

BUILDING-DEVELOPMENT COMMISSION
Minutes of December 15, 2009 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:22 p.m. on Tuesday, December 15, 2009.**

Present: Jon Morris, Barry Hanson, Harry Sherrill, Bernice Cutler, Wanda Towler, Ed Horne, Elliot Mann, Buford Lovett and Jon Wood

Absent: Trent Haston, David Shultz, Danny Phillips and William Caulder

Guest: Gail Young (LUESA Administration), David Weekly (City of Charlotte) and Ed Gagnon (Customer Service Solutions, Inc.)

1. APPROVAL OF THE MINUTES

The motion by Ed Horne (seconded by Elliot Mann) to approve the November 2009 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

No comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No comments were offered.

4. 2009 ATTENDANCE AUTHENTICATION

Geri Walton reported that the current attendance report included in the December meeting package had change due to unexpected absences; however, an updated document would be forwarded to the Chair for authentication prior to the January 2010 BOCC deadline. She added that all members had successfully met the required attendance for 2009.

Staff recommended moving the December 2010 BDC meeting ahead one week to accommodate the County Holiday Schedule. Additionally, the membership agreed to suspend the BDC Work Sessions until April 2010.

The motion by Buford Lovett (seconded by Jon Wood) to schedule the December BDC Meeting on December 15, 2010 passed unanimously. .

5. CODE ENFORCEMENT 727 REORGANIZATION PLAN

Eddie Prince requested that the BDC members provide representatives to attend the upcoming reorganization meetings. The first meeting is scheduled for **1:00 p.m. on Friday, January 8, 2010.** The following members agreed to participate:

- Ed Horne
- Jon Morris
- Jon Wood
- Bernice Cutler

6. 2010 Customer Service Survey Strategy

Gail Young introduced Ed Gagnon and provided an overview of the history and administration of Code Enforcement's bi-annual Customer Survey along with the 2010 implementation schedule. The members provided input on the presentation of the questions and, more importantly, they felt that there should be additional discussions before removing City agencies from the LUESA-Code Enforcement survey. The idea is that customers may find it difficult to separate which entities are responsible for each process within Mecklenburg County's building/construction service continuum. David Weekly agreed to hold additional discussions regarding removing City agencies from the LUESA survey prior to making a final decision.

7. DEPARTMENT REPORT

A. STATISTICAL REPORTS

Mr. Bartl announced that there is potentially a huge shift in responsibility with regard to the Department and equipment access for contractors being considered. He added that the budget and efficiency implications are staggering. The Department was also geared to speak against moving to a six year code cycle. Additional updates will be provided to the BDC as necessary. The following statistical information was discussed:

A-1. Permit Revenue

November- \$646,917, so FY10 YTD is \$4,006,446

FY10 projected at November - \$6,155,116; so below projection by \$2,148,672 or 34.9%

A-2. Construction Value of Permits Issued

November total - \$96,038,588; so FY10 YTD is \$618,762,293

FY09 Total at Nov – \$1,519,638,346 so FY10 is down \$900.88M, or 60.3% from Nov FY09

A-3. Permits Issued

	Oct	Nov	3 Month Trend
Residential	3487	2793	3306/3113/3487/2793
Commercial	1885	1444	19571877/1885/1444
Other (Fire/Zone)	404	422	401/444/404422
Total	5776	4659	5664/5434/5776/4659

- Residential down 19.9%; commercial down 23.3%; total down 19.4%

A-4. Inspection Activity - Inspections Performed

Insp. Req.	Oct	Nov	Insp. Perf.	Oct	Nov	% Change
Bldg.	4646	3721	Bldg.	4642	3695	-20.4%
Elec.	5849	4977	Elec.	5812	5024	-13.6%
Mech.	3200	2681	Mech.	3192	2663	-16.6%
Plbg.	2330	1908	Plbg.	2321	1893	-18.4%
Total	16,025	13,287	Total	15,967	13,275	-16.9%

- All trades down on, with total down just under 17%
- Inspections performed were 99.9% of those requested

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	
	Oct	Nov	Oct	Nov	Oct	Nov	Oct	Nov
Bldg.	98.5	98.7	99.0	98.9	99.5	99.5	1.04	1.04
Elec.	95.8	93.5	96.1	94.2	99.5	98.6	1.09	1.15
Mech.	99.6	99.5	99.6	99.6	99.9	99.8	1.01	1.01
Plbg.	99.5	99.0	99.6	99.0	99.9	99.6	1.01	1.03
Total	97.9	96.9	98.1	97.2	99.7	99.3	1.05	1.07

- All are well above 90% goal

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 87.21%, compared to 87.43% in October

Bldg: October – 81.85% **Elec:** October – 87.7%
November – 82.43% November – 87.8%

Mech: October – 89.6% **Plbg:** October – 92.38%
November – 89.27% November – 90.44%

- Building up a little; Electrical & Mechanical about same; Plumbing down about 2%
- All still at close to historic highs

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 105 First Reviews
- Projects approval rate (pass/fail) - 79%
- CTAC was 48% of OnSchedule first review volume (105/105+114 = 219) = 47.9%

OnSchedule:

- 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
- August, 2009: 121 1st review projects; on time/early – 95.27% all trades, 94.27% B/E/M/P only
- September, 2009: 115 1st review projects; on time/early – 93.17 all trades, 90.62 B/E/M/P only
- October, 2009: 131 1st review projects; on time/early – 95.04% all trades, 93.67% B/E/M/P only
- November, 2009: 131 1st review projects; on time/early – 92.07% all trades, 91.09% B/E/M/P only

A. STATISTICAL REPORTS

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

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on November 30, 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 3-4 work days booking lead time except; Bldg at 6 days
 - Building at 9 work days
 - City Zoning and City Fire both at 6 work days
- CTAC-BEMPPf 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. Technical Advisory Board

Jim Bartl stated that he was actively speaking with County Attorney (Marvin Bethune) regarding establishing the new MEP Technical Board. Currently, they are discussing:

- Conflicts of interest
- Who ultimately makes and is responsible for interpretations

B-2. Contractor Pass Rate Incentives

Code Compliance Task Force reconvened on December 15, specifically to reconsidering the Contractor Pass Rate Incentives program design in light of:

- Recent revenue (pay in/pay out) data
- Consideration of the 727 Reorganizations plans impact on same

B-3. Department Response on CAC Points to NC Board of Architecture

Department response to CAC's 13 points to the NC Board Architecture from the November 13 meeting e-mailed to Board Chair Charles Boney on November 18.

- BDC members will be copied on transmission

B-4. CPM Comments

No comments were offered.

8. ADJOURNMENT

The December 15, 2009 Building Development Commission meeting adjourned at 4:15 p.m.

NOTE: The next **BDC Meeting** is scheduled for **3:00 p.m. on Tuesday, January 19, 2010.**

Please mark your calendars.