

BUILDING-DEVELOPMENT COMMISSION
Minutes of May 19, 2009 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:09 p.m. on Tuesday, May 19, 2009** in Charlotte Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Present: Jon Morris, Buford Lovett, Wanda Towler, Charley Watts, Ed Horne, David Shultz, Danny Phillips, Jon Wood, Trent Haston and Elliot Mann

Absent: Harry Sherrill, Barry Hanson and William Caulder

Guest: David Weekly (City of Charlotte Engineering and Land Development)

1. APPROVAL OF THE MINUTES

The motion by David Schultz (seconded by Ed Horne) to approve the April 2009 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Ed Horne and Trent Haston thanked Jim Bartl for attending their respective association meetings to explain the targeted fee increases. Jon Morris noted the intense discussions between the BDC and the Department regarding the proposed fee increases. The fee increases will not impact affordable housing. He acknowledged the community's concern regarding raising fees during a tough economic climate. Mr. Morris, along with other members of the BDC Budget Subcommittee, publicly supported the increases and acknowledged that the Department has done an excellent job managing finances during this difficult period.

No additional comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

There were discussions regarding the Department's plan to utilize multi-trade inspectors as a cost saving measure. Public attendees questioned the merit of this practice and the possibility of the delays due to it being inefficient, especially, for electrical inspections. Ed Horne asked if it was possible for project delays to occur due to multi-trade inspectors not being able to complete an inspection. Mr. Bartl stated that he did not see this being a concern because Mecklenburg County code enforcement officials receive adequate training throughout the fiscal year according to their specific certifications.

No additional comments were offered.

4. REQUEST FOR BOARD ACTION – FY10 BUDGET

Mr. Bartl stated that the Mecklenburg County Board of Commissioners (BOCC) would consider the formal action to implement a four part fee increase on June 2, 2009. He stated that the increases are estimated to raise \$1.164 million which is almost equal to the initial \$1.617 million required to complete the FY10 Budget balance strategy.

The motion by Ed Horne (seconded by Danny Phillips) to endorse the Request for Board Action to update the LUESA Fee ordinance to include targeted Code Enforcement fee increases, as outlined above, passed unanimously.

5. GATEKEEPING INPUT & RESULTS

Patrick Granson delivered a presentation on the operation of the "Gate" effective July 1, 2009. He reviewed the Department's information paper on the changes and the draft checklist. Mr. Granson agreed to make updates and redistribute the information per the BDC's recommendation.

6. DEPARTMENT REPORT

A. STATISTICAL REPORTS

A-1. Permit Revenue

April - \$729,229 FY09 YTD is \$10,342,283

FY09 Projected in March - \$17,281,150; below projection by \$6,938,865 or 40.1%

A-2. Construction Value of Permits Issued

April total - \$139,706,245; FY09 YTD is \$2,315,657,922

FY08 Total at March – \$3,596,661,858; so FY09 total is down \$1.281B or 35.6% from FY08

A-3. Permits Issued

	March	April	3 Month Trend
Residential	2803	3035	2577/2546/2803/3035
Commercial	1583	2110	2076/1533/1583/2110
Other (Fire/Zone)	417	451	339/421/417/451
Total	4803	5596	4992/4500/4803/5596

- For April; residential up 8.3%; commercial up 33%; total up 16.5%
- April SF new construction permits: up 9% (130 from 119), for FY09 down 57% (1479 vs. 3460)
- For FY09, total permits down 23% (57,746 vs. 74,911)

A-4. Inspection Activity - Inspections Performed

Insp. Req.	March	April	Insp. Perf.	March	April	% Change
Bldg.	5102	5164	Bldg.	5073	5063	same
Elec.	5299	5171	Elec.	5316	5166	-2.8%
Mech.	2896	2746	Mech.	2887	2744	-5%
Plbg.	2341	2470	Plbg.	2319	2477	+6.8%
Total	15,638	15,551	Total	15,595	15,450	-0.9%

- Inspection requests down <1%; inspection performed down <1%; performed = 99.4% of requests
- FY09 YTD inspections performed total 194,154 or 73.2% of FY08 April YTD total (265,085)

A. STATISTICAL REPORTS... continued

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	
	Mar	April	Mar	April	Mar	April	Mar	April
Bldg.	98.8	98.1	99.0	98.5	99.3	99.2	1.04	1.05
Elec.	97.3	98.3	97.6	98.3	98.7	99.3	1.07	1.04
Mech.	99.3	99.5	99.4	99.6	99.7	99.9	1.02	1.01
Plbg.	99.2	99.6	99.2	99.6	99.8	100	1.03	1.01
Total	98.4	98.7	98.6	98.8	99.2	99.5	1.04	1.03

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 87.53%, improved from 86.33 in March

<u>Bldg:</u>	March – 82.88%	<u>Elec:</u>	March – 86.77%
	April – 82.81%		April – 87.81%
<u>Mech:</u>	March – 85.32%	<u>Plbg:</u>	March – 92.37%
	April – 88.3%		April – 93.42%

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 108 first reviews
- Projects approval rate (pass/fail) - 70%
- CTAC was 49% of OnSch first review volume (108/108 + 112 = 220) = 49%

OnSchedule:

