill Santa's List! Survival means: Get real! Stay within a reasonable budget, accept what you and can or cannot do, don't be afraid to say no, and simplify your "to-do" list.

### GREAT ESCAPES

**Focus on your top priority** — Cherished time with family and friends or...

**Try something new** — Ice skating, volunteering at a community center, gathering friends to sing carols, etc.

**Eat, drink & be merry is a myth** — Minimize high fat, heavy foods, alcohol, and rich desserts (save the fruitcake for the hurling contest in Manitou Springs).

**Exercise daily** — Running around the mall counts, however, walking, skiing and sledding are healthier for the body & soul.

**Don't break the bank on gifts** — Generosity feels good, but over indulgence hurts in January.

**Simplify your traditions** — Even though generations of grammas baked the plum pudding or made perfect matzoh ball soup, eliminate it from the holiday menu if you don't have the time or the talent. (Eliminate guilt too!)

**Be spontaneous** — When you're more frazzled than festive, take a break! Soak in bubbles, build a snowman with the children, shoot baskets, play touch football, rollerblade in the garage, share humorous memories of holidays and family reunions (who doesn't have a dog that devoured the stocking or seized and ran with the turkey before you could baste the bird) etc. And best of all... **Laughter!**



**RIDDLE OF THE MONTH ANSWER**

Isabelle (see the 4th line)