

BUILDING-DEVELOPMENT COMMISSION
Minutes of December 16, 2008 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **4:03 p.m. on Tuesday, December 16, 2008.**

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

Absent: David Shultz and Trent Haston

Guest: Mark Baldwin (Home Builders' Association – Charlotte), Cary Saul (LUESA Director), Townsend Collins (Code Enforcement Intern)

1. APPROVAL OF THE MINUTES

The motion by Danny Phillips (seconded by Barry Hanson) to approve the November 2008 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Ed Horne thanked Joe Weathers and Gary Mullis for supporting the recent Electrical Contractor's Association Meeting.

Elliot Mann stated that he had received several communications expressing grave concerns regarding the recently released LUESA (Code Enforcement) Policy regarding electrical transformer installations/locations dated December 4, 2008. Charley Watts interjected that he had also received communications expressing similar concern regarding the Policy. Elliot Mann suggested that the Department convene a group of Industry representatives to discuss and explain the Policy's intent as well as outline the safety concerns at issue. Mr. Bartl suggested scheduling a "brown bag" session with industry representatives because this forum has proven to work very well for explaining other department initiatives. Mr. Mann suggested that Mark Baldwin (HBA – Charlotte) provide the Department with names from the local Land Development and Building Council to participate in an effort to bridge communications around the newly adopted Building Code Enforcement and electrical transformer installations requirements.

No additional comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No comments were offered.

4. ATTENDANCE AUTHENTICATION

Geri Walton provided copies of the 2008 BDC Attendance Roster. She requested that each member review their attendance as reported on the spreadsheet as it was the Department's intent to forward the document to the Clerk to the Board of County Commissioners for authentication. Ms. Walton noted that the spreadsheet shows all members have met the BOCC's minimum requirements for attendance.

The members received the report as information.

5. DEPARTMENT REPORT

Jim Bartl reminded the BDC that his meeting outline was included as a part of their December meeting packets. He noted that the Department's revenue was over two million dollars below projections and reiterated the plans to aggressively reduce/cut nonessential expenses. He reported that the process to hire the Director and Senior Project Manager for Commercial Plan Review has been suspended and Eddie Prince would be temporarily responsible for driving the 2008 Commercial Plan Review Strategy. Also, with this action, Willis Horton and Patrick Granson will directly report to Mr. Prince, effective immediately, until further notice is received. Mr. Bartl reported that work continues on the following:

5. DEPARTMENT REPORT (continued)

City/County Single Portal Website Design – An effective meeting was held on December 12, 2008 and another is planned for January 9, 2008.

A/E Brown Bag Session has been scheduled for January 7, 2009 to discuss the A/E Pass Rate Program. He announced that reminder notices would be sent to the Industry.

He congratulated Eddie Prince and the Trades Leadership Team for their work on the Contractor’s Pass Rate Program. Historical highs (overall 85%) are reported each month dispelling industry concerns and making the Department proving that the program has allowed for timely service in addition to preserving staff resources due to the reduction in the need to repeat inspections.

There was discussion regarding the North Carolina Building Code Council’s assertion that in order to reduce copy and printing costs; meetings will be held to amend North Carolina’s code adoption cycle to six (6) years. Jon Morris and Elliot Mann stated that this could potentially benefit their industry. Mr. Bartl added that the change would cause fragments for code officials who seek accreditations such as ISO because the national code adoption cycle is three (3) years. Buford Lovett stated that if the adoption cycle is adjusted to six (6) years, this would actually mean that North Carolina’s adoption would be nine (9) years behind the national standard. Eddie Prince added that the current law would shield contractors from liability for amendments not yet adopted when the work is performed.

A. STATISTICAL REPORTS

A-1. Permit Revenue

November Total - \$915,054; FY09 YTD is \$6,634,298

FY09 Projected in November - \$8,640,575; below projection by \$2,006,276 or 23.22%

A-2. Construction Value of Permits Issued

November Total - \$190,059,158; FY09 YTD is \$1,519,638,346

FY08 Total at November – \$2,124,537,515; so FY09 total is down \$604.9M or 28.4% from FY08

A-3. Permits Issued

	Oct 08	Nov 08	3 Month Trend
Residential	3648	2767	3406/3257/3648/2767
Commercial	2862	1929	4095/2267/2862/1929
Other (Fire/Zone)	497	347	503/557/497/347
Total	7007	5043	8004/6081/7007/5043

