

BUILDING-DEVELOPMENT COMMISSION
Minutes of August 18, 2009 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:06 p.m. on Tuesday, August 18, 2009** in Charlotte Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Present: Jon Morris, William Caulder, Harry Sherrill, Bernice Cutler, Barry Hanson, Wanda Towler, Ed Horne, David Shultz, Buford Lovett, Danny Phillips and Jon Wood

Absent: Elliot Mann and Trent Haston

Guest: Mark Baldwin (Charlotte Home Builders' Association)

1. APPROVAL OF THE MINUTES

The motion by Harry Sherrill (seconded by Barry Hanson) to approve the July 2009 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Ed Horne agreed to withhold his comments on electrical permits for low voltage contractors until the time the item was called for discussion on the meeting agenda.

No additional comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No comments were offered.

4. COMMERCIAL PLAN REVIEW UPDATE

Patrick Granson provided an overview of the 2008 Commercial Plan Review Revisions. He reviewed the status of the following initiatives:

- Final design of Priority (advanced interactive) Review, walk thru reincarnation and other "Superior Performer" benefits
- Conditional permitting development and pilots (need final input from M Bethune)
- Uniform RTAP policy
- Self Gate-keeping Tool
- A/E Pass Rate Incentives Grading

Mr. Granson explained the challenges facing the Department if the Self Gate-keeping Checklist is incomplete or missing when projects are submitted. It was agreed that possibly within six months, the percentage of compliance to this requirement will increase significantly. In addition to launching another public relations campaign, the following suggestions were presented to the Department for consideration:

- Incorporate the Self Gate-keeping Checklist as a part of the Appendix B
- Require the Self Gate-keeping Checklist to be submitted 24 hours in advance of plan submittal
- Reject any submission with an incomplete or missing Self Gate-keeping Checklist

Mr. Granson agreed to propose a procedure to ensure department efficiencies as well as maintain customer service standards at the September 2009 BDC meeting. He also agreed to gather statistics on the number of projects received with either the checklist incomplete or missing and include them as a part of his report to the BDC.

5. ELECTRICAL PERMITS FOR LOW VOLTAGE CONTRACTORS

Eddie Prince referred to the email from Ron Chilton and the handout (both in the August 2009 Meeting Packet) that outlined Mecklenburg County's response. Per the NC General Statute, permits and inspections are required for each contractor performing work on any given project within the scope of the State Building Codes. For example, if two contractors are working on the same job and doing the same trade work, then each individual contractor is required to obtain a permit for his or her portion of the work performed.

5. ELECTRICAL PERMITS FOR LOW VOLTAGE CONSTRUCTORS continued...

Mr. Prince noted that no changes have been made to permitting and inspecting of electrical work in Mecklenburg County over the past 10 years. In other words, this is not a new requirement.

Joe Weathers stated the increase in technology (i.e., “smart” homes, cable TV, audiovisual and security systems) has increased the use of “specialty contractors” that do not work under the North Carolina State General Statutes (NCSGS). Specialty contractors must have their own permit when performing electrical work in Mecklenburg County, if they are not working along with the licensed electrical contractor. Ed Horne added that most electrical contractors believe that the County deserves the revenue if it is inspecting the work and sub-specialty work should be held accountable for their work. Mr. Weathers confirmed that electrical licensing exemption letters issued by the State are in place for one calendar year.

The Department agreed to schedule a meeting with Danny Phillips, Ed Horne, David Shultz and Elliot Mann to further discuss this issue as well as the following:

- Create a document that outlines what is required under different scenarios.
- Develop a public relations campaign informing electrical contractors of low voltage requirements.

6. DEPARTMENT REPORT

A. STATISTICAL REPORTS

A-1. Permit Revenue

July - \$938,543, so FY10 YTD is same

FY10 projected in July - \$1,231,024; below projection by \$292,480 or 23.8%

- Reminder: The Department and BDC plans to review the first quarter revenue and expense levels prior to reacting or making budget adjustments.

A-2. Construction Value of Permits Issued

July total - \$129,407,906; so FY10 YTD is same

FY09 Total at July – \$276,864,398; so FY10 is down \$147.4M from FY09 at July or down 53.26%

A-3. Permits Issued

	June	July	3 Month Trend
Residential	3981	3317	3035/3332/3981/3317
Commercial	2899	1852	2110/1938/2899/1852
Other (Fire/Zone)	423	468	451/435/423/468
Total	7303	5637	5596/5705/7303/5637

- For July; residential down 16.68%; commercial down 36.12%; total down 22.81%
- Biggest part of drop is in commercial, and probably owed to a large number of projects trying to get in under the 2006 NCBC use cutoff line.

