

BUILDING-DEVELOPMENT COMMISSION
Minutes of April 15, 2008 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:07 p.m. Tuesday, April 15, 2008** in Auditorium I & II located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Present: Jon Morris, Elliot Mann, Charley Watts, Danny Phillips, Buford Lovett, Ed Horne, William Caulder, Harry Sherrill, Wanda Towler, Barry Hanson and Trent Haston

Absent: David Shultz and Brian Sigmon

Guest: NA

1. APPROVAL OF THE MINUTES

The March 2008 minutes were approved as submitted.

2. BDC MEMBER ISSUES AND COMMENTS

No comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

Harry Sherrill requested that the Department and the BDC participate in philosophical discussions regarding including the National CAD Standards into the development of the current EPS/BIM projects. Mr. Bartl suggested that this issue be forwarded to the Plan Review Task Force for consideration. Jon Morris stated that he was impressed with the Department's detailed response to the issues presented regarding Ranger Construction. Ed Horne encouraged the BDC to schedule Sheila Sommers to make a presentation to their respective business or organization on how to use Code Enforcement's website (www.meckpermit.com). Trent Haston thanked Tim Taylor for presenting at the last NARI meeting. He also thanked commercial permitting staff for providing support and quickly resolving a permitting issue on a time sensitive project.

4. RFBA MEGA PROJECTS

James N. Bartl – Director of Code Enforcement reviewed the merits of the Request for Board Action. He stated that an audit of eleven (11) projects indicated that most of the permitting fees were absorbed prior to these projects leaving plan review; therefore, the Department must handle them so that the service costs incurred are covered. Jon Morris confirmed that the permit fee would be reduced by 25% and then the other services provided would be billed by the hour. Elliot Mann added that the Pass Rate Incentive Program (High Inspection Failure Rate Program) would deter poor performance on the inspection side. Will Caulder asked if the professionals performance impacted the cost of the permit fees. Mr. Bartl stated that this would be an avenue for the Department to recoup the cost of re-reviewing and office time spent dealing specifically with projects that present reoccurring issues. Mr. Morris stated that the proposal was sound and it was not created to penalize however it was developed to more accurately align the process to what actually occurs.

The motion by Elliot Mann (seconded by Ed Horne) to endorse the RFBA on Mega Projects passed unanimously.

5. ICC BOARD OF DIRECTORS APPOINTMENT

Mr. Bartl provided a copy of the Letter of Support to appoint Walter L. "Butch" Simmons to the ICC Board of Directors. He noted that Mr. Simmons is the Director of Permitting for the City of Greensboro and that Mecklenburg County routinely confers with the City of Greensboro on complex code and legislative issues. He added that Mr. Simmons would be a great asset to the ICC Board of Directors.

The motion by Buford Lovett (seconded by Charley Watts) to allow the BDC Chair to endorse the Letter of Support to appoint Walter L. "Butch" Simmons to the ICC Board of Directors passed unanimously.

6. FAILURE RATE SOLUTIONS

Eddie Prince provided an overview of the Department’s effort to decrease the failure rate. He mentioned the positive title of the Pass Rate Incentive (High Contractor Failure Rate) Program. He requested that the BDC support the concept of reporting the pass rate versus the failure rate. By consensus, the BDC agreed to pursue the concept of reporting the pass rate on Code Enforcement invoices.

7. BDC QUARTERLY BULLETIN EXERCISE

Mr. Bartl reviewed the three (3) components of the Quarterly Report which also included copies of the Code Transition letter, Temporary Utilities memo and the Code Compliance Summary Reports. After discussion, the BDC requested that the following items be included as a part of the Quarterly Bulletin:

- **A/E Pass Rate**
- **Mega Projects Definition & Fees**
- **Code Change Schedule**
- **Green Permit Rebate Status**
- **OTI/IBA Availability**
- **Contractor Pass Rate – New Presentation Format**
- **Outcome from the NAIOP/Chamber Summit**
- **Commercial Plan Review Changes**

8. DEPARTMENT REPORT

There was a discussion regarding the status of booking lead times. Jim Bartl stated that City Fire Marshal and Zoning staff are aware of the process and it is expected that they will begin to participate in the BDC meetings along with other efforts to improve this level of customer service. Elliot Mann asked if the BDC could receive a report on the departments overtime hours.

A. STATISTICAL REPORTS

A-1. Permit Revenue

March Total: \$1,475,487; FY08 YTD Total \$16,045,648
 FY08 Projected thru March- \$18,141,650; \$2.096M or 11.55% below projection

A-2. Construction Value of Permits Issued

March Total - \$310,121,200; FY08 YTD = \$3,358,817,195
 FY07 Total at March – 3.44B; down \$81M or 2.39% down

A-3. Permits Issued

	Feb 08	Mar 08	3 Month Trend
Residential	3357	3337	2939/3349/3357/3337
Commercial	3087	3285	2553/2886/3087/3285
Other (Fire/Zone)	660	642	425/599/660/642
Total	7104	7264	5917/6834/7104/7264

- For March; residential down slightly, commercial up 6.4%; total up 2.82%
- Note: new construction SF detached total permits in FY08 YTD; total 3190, down 43.7% from FY07 (5671) March YTD.