- April, 2008: 167 1st review projects; on time/early – 92.9 % all trades, 91.3% B/E/M/P only
- May, 2008: 169 1st review projects; on time/early – 96.3 % all trades, 96.1% B/E/M/P only
- June, 2008: 184 1st review projects; on time/early – 92.2 % all trades, 91.5% B/E/M/P only
- July, 2008: 158 1st review projects; on time/early – 91.8 % all trades, 91.8% B/E/M/P only
- August, 2008: 165 1st review projects; on time/early – 92.4 % all trades, 93.4% B/E/M/P only
- September, 2008: 174 1st review projects; on time/early – 89.6 % all trades, 90% B/E/M/P only
- October, 2008: 173 1st review projects; on time/early – 95.2% all trades, 95.6% B/E/M/P only
- November, 2008: 134 1st review projects; on time/early – 93.4% all trades, 92.9% B/E/M/P only
- December, 2008: 154 1st review projects; on time/early – 85.3% all trades, 81.5% B/E/M/P only
- January, 2009: 132 1st review projects; on time/early – 92.8% all trades, 91.4% B/E/M/P only
- February, 2009: 142 1st review projects; on time/early – 93.2% all trades, 91.7% B/E/M/P only
- March, 2009: 143 1st review projects; on time/early – 90% all trades, 89% B/E/M/P only
- April, 2009: 112 1st review projects; on time/early – 93.46% all trades, 93.23% B/E/M/P only

A. STATISTICAL REPORTS... continued

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on April 27, 2009, showed
 - 1-2 hour projects; at 1 work day booking lead time, across the board
 - 3-4 hour projects; at 1-2 work days booking lead time, across the board
 - 5-8 hour projects; at 2-3 work days booking lead time, across the board
- CTAC-BEMPFp running 2 work days on plan review turn around time, across the board
- Express Review – booking lead time was; 7 work days for small projects, 8 work days for large

B. UPDATE ON DEPARTMENT INITIATIVES

B-1. Charlotte Apartment Association (hot water heater replacement)

- Charlotte Apartment Association is disputing enforcement to the County Manager's office.
- Follow up questions to: **Phil Edwards and Eddie Prince**

B-2. Reorganization Task Force

- Department Reorg Task Force held working sessions on April 15, April 27 and May 11
- Follow up questions to: **JNB, Jeanne Quinn or Rebecca Simcox**

B-3. BDC Quarterly Bulletin

- New quarterly bulletin complete, e-mailed to customers and posted on www.meckpermit.com
- Follow up questions to: **JNB & Geri**

B-4. CC/CO/TCO details and other Documents work

- **Project Permit Master Plan Details (PPMP)**: there are 22 current master plans and 1 preliminary master plan project; all are active projects. The preliminary projects are either in the review stage or on hold due to economic difficulties.
- **Expungement of Records Project**: all project work related to the expungement process is complete. We have successfully deleted from the database over 1.2mm records and during the course of 2009 we expect to expunge approximately 175K permits from calendar year 2003. Automation to run the weekly process of expunging documents is now in pace and stable.
- **Green Permit Rebate Program (GPR)**: we have 20 applications in the program, which represents \$175K in rebates pending. There is one completed project which is being processed for rebate payment. We have completed our analysis of three residential certification programs; all three programs were accepted and offer the home-builder a certification path for sustainable housing. Our current focus is on updating the website to reflect these changes.
- Follow up questions to: **Wendell Dixon**

B-5. City/County Single Portal Initiative (virtual co-location)

- Meeting held with stakeholders at 10:30 a.m. today (May, 19, 2009) and City Engineering staff at 1:30 p.m. to discuss the City of Charlotte partnering with Mecklenburg County and the City of Raleigh technology.
- Follow up questions to: **JNB**

B. UPDATE ON DEPARTMENT INITIATIVES... continued

B-6. CFD Proposal to Review all Single Family Plans

- We have initiated public notification program, including the following steps:
 - Press release (picked up by News Channel 14 on Friday, 15, 2009)
 - Letter to HBA member list and NARI member list
 - Mecklenburg County/CFD Joint letter announcement to NARI and HBA-Charlotte Associations
- Solicit other ideas from BDC members Mann and Haston
- Follow up questions to: **JNB**

B-7. Commercial Plan Review Strategy

Tentative schedule moving forward:

- Tech support is in place, going through final testing in the next 45 days
- Begin A/E & public notification period on February 18 thru June 30, 2009
- Follow up questions to: **Patrick Granson and Willis Horton**

B-8. Utility Transformer Issue

- **Additional information** on the issue is available on a Utility Transformer focused Department webpage:
<http://www.charmeck.org/Departments/LUESA/CodeEnforcement/Electrical/Outdoor+Utility+Transformer.htm>
- Follow up questions to: **Eddie Prince and Joe Weathers**

B-9. CPM Comments

Jim Bartl asked David Weekly to share his view of the Single Portal concept. Mr. Weekly stated that he believed the project will be a great opportunity for the City and County to align its services and resources to meet customer needs throughout the Charlotte-Mecklenburg construction community. Jon Morris stated that the next NAIOP summit has been moved to September 2009 and agreed to provide the Department with information on the topics to be discussed prior to the September meeting date.

No additional comments were offered.

7. ADJOURNMENT

The May 19, 2009 Building Development Commission meeting adjourned at 4:30 p.m.

NOTE: The next **BDC Work Session** is **11:30 a.m. on Wednesday, June 10, 2009** in the Hoffman Conference Room of the Hal Marshall Service Center (basement level).

The next **BDC Meeting** is scheduled for **3:00 p.m. on Tuesday, June 16, 2009** in the Charlotte Conference Room of the Hal Marshall Service Center (first floor).

Please mark your calendars.