

**BUILDING-DEVELOPMENT COMMISSION**  
**Minutes of July 21, 2009 Meeting**

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:07 p.m. on Tuesday, July 21, 2009** in Charlotte Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

**Present:** Elliot Mann, William Caulder, Harry Sherrill, Jon Morris, Bernice Cutler, Barry Hanson, Wanda Towler, Ed Horne and Trent Haston

**Absent:** David Shultz, Buford Lovett, Danny Phillips and Jon Wood

**Guest:** Charley Watts (Watts-Leaf Architects) and Mark Baldwin (Charlotte Home Builders' Association), Mark Krouse and Steve Miller (Charlotte-Mecklenburg Utilities Department)

**1. APPROVAL OF THE MINUTES**

*The motion by Wanda Towler (seconded by Trent Haston) to approve the June 2009 meeting minutes passed unanimously.*

**2. BDC MEMBER ISSUES AND COMMENTS**

Jon Morris reminded the members that the NAIOP Summit is scheduled for September 10, 2009 from 3-5:00 p.m. at the Charlotte-Mecklenburg Government Center.

No additional comments were offered.

**3. PUBLIC ATTENDEE ISSUES AND COMMENTS**

No comments were offered.

**4. HAIL AND FAREWELL**

Jon Morris thanked Charley Watts for his service to the Building Development Commission (BDC). He acknowledged Mr. Watts' length of service and the various capacities in which he had served. Over the last fiscal year, Charley Watts served on the Plan Review Task Force, the Budget Subcommittee and most recently, the Departmental Reorganization Task Force. Jim Bartl also acknowledged Mr. Watts commitment and the tremendous amount of time he gave to this public effort. Mr. Bartl concluded by stating that the Department was fortunate to have Mr. Watts' insight on key business decisions.

Charley Watts served as the Secretary to the BDC; therefore, the members elected Ed Horne as the Secretary to the BDC replacing Charley Watts.

*The motion by Elliot Mann (seconded by Trent Haston) to elect Ed Horne as the Secretary to the BDC passed unanimously.*

Mr. Morris welcomed Bernice Cutler to her first official meeting as a sitting member of the BDC.

**5. CMUD RESIDENTIAL IRRIGATION PROGRAM**

Phil Edwards (Chief, Mechanical/Plumbing Code Administrator) introduced Steve Miller and Mark Krouse. The two appeared before the BDC to explain the impact of North Carolina House Bill (HB) 2499. HB 2499 was signed by (former) Governor Easley and Phase III was implemented on July 1, 2009.

Phase III requires a separate irrigation meter for all new in-ground irrigation systems connected to the public water supply system. To date, there are five (5) applications pending. State officials implemented this measure in response to North Carolina's drought conditions. It is expected to provide better data on domestic vs. commercial water consumption.

## **5. CMUD RESIDENTIAL IRRIGATION PROGRAM continued...**

There is nothing in the Plumbing Code that governs the new meters; therefore, Mecklenburg County Code Enforcement is not required to issue permits or perform inspections.

Charlotte Mecklenburg Utilities Department (CMUD) and Mecklenburg County Code Enforcement Officials have closely collaborated to ensure a smooth transition that meets all compliance standards. CMUD will administer all permitting and inspections for these installations as required under HB 2499.

## **6. ISO UPDATE**

Geri Walton provided an overview of the ISO scoring and regression process. She stated that although the improvements made during the 2007 regression cycle may have improved the final score in Residential; ISO stipulations will not allow the Department to receive a classification "higher" than #4. During a regression cycle, programs are only able to retain a score previously achieved (or held) after an initial survey; therefore, the current score (#4) will remain for Residential. The next opportunity to secure a better score for Residential is during the next survey. The next ISO Survey is tentatively scheduled for the first quarter of FY2012.

The BDC received the report as information.

## **7. BDC QUARTERLY REPORTS**

Mr. Bartl reviewed the components of the Quarterly information, particularly, the Code Compliance Summary, Consistency Team and Commercial Plan Review Reports. Elliot Mann asked for suggestions to positively impact (reduce the items) the Code Defects list, specifically, the top five (5). Jim Bartl agreed to research the request with staff and report back to the BDC. Also, the most common defects and consistency issues for commercial are regularly updated and are posted on [www.meckpermit.com](http://www.meckpermit.com).