- For November; residential down 24.2%; commercial down 32.6%; total down 28.1%
- At the end of 5 months:
 - SF new construction permits down 54.4% (950 in Nov 08 vs. 2083 in Nov, 07)

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A. STATISTICAL REPORTS

A-4. Inspection Activity

Inspections Performed

Insp. Req.	Oct	Nov	Insp. Perf.	Oct	Nov	% Change
Bldg.	7315	5381	Bldg.	7248	5346	-26.2%
Elec.	7618	5983	Elec.	7582	5989	-21%
Mech.	4650	3603	Mech.	4650	3595	-22.7%
Plbg.	3794	2527	Plbg.	3792	2519	-33.6%
Total	23,377	17,494	Total	23,272	17,449	-26.02%

- Note 1: - Inspections Requested – down 25.2%
- Inspections Performed – down 26%; inspections performed were 99.74% of requests

A-4. Inspection Activity

Response Times

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Oct	Nov	Oct	Nov	Oct	Nov	Oct	Nov
Bldg.	98.5	98.5	99.0	98.8	99.7	99.7	1.04	1.03
Elec.	96.4	94.6	96.7	95.1	99.6	99.4	1.07	1.12
Mech.	99.6	99.4	99.7	99.5	99.9	99.8	1.01	1.02
Plbg.	99.8	99.1	99.8	99.1	100	100	1.001	1.02
Total	98.2	97.4	98.5	97.7	99.8	99.7	1.04	1.06

- B/M/P performance approximately the same, compared to October; Electrical figures down a fraction

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 86.03%, improved from 84.6% in October

<u>Bldg:</u>	October – 81.02%	<u>Elec:</u>	October– 82.94%
	November – 83.65%		November– 84.32%
<u>Mech:</u>	October– 85.83%	<u>Plbg:</u>	October – 90.74%
	November– 86.89%		November – 91.55%

- Note all trades pass rates are at historic highs

A. STATISTICAL REPORTS

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 116 first reviews
- Projects approval rate (pass/fail) - 67%
- CTAC was 44% of OnSch first review volume (116/116 + 134 = 250) = 46%

OnSchedule:

- 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
- May 08: 169 1st review projects; on time/early – 96.3 % all trades, 96.1% B/E/M/P only
- June 08: 184 1st review projects; on time/early – 92.2 % all trades, 91.5% B/E/M/P only
- July 08: 158 1st review projects; on time/early – 91.8 % all trades, 91.8% B/E/M/P only
- August 08: 165 1st review projects; on time/early – 92.4 % all trades, 93.4% B/E/M/P only
- September 08: 174 1st review projects; on time/early – 89.6 % all trades, 90% B/E/M/P only
- November 08: 134 1st review projects; on time/early – 93.4% all trades, 92.9% B/E/M/P only

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on November 24 , showed
 - 1-2 hour projects; at 1-3 work days booking lead time, with County Fire at 5 days
 - 3-4 hour projects; at 2-6 work days booking lead time, across the board
 - 5-8 hour projects; at 3-8 work days booking lead time, with some trades as low as 2 work days
- CTAC-BEMPFp running 2 work days on plan review turn around time, across the board

B. UPDATE ON DEPARTMENT INITIATIVES

B-1. Mr. Bartl referred the members to his meeting outline included in their December 2008 packet for updates not discussed at today's meeting.

B-2. CPM Comments

Tim Taylor reported that although none have been received to date; the Residential Plan Review Electronic Plans Submittal Program is now able to accept master or custom plans effective December 8, 2008.

Will Horton stated that as of today; there are thirteen (13) mega projects in the system.

Eddie Prince stated that he was looking forward to working with Patrick Granson and Willis Horton. He directed the member's attention to the information on the results of the Residential Sales Trailer Committee in their packets.

No additional comments were offered.

6. ADJOURNMENT

Jon Morris stated that, personally, he believed that communication was the key to mitigating most of the perceived service issues for both Mecklenburg County and the City of Charlotte – Building Code Enforcement and Land Development continuum. He appreciated the Department’s approach to proactively meeting this challenge and others. He thanked staff and the BDC members for their contributions throughout 2008.

The December 16, 2008 Building Development Commission meeting adjourned at 4:44 p.m.

NOTE: The next BDC Meeting is scheduled for **3:00 p.m. on Tuesday, January 20, 2008 in the Charlotte Conference Room** of the Hal Marshall Service Center.