

BUILDING-DEVELOPMENT COMMISSION
Minutes of May 20, 2008 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:05 p.m. Tuesday, May 20, 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, Ed Horne, William Caulder, Harry Sherrill, Wanda Towler, David Shultz, Brian Sigmon, Barry Hanson and Trent Haston

Absent: Buford Lovett

Guest: Paul C. Watkins, VCP Homes, Inc.

1. APPROVAL OF THE MINUTES

The motion by David Shultz (seconded by Trent Haston) to approve the February and April 2008 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Danny Phillips reported that it is a statewide requirement that the mechanical contractor must vent gas water heaters; however, the total installation is permissible under the plumbing contractor's license. Phil Edwards – Chief Administrator – Mechanical/Plumbing acknowledged that this is accurate and depending on the circumstances; the Code has appropriate safety requirements in place.

Jon Morris stated that City and County representatives are planning to hold a discussion on how much can be achieved by co-location and virtual location at 2:00 p.m. on Friday, May 23, 2008.

No other comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No comments were offered.

4. DEPARTMENT OVERTIME REPORT

Eddie Prince provided handouts that illustrated the Inspections Trades strategy to reduce overtime. The document showed favorable results with little or no negative impact to response time performance. The strategy involves heavy use of comp time, while reserving overtime as a last resort on weekend apartment inspections or when response times are tracking below 90% on the first day.

The report was received as information.

5. NEW RESIDENTIAL PERMITS MANAGER

Jim Bartl introduced Ms. Annette Albright as the newly appointed Residential Permits Manager replacing Johnnie Waldo. He stated that Ms. Albright comes to Code Enforcement from the State of North Carolina - Department of Corrections. She started on May 7, 2008 and holds a Master of Science Degree in Organizational Leadership and Development.

6. FIVE YEAR TECHNOLOGY STRATEGY

Jim Bartl provided information on the Department's technology strategy along with its impact to the budget. He stated that the strategy is expected to fully automate the permitting process which will lead to universal electronic plan submittals. The tool is a joint venture along with the City of Raleigh. The group is currently troubleshooting how to handle electronic seals.

7. RDS-EPS UPDATE ON NOVICE TOOLS

Tim Taylor reported that representatives from Raleigh and Mecklenburg County met in Greensboro on April 29, 2009 to discuss the project status as well as developing a strategy to promote the Program. The Program is now titled **E-Plan Review NC**. Inquiries have been sent to collect a list of interested program participants to test the product or provide input prior to implementation. Testing is under way and the July 2008 implementation remains the target date. It was noted that electronic plans submittal and green codes will have the most impact on the future of service delivery.

8. DEPARTMENT REPORT

A. STATISTICAL REPORTS

A-1. Permit Revenue

April Total: \$1291,759; FY08 YTD Total \$17,337,407

FY08 Projected thru April- \$20,157,392; \$2.82M or 14% below projection

A-2. Construction Value of Permits Issued

April Total - \$237,844,663; FY08 YTD = \$3,596,661,858

FY07 Total at April – 3.772B; so FY08 total is down \$175.5M or 4.32%

A-3. Permits Issued

	Mar 08	April 08	3 Month Trend
Residential	3337	3617	3349/3357/3337/3617
Commercial	3285	3049	2886/3087/3285/3049
Other (Fire/Zone)	642	611	599/660/642/611
Total	7264	7277	6834/7104/7264/7277

- For April; residential up 8.4%, commercial down 7.2%; total the same (up 2/10% slightly)
- Note: New construction SF detached total permits in FY08 YTD; total 3460, down 44.8% from FY07 (6270) April YTD.
- Overall, YTD total permits issued is running 6% behind FY07 at April; 74911 FY08 YTD vs. 79673 FY07 at April.

A-4. Inspection Activity

Response Times

Insp. Req.	March 08	April 08	Insp. Perf.	March 08	April 08	% Change
Bldg.	7362	7785	Bldg.	7318	7682	+4.97%
Elec.	6955	6955	Elec.	6916	7096	+2.6%
Mech.	4319	4319	Mech.	4322	4198	-2.87%
Plbg.	3827	4083	Plbg.	3805	4069	+6.9%
Total	22,463	23,142	Total	22,361	22,905	+2.43%

- Note 1: - Inspections Requested– up 3%
- Inspections Performed–up 2.43 %, representing 99% of those requested

A. STATISTICAL REPORTS

A-4. Inspection Activity

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	March	April	March	April	March	April	March	April
Bldg.	97.5	97.0	97.9	97.4	99.1	99.3	1.08	1.07
Elec.	96.5	96.8	96.7	97.1	99.0	99.7	1.08	1.07
Mech.	98.3	99.1	98.8	99.4	99.5	99.7	1.04	1.02
Plbg.	99.6	99.9	99.6	99.9	99.8	100	1.01	1.00
Total	97.7	97.9	98.0	98.1	99.3	99.6	1.06	1.05

- Performance up slightly from March; all trades above 96.8% for 1st day

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 16.84%, down significantly from 18.29% in March

<u>Bldg:</u>	March – 24.34%	<u>Elec:</u>	March – 17.99%
	April – 23.23%		April – 16.86%
<u>Mech:</u>	March – 17.63%	<u>Plbg:</u>	March – 10.85%
	April – 15.19%		April – 9.54%

- Note all trades (B/E/M/P) are at historic lows

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 184 First reviews
- Projects approval rate (pass/fail) - 62%
- CTAC was 52% of OnSch first review volume (184/184 + 167 = 351) = 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
- April 08: 167 1st review projects; on time/early – 92.9% all trades, 91.3% B/E/M/P only

A-6. ONSCHEDULE & CTAC NUMBERS

Booking Lead Times

- OnSchedule Projects: **see new reporting chart posted on line**, on April 28, showed
 - 1-2 hour projects; at 1-2 work days booking lead time
 - 3-4 hour projects; at 1-6 work days booking lead time; w/Bldg @ 5wds/Elec @ 6wds
 - 5-8 hour projects; at 6-17 work days booking lead time; w/Bldg @ 17wds/MCFM @12wds
- CTAC was running 1-3 work days on plan review turn around times
- Express Review – booking lead time was; 13 work days for small projects, 16 work days for large
- NC Rehab Prelim Review – booking lead time was 16 work days.

B. UPDATE ON DEPARTMENT INITIATIVES

B-1. 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:** Attorney review is complete on the business rules that will address expulsion of old records complete. We are currently working with our IT group on the technology required for programming the changes. The goal is deletion of old records by removing the associated relationships in a logical, sequential method in order to not lose critical secondary project objects, e.g. contractor object and/or address object.

B-2. 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-3. CPM Comments

- Joe Weathers report that the current NEC is posted on the website.
- Eddie Prince acknowledged the Trades Inspections Division's work on the contractor failure rates.
- No other comments were offered.

9. ADJOURNMENT

The May 20, 2008 Building Development Commission meeting adjourned at 5:40 p.m.

NOTE: The BDC Work Session is scheduled for **11:30 a.m. on Wednesday, June 11, 2008 in the Hoffman Conference Room** of the Hal Marshall Service Center.

The next BDC Meeting is scheduled for **3:00 p.m. on Tuesday, June 17, 2008 in the Auditorium** of the Hal Marshall Service Center.