A. STATISTICAL REPORTS... continued

A-4. Inspection Activity - Inspections Performed

Insp. Req.	June	July	Insp. Perf.	June	July	% Change
Bldg.	5182	4998	Bldg.	5131	4974	-14.3%
Elec.	5708	5799	Elec.	5694	5702	same
Mech.	3338	3430	Mech.	3339	3421	+2.4%
Plbg.	2539	2776	Plbg.	2534	2774	+9.5%
Total	16,767	17,001	Total	16,698	16,971	+1.6%

- Inspection performed up 1.04%
- Building down lightly and the others are all up

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	
	June	July	June	July	June	July	June	July
Bldg.	97.7	99.1	97.8	99.3	99.2	99.7	1.07	1.03
Elec.	96.9	95.8	97.2	96.2	99.6	98.7	1.07	1.10
Mech.	98.9	99.3	99.0	99.4	99.8	99.7	1.02	1.02
Plbg.	99.5	99.5	99.5	99.5	100	99.9	1.01	1.01
Total	98.0	98.1	98.1	98.3	99.6	99.4	1.05	1.05

- Still at close to historic highs and well above 90% goal
- Bldg, Mechanical & Plumbing at or above last month; electrical down 1%

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 86.75%, compared to 87.28 in June

<u>Bldg:</u>	June – 81.19%	<u>Elec:</u>	June – 88.25%
	July – 80.47%		July – 87.06%
<u>Mech:</u>	June – 88.17%	<u>Plbg:</u>	June – 93.63%
	July – 88.48%		July – 92.6%

- Still at close to historic highs

A. STATISTICAL REPORTS... continued

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 88 first reviews
- Projects approval rate (pass/fail) - 51%
- CTAC was 36% of OnSchedule first review volume ($88/88+124 = 212$) = 42%

OnSchedule:

- 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
- May, 2009: 123 1st review projects; on time/early – 92.31% all trades, 89.83% B/E/M/P only
- June, 2009: 130 1st review projects; on time/early – 93.88% all trades, 93.77% B/E/M/P only
- July, 2009: 124 1st review projects; on time/early – 95.12% all trades, 94.36% 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 2-3 work days booking lead time, except bldg and fire at 5 work days
 - 5-8 hour projects; at 3-4 work days booking lead time, except bldg and fire at 6-7 work days
- CTAC-BEMPFp running 3 work days on plan review turn around 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

Eddie Prince provided an overview of the progress to date. He announced the Department's intent to seek formal BDC support during the September meeting prior to submitting the final proposal to the County Manager's Executive Team for consideration and approval.

B-2. BDC Quarterly Bulletin

Geri Walton stated that the July BDC Quarterly Bulletin was posted on the website (www.meckpermit.com) and disseminated through the customer email database as directed per the July 21, 2009 BDC meeting.

B-3. Action Strategy for Quarterly Report Most Common Defects

Eddie Prince shared the summary of actions completed over the last 30 days. He stated that although Elliot Mann was not present; Mr. Mann had called and reserved an opportunity to speak directly to this agenda item. It was agreed that the Department would schedule and discuss the top five most common defects with each discipline's consistency team to reach a consensus and propose a strategy to positively impact the list (reduce) by the September 16, 2009 BDC meeting.

B. UPDATE ON DEPARTMENT INITIATIVES continued...

B-4. CFD Activity Report

Geri Walton presented the new design of the CFD Permitting/Inspection Activity for the BDC to consider. There was no objection to the new chart design.

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

Geri Walton shared the list of (12) participants/stakeholder who were confirmed on the EPM/EPS Project to date. Typically, the stakeholders will have three (3) meetings, each lasting approximately 90 minutes. The group is asked to review the initial program design and make suggestions. If necessary, they verify that the suggestions are accurately incorporated. Finally, the participants are asked to assess the program prior to implementation.

B-6. CC/CO/TCO details and other Documents work

Wendell Dixon provided the following update:

- **Project Permit Master Plan Details (PPMP)**: there are 23 current master plans. All active projects are progressing without any known issues. We recently completed master plans for the Bechtler Museum, Royal Court Condominiums and Trademark Tower.
- **Green Permit Rebate Program (GPR)**: we have 22 applications in the program, which represents \$369K in rebates pending. This is a significant jump from last month as Bank of America applied for \$194K in rebates for work associated with the new tower project located at 150 N. College St. To date Mecklenburg County has refunded 7K in permit fees. The program has two completed projects.

B-7. CPM Comments

Phil Edwards reported that the mechanical/plumbing permitting and inspection activities have increased greatly and due to apartment unit compliance with equipment change out requirements.

Joe Weathers advised that HB 1409 was ratified and is waiting for Governor Perdue's signature. This legislation outlines that for "like for like" replacements of electrical fixtures (ceiling fans and face plates) in single family detached dwellings, permits and inspections are no longer required; however, the work must be performed by a licensed contractor. Phil Edwards added that it also allows for water heater replacements.

No additional comments were offered.

7. ADJOURNMENT

The August 18, 2009 Building Development Commission meeting adjourned at 4:43 p.m.

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

Please mark your calendars.