

**BUILDING-DEVELOPMENT COMMISSION**  
**Minutes of February 17, 2009 Meeting**

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:02 p.m. on Tuesday, February 17, 2009** in Charlotte Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

**Present:** Jon Morris, Barry Hanson, Buford Lovett, Wanda Towler, Charley Watts, Ed Horne, Harry Sherrill, David Shultz, Danny Phillips and Trent Haston

**Absent:** Jon Wood, Elliot Mann and William Caulder

**Guest:** Kim Reitterer, P.E. (NC Building Code Council), Scott Lowery, P.E. (Barrett, Woodyard & Associates), Wayne H. Camas, AIA (AIA NC Board), Robert G. Miller, AIA (Camas Associates), Wes Ray (Duke Energy), Rob Kinniburgh (Charlotte Fire Department), Jon Leonard (Charlotte Fire Department) and David Weekly (City of Charlotte Engineering and Land Development)

**1. APPROVAL OF THE MINUTES**

*The motion by David Shultz (seconded by Charley Watts) to approve the December 2008 meeting minutes and the results of the January 2009 virtual meeting passed unanimously.*

**2. BDC MEMBER ISSUES AND COMMENTS**

Barry Hanson asked if the Department's recently announced continuing education seminar would meet SPE requirements. Joe Weathers stated that he did not believe that this particular seminar was sponsored by the Department and staff agreed to verify this assertion.

Danny Phillips asked if the process of sealing crawl spaces required a permit in Mecklenburg County. It was agreed that Phil Edwards and Gene Morton would offer an opinion prior to the next meeting date.

No additional comments were offered.

**3. PUBLIC ATTENDEE ISSUES AND COMMENTS**

No comments were offered.

**4. 2008 COMMERCIAL REVISIONS AND A/E PASS RATE PROGRAM UPDATE**

Mr. Bartl provided a detailed history of the Architect/Engineer's Pass Rate Program and how it will work. He stated that the seal holders will collect the "pass/fail" events and the Department will post them on a quarterly basis. Jon Morris noted that throughout the process, the Department has worked with the community to expand this and other programs. He stated that this monumental effort was done to preserve department resources and to provide assistance to the community. Mr. Bartl added that the grade collection tool would be in place on July 1, 2009 and the program is scheduled to be implemented on January 1, 2010.

**5. CITY OF CHARLOTTE FIRE DEPARTMENT/RESIDENTIAL REVIEW PROCESS**

Chief Rob Kinniburgh provided information on the "Wright Avenue" Project and other such areas throughout the City of Charlotte where providing protection services is an extreme challenge. He suggested that if the Charlotte Fire Department was a part of the residential review process, most of the situations could have been resolved during the plan review stage. Mr. Bartl suggested that a special meeting be held with members from the BDC, Home Builders' Association and the Charlotte Fire Department to address this issue and seek an amicable solution.

**6. REPORT ON MECKLENBURG COUNTY STIMULUS PROJECT PRIORITIES**

Geri Walton provided the BDC with a copy of Mecklenburg County's list of projects submitted for consideration to receive funding from the Federal Stimulus Program. She noted that the projects are indeed "shovel ready" per the Federal requirements and at this time; no priority exists. The BDC members received the report as information.

**7. UTILITY TRANSFORMER DISCUSSION**

There was a discussion on the Department’s Policy regarding the location of utility transformers installed in Mecklenburg County. Several members from the Industry stated their specific concerns about the Department’s Policy and the issue of liability in the event of a disaster. The following is the Department’s strategy moving forward:

- a) Continue meeting with concerned industry members to listen to their perspective and note the related issues and problems
- b) Continue seeking clarity from NCDOT on statewide criteria for separation standards
- c) Continue to monitor information from State officials. The BCC will receive a proposal to study the issue in a standing committee, Ad Hoc Committee or something similar

**Additional information** can be found at:

<http://www.charmeck.org/Departments/LUESA/CodeEnforcement/Electrical/Outdoor+Utility+Transformer.htm>