## **8. BDC QUARTERLY BULLETIN EXERCISE**

After discussion, the BDC requested that the following items be included as a part of the Quarterly Bulletin:

- Budget Impact
  - Staffing
  - Fee Increase (relative to surrounding jurisdictions)
  - Public information efforts
- Self Gate-keeping Tool
- A/E Data Collection
- Residential Drawing Submittal NACo Award (E-Plan)
- Accessibility Code Format
- Charlotte Fire Department (CFD) Single Family Plan Review

## **9. DEPARTMENT REPORT**

The members requested that the Charlotte Fire Department charts be redesigned by using the yellow chart and adding the information from the blue chart. In addition to the monthly statistics, Mr. Bartl provided an overview of the FY09 End of Year statistical comparison.

### **A. STATISTICAL REPORTS**

#### **A-1. Permit Revenue**

June - \$1,279,311 FY09 YTD is \$12,310,828

FY09 Projected in June - \$20,737,378; below projection by \$8,426,550 or 40.6%

**A. STATISTICAL REPORTS... continued**

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

June Total - \$270,944,065; FY09 YTD is \$2,703,260,611

FY08 Total at June – \$4,708,039,952; so FY09 total is down \$2.005B or 42.6% from FY08

**A-3. Permits Issued**

	May	June	3 Month Trend
<b>Residential</b>	3332	3981	2803/3035/3332/3981
<b>Commercial</b>	1938	2899	1583/2110/1938/2899
<b>Other (Fire/Zone)</b>	435	423	417/451/435/423
<b>Total</b>	5705	7303	4803/5596/5705/7303

- For June; residential up 19%; commercial up 49%; total up 28%
- June SF new construction permits: up 8.6% (189 from 174), compared to June 08 down 31% (189 vs. 274)

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

Insp. Req.	May	June	Insp. Perf.	May	June	% Change
<b>Bldg.</b>	4543	5182	<b>Bldg.</b>	4502	5131	+14%
<b>Elec.</b>	5042	5708	<b>Elec.</b>	5051	5694	+12.7%
<b>Mech.</b>	2823	3338	<b>Mech.</b>	2818	3339	+18.5%
<b>Plbg.</b>	2318	2539	<b>Plbg.</b>	2313	2534	+9.5%
<b>Total</b>	14,726	16,767	<b>Total</b>	14,684	16,698	+13.7%

- Inspection requests up 13.85%; inspection performed up 13.7%; performed = 99.6% of requests
- June 09 inspections compared to June 08, down 29.64% (16,698 vs. 23,732)

**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	
	May	June	May	June	May	June	May	June
Bldg.	98.6	97.7	99.0	97.8	99.5	99.2	1.03	1.07
Elec.	98.1	96.9	98.5	97.2	99.1	99.6	1.05	1.07
Mech.	99.0	98.9	99.1	99.0	99.5	99.8	1.03	1.02
Plbg.	99.3	99.5	99.3	99.5	99.9	100	1.02	1.01
<b>Total</b>	98.6	98.0	98.9	98.1	99.4	99.6	1.03	1.05

**A. STATISTICAL REPORTS... continued**

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

**OVERALL MONTHLY AV'G @ 87.28%, compared to 86.7 in May**

<b><u>Bldg:</u></b>	May – 81.33%	<b><u>Elec:</u></b>	May – 87.14%
	June – 81.19%		June – 88.25%
<b><u>Mech:</u></b>	May – 88.3%	<b><u>Plbg:</u></b>	May – 93.02%
	June – 88.17%		June – 93.63%

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

CTAC:

- 145 first reviews
- Projects approval rate (pass/fail) - 66%
- CTAC was 36% of OnSch first review volume ( $7145/145+130 = 275$ ) = 52.7%

OnSchedule:

- June, 2008: 184 1<sup>st</sup> review projects; on time/early – 92.2 % all trades, 91.5% B/E/M/P only
- July, 2008: 158 1<sup>st</sup> review projects; on time/early – 91.8 % all trades, 91.8% B/E/M/P only
- August, 2008: 165 1<sup>st</sup> review projects; on time/early – 92.4 % all trades, 93.4% B/E/M/P only
- September, 2008: 174 1<sup>st</sup> review projects; on time/early – 89.6 % all trades, 90% B/E/M/P only
- October, 2008: 173 1<sup>st</sup> review projects; on time/early – 95.2% all trades, 95.6% B/E/M/P only
- November, 2008: 134 1<sup>st</sup> review projects; on time/early – 93.4% all trades, 92.9% B/E/M/P only
- December, 2008: 154 1<sup>st</sup> review projects; on time/early – 85.3% all trades, 81.5% B/E/M/P only
- January, 2009: 132 1<sup>st</sup> review projects; on time/early – 92.8% all trades, 91.4% B/E/M/P only
- February, 2009: 142 1<sup>st</sup> review projects; on time/early – 93.2% all trades, 91.7% B/E/M/P only
- March, 2009: 143 1<sup>st</sup> review projects; on time/early – 90% all trades, 89% B/E/M/P only
- April, 2009: 112 1<sup>st</sup> review projects; on time/early – 93.46% all trades, 93.23% B/E/M/P only
- May, 2009: 123 1<sup>st</sup> review projects; on time/early – 92.31% all trades, 89.83% B/E/M/P only
- June, 2009: 130 1<sup>st</sup> review projects; on time/early – 93.88% all trades, 93.77% B/E/M/P only

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on July 6, showed:
  - 1-2 hour projects; at 1 work day booking lead time, across the board
  - 3-4 hour projects; at 2 work days booking lead time, across the board
  - 5-8 hour projects; at 3 work days booking lead time, except building and M/P at 4 work days
- CTAC-BEMPFp running 3 work days on plan review turnaround time, across the board
- Express Review – booking lead time was; 5 work days for small projects, 5 work days for large

**B. UPDATE ON DEPARTMENT INITIATIVES**

**B-1. BDC Reorganization Work**

Jim Bartl provided an overview of the progress to date. He stated that although the budget crisis prompted the reorganization, he believed that the current structure may not be positioned to handle future industry demands. Tentatively, a formal presentation will be provided to the BDC at its August 18, 2009 meeting.

**B. UPDATE ON DEPARTMENT INITIATIVES continued...**

**B-2. Target Fee Increase Public Relations Effort**

All scheduled meeting with customers on the FY10 Budget impacts with respect to the reduction in force (RIF), fee increase and service expectations have been completed. Efforts to make the presentation to the PENC, HBA and AGC continue.

**B-3. CC/CO/TCO details and other Documents work**

- **Project Permit Master Plan Details (PPMP):** there are 24 current master plans. All active projects are progressing without any known issues.
- **Green Permit Rebate Program (GPR):** we have 21 applications in the program, which represents \$175K in rebates pending. Mecklenburg County has refunded \$7K in permit fees. There are two (2) completed projects in the program.
- We are currently utilizing five (5) sustainable building strategies programs; LEED, Green Globes, LEED Residential, Earthcraft, NC Healthy Built Homes, NAHB National Green Building Program

**B-4. CFD Single Family Project Review**

- CFD advises that, at the request of Deputy City Manager Ron Kimble, they will delay implementation of single family reviews as several city departments attempt to reach a universal solution to issues like Wright Ave.
- CFD notes that while the reviews would have caught the occurrences of no roads and limited water supply, the proposal falls short of a city wide process to address these situations.

**B-5. Customer Stakeholders for the EPM/EPS Project**

It was agreed that the Department would receive names of customers who may be interested in serving on the EPM/EPS project from David Shultz, Jon Wood, Harry Sherrill and Bernice Cutler. Mr. Bartl noted that the A/E Seals Security bill passed both legislative houses and is scheduled to be signed by Governor Perdue. This should eliminate the concern regarding seal theft.

**B-6. CPM Comments**

No comments were offered.

**10. ADJOURNMENT**

The July 21, 2009 Building Development Commission meeting adjourned at 3:59 p.m.

**NOTE:** The next **BDC Meeting** is scheduled for **3:00 p.m. on Tuesday, August 18, 2009** in the Charlotte Conference Room of the Hal Marshall Service Center (first floor).

The **BDC Work Session** is scheduled for **11:30 a.m. on Wednesday, August 12, 2009** in the Hoffman Conference Room of the Hal Marshall Service Center.

**Please mark your calendars.**