A. STATISTICAL REPORTS

A-4. Inspection Activity

Insp. Req.	Feb 08	March 08	Insp. Perf.	Feb 08	March 08	% Change
Bldg.	7089	7362	Bldg.	7010	7318	+4.4%
Elec.	6778	6955	Elec.	6754	6916	+2.4%
Mech.	4475	4319	Mech.	4439	4322	-2.6%
Plbg.	3838	3827	Plbg.	3809	3805	same
Total	22,180	22,463	Total	22,012	22,361	+1.6%

- Note 1: - Inspections Requested– up 1.3%
- Inspections Performed–up 1.6% & 99.55% of those requested

Response Times

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Feb	March	Feb	March	Feb	March	Feb	March
Bldg.	97.9	97.5	98.5	97.9	99.5	99.1	1.05	1.08
Elec.	98.1	96.5	98.4	96.7	99.7	99.0	1.04	1.08
Mech.	99.3	98.3	99.3	98.8	99.8	99.5	1.02	1.04
Plbg.	99.5	99.6	99.6	99.6	100.0	99.8	1.01	1.01
Total	98.6	97.7	98.8	98.0	99.7	99.3	1.03	1.06

- Performance down slightly from February, but still well above the 90% goal

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 18.29%, effectively same as 18.3% in February

Bldg: February – 24.56% **Elec:** February – 18.0%
 March – 24.34% March – 17.99%

Mech: February – 16.94% **Plbg** February – 11.51%
 March – 17.63% March – 10.85%

- 'B/E' and 'P' down slightly, 'M' up
- Note building and electrical are at historic lows

A. STATISTICAL REPORTS

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 116 First reviews
- Projects approval rate (pass/fail) - 61%
- CTAC was 44% of OnSchedule first review volume ($(116/116 + 176 = 314) = 40\%$)

OnSchedule:

- April, 07: 126 1st review projects; on time/early – 92.3% all trades, 91.7% B/E/M/P only
- May, 07: 151 1st review projects; on time/early – 93.4% all trades, 92.1% B/E/M/P only
- June, 07: 161 1st review projects; on time/early – 95.5% all trades, 95.5% B/E/M/P only
- July, 07: 154 1st review projects; on time/early – 95.0% all trades, 93.6% B/E/M/P only
- August, 07: 165 1st review projects; on time/early – 92.1% all trades, 92.5% B/E/M/P only
- Sept., 07: 146 1st review projects; on time/early – 91.7% all trades, 93.8% B/E/M/P only
- October 07: 146 1st review projects; on time/early – 92.7% all trades, 91.6% B/E/M/P only
- November 07: 174 1st review projects; on time/early – 89.1% all trades, 87.8% B/E/M/P only
- December 07: 140 1st review projects; on time/early – 92.4% all trades, 93% B/E/M/P only
- January 08: 148 1st review projects; on time/early – 94.7% all trades, 94.9% B/E/M/P only
- February 08: 176 1st review projects; on time/early – 89.6% all trades, 89.2% B/E/M/P only
- March 08: 176 1st review projects; on time/early – 91.4% all trades, 89.9% B/E/M/P only

Booking Lead Times

- OnSchedule Projects: **see new reporting chart posted on line**, on April 7, showed
 - 1-2 hour projects; at 1-2 work days booking lead time, with City Zoning at 4 days
 - 3-4 hour projects; at 1-2 work days booking lead time, , with CFD at 6 days
 - 5-8 hour projects; at 2-4 work days booking lead time, except City Zoning at 25 days
 - CTAC was running 1-3 days on plan review turn around times
 - Express review – booking lead time was; 6 work days for small projects, 22 work days for large
 - NC Rehab Prelim Review – booking lead time was 23 work days.
- CTAC turnaround time: running 1-3 days on plan review turn around

B. UPDATE ON DEPARTMENT INITIATIVES

B-1. Residential Expansion Transition

- Extensive advertising is underway
- EPS Reciprocal Master Plan testing to begin soon; implementation tentatively scheduled for June 2008.

B-2. CO/CC/TCO Follow-up Work

- Update on Project Permit Master Plan Details (PPMP):
- 17 projects in the program; one project has closed out.
- Two Initiatives; 1) working with technology to create an interactive Master Plan Hierarchy
2) Program impact on internal system users
- Expired Permits; Phases I & II are fully implemented and complete
- Expungement of Records Project: reviewing business rule scenarios

B. UPDATE ON DEPARTMENT INITIATIVES (continued)

B-3. Commercial Plan Review Strategy Update

- Jim Bartl provided an overview of the Commercial Plan Review Strategy. He reviewed the upcoming changes in the organizational structure.

B-4. CPM Comments

- No comments were offered.

9. ADJOURNMENT

The April 15, 2008 Building Development Commission meeting adjourned at 5:40 p.m.

The next **BDC Meeting** will be held at **3:00 p.m. on Tuesday, May 20, 2008** in the Auditorium of the Hal Marshall Service Center.