**8. DEPARTMENT REPORT**

**A. STATISTICAL REPORTS**

**A-1. Permit Revenue**

January total - \$ 681,983; FY09 YTD is \$8,364,246

FY09 Projected in January - \$12,096,805; below projection by \$3,732,559 or 30.86%

**A-2. Construction Value of Permits Issued**

January total - \$142,773,472; FY09 YTD is \$1,921,849,999

FY08 Total at January – \$2,713,125,024; so FY09 total is down \$790M or 29.1% from FY08

**A-3. Permits Issued**

	<b>Dec 08</b>	<b>Jan 09</b>	<b>3 Month Trend</b>
<b>Residential</b>	2595	2577	3648/2767/2595/2577
<b>Commercial</b>	1800	2076	2862/1929/1800/2076
<b>Other (Fire/Zone)</b>	317	339	497/347/317/339
<b>Total</b>	4712	4992	7007/5043/4712/4992

- For January; residential down <1%; commercial up 15.3%, total up 5.9%

**A-4. Inspection Activity - Inspections Performed**

<b>Insp. Req.</b>	<b>Dec</b>	<b>Jan</b>	<b>Insp. Perf.</b>	<b>Dec</b>	<b>Jan</b>	<b>% Change</b>
<b>Bldg.</b>	4934	4724	<b>Bldg.</b>	4858	4679	-3.7%
<b>Elec.</b>	6011	5505	<b>Elec.</b>	6000	5377	-10.4%
<b>Mech.</b>	3600	2894	<b>Mech.</b>	3604	2884	-20%
<b>Plbg.</b>	2878	2482	<b>Plbg.</b>	2874	2463	-14.3%
<b>Total</b>	17,423	15,605	<b>Total</b>	17,336	15,403	-11.15%

Note:

- Inspections Requested – down 10.45%
- Inspections Performed – down 11.15%;
- Inspections performed were 98.7% of requests

**A. STATISTICAL REPORTS**

**A-4. Inspection Activity - Inspections Response Times**

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Dec	Jan	Dec	Jan	Dec	Jan	Dec	Jan
Bldg.	99.1	98.3	99.3	99.3	99.6	99.5	1.03	1.04
Elec.	96.5	94.9	96.8	97.5	99.2	98.7	1.08	1.10
Mech.	99.7	99.7	99.8	99.8	99.9	99.9	1.01	1.01
Plbg.	100	99.5	100	99.8	100	99.8	1.00	1.01
Total	98.5	97.5	98.6	98.8	99.6	99.4	1.04	1.05

**A-5. Inspection Failure Rates:**

**OVERALL MONTHLY AV'G @ 86.94%, improved from 85.06%, in December**

<b><u>Bldg:</u></b>	December – 79.95%	<b><u>Elec:</u></b>	December – 84.14%
	January – 82.19%		January – 87.6%
<b><u>Mech:</u></b>	December – 86.68%	<b><u>Plbg:</u></b>	December – 90.97%
	January – 86.28%		January – 93.61%

**A-6. ONSCHEDULE & CTAC NUMBERS**

**CTAC:**

- 82 first reviews
- Projects approval rate (pass/fail) - 71%
- CTAC was 39% of OnSchedule first review volume (82/82 + 132 = 214) = 38.3%

**OnSchedule:**

- January 08: 148 1<sup>st</sup> review projects; on time/early – 94.7% all trades, 94.9% B/E/M/P only
- February 08: 176 1<sup>st</sup> review projects; on time/early – 89.6% all trades, 89.2% B/E/M/P only
- March 08: 176 1<sup>st</sup> review projects; on time/early – 91.4% all trades, 89.9% B/E/M/P only
- April 08: 167 1<sup>st</sup> review projects; on time/early – 92.9 % all trades, 91.3% B/E/M/P only
- May 08: 169 1<sup>st</sup> review projects; on time/early – 96.3 % all trades, 96.1% B/E/M/P only
- June 08: 184 1<sup>st</sup> review projects; on time/early – 92.2 % all trades, 91.5% B/E/M/P only
- July 08: 158 1<sup>st</sup> review projects; on time/early – 91.8 % all trades, 91.8% B/E/M/P only
- August 08: 165 1<sup>st</sup> review projects; on time/early – 92.4 % all trades, 93.4% B/E/M/P only
- September 08: 174 1<sup>st</sup> review projects; on time/early – 89.6 % all trades, 90% B/E/M/P only
- October 08: 173 1<sup>st</sup> review projects; on time/early – 95.2% all trades, 95.6% B/E/M/P only
- November 08: 134 1<sup>st</sup> review projects; on time/early – 93.4% all trades, 92.9% B/E/M/P only
- December 08: 154 1<sup>st</sup> review projects; on time/early – 85.3% all trades, 81.5% B/E/M/P only
- January 09: 132 1<sup>st</sup> review projects; on time/early – 93.2% all trades, 91.7% B/E/M/P only

**A. STATISTICAL REPORTS**

**A-6. ONSCHEDULE & CTAC NUMBERS**

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, in the final week of January 2009, showed
  - 1-2 hour projects; at 1 work day booking lead time, except 2 days for County Zoning
  - 3-4 hour projects; at 1-2 work days booking lead time, across the board
  - 5-8 hour projects; at 3-4 work days booking lead time, with Environmental Health at 2 work days
- CTAC-BEMPFp running 2 work days on plan review turn around time, across the board
- Express Review – booking lead time was; 6 work days for small projects, 7 work days for large

**B. UPDATE ON DEPARTMENT INITIATIVES**

**B-1. CC/CO/TCO details and other Documents work**

- **Project Permit Master Plan Details (PPMP)**: There are currently 19 master plan projects in the program and 4 preliminary master plan projects. All active projects are progressing without any known issues. Preliminary projects are still in the review stage.
- **Expungement of Records Project**: The first major project component, to expunge all trades and projects that meet the document retention schedule from the database, is complete. Through January 2009, this work included over 1.2 million documents. We now focus on creating the weekly process to automatically expunge documents that align with the documents retention schedule.
- **Green Permit Rebate Program**: We have 17 applications, which total \$148,043 in rebates. There is one completed project which is being processed for payment. Two projects have been removed from the program (due to customer concerns about the Dept using their pictures).

**B. UPDATE ON DEPARTMENT INITIATIVES**

**B-2. Commercial Plan Review Strategy**

**Tentative schedule moving forward:**

- Tech support will be ready to go by March 31.
- Begin A/E & public notification period on Feb 18 thru June 30. Tools to include;
  - Series of further 3 monthly BB Lunches with A/E's
  - Introductory announcement/memo to all A/E's in the e-mail system
  - Place notices with AIA and PENC
  - Post on meckpermit.com under "what's new-coming soon"
  - Customer interaction electronic or manual handouts pointing out;
    - If they passed, emphasizing how the superior category works
    - If they fail, pointing out how average and poor category works

**Ideas (other than A/E Pass Rate Incentives) needing further work/development**

- *Development of 2<sup>nd</sup> review charges, on a phased in –review failure rate triggered basis.*
- *Final design of Priority (advanced interactive) Review, walk thru reincarnation and other "Superior Performer" benefits*
- *Conditional permitting development and pilots*
- *Uniform RTAP policy*

**B-3. CPM Comments**

No comments were offered.

**9. ADJOURNMENT**

The February 17, 2009 Building Development Commission meeting adjourned at 5:20 p.m.

**NOTE:** The **BDC Work Session** is scheduled for **11:30 a.m. on Wednesday, April 8, 2009** in the Hoffman Conference Room of the Hal Marshall Service Center.

The **next BDC Meeting** is scheduled for **3:00 p.m. on Tuesday, April 21, 2009** in the Charlotte Conference Room of the Hal Marshall Service Center.