

BUILDING DEVELOPMENT COMMISSION
Minutes of December 21, 2010 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:02 p.m. on Tuesday, December 21st, 2010.**

Present: Jon Morris, Ed Horne, Harry Sherrill, Travis Haston, Elliot Mann, Jonathan Wood and Zeke Acosta

Absent: Dave Shultz, Buford Lovett, Bernice Cutler, Will Caulder

1. APPROVAL OF THE MINUTES

The motion by Harry Sherrill seconded by Travis Haston to approve the November 16th, 2010 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Elliot had a question for Jim, any reason the state changed the statute to extend permits to 2012, was Mecklenburg County the only jurisdiction that opted for this? On December 16th we sent an email out to all our customers explaining. The permanent expiration clock is set and will restart on January 21st 2010 and wherever your project was in 2008 will continue in January 2012.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No public attendee issues or comments.

4. BDC 2010 Attendance Authentication

The attendance authentication was reviewed, verified and approved by the Chairman, Jon Morris.

5. PRTF Final Report to the BDC

Patrick Granson gave a brief update on the PRTF Final Report. This was sent to all BDC members and all was asked to review. The report will be posted to the web site under publications.

- Final report e-mailed to BDC members on Monday, Dec 20.
- Includes Executive Summary, briefly highlighting 3+ years of work.
- Body of the report lists all the changes made in brief, with web links to detail descriptions of each change.
- Most importantly, Appendix summarizes PRTF and AE Pass Rate participants.
 - 19 design professionals contributed over 300 hours in planning meetings to improve the process
 - Result is that plan review 1st cycle pass rate has improved from 45% in 2006 to over 75% today
 - Thanks to participating AE's and staff for contributing tons of work to improve the process for all customers, AE's and line staff

6. Department Statistics and Initiatives Report

6.1. Statistics report

6.1.1. Permit Revenue

November- \$821,110, with Fy11 YTD at \$4,558,946

Fy11 projected permit revenue at \$11,328,781, or \$944,065/mo;

- permit fee projection at November = \$4,720,325
- so at November 30, we were \$161,379 or 3.42% below projection

6.1.1.1. Revenue/Expense status after 5 months (41.67% of year)

- Permit Revenue: at 40.24% of total Fy11 permit revenue estimate
- Other Revenue: at 49.37% total Fy11 other revenue estimate
- Expenses: at 39.1% of total Fy11 expense estimate
- **Conclusions:**
 - Permit Revenue is below YTD projection at 11/30/10, by \$161.4k
 - Other revenue is above YTD projection at 11/30/10 by \$137.8k
 - Expenses are below YTD projection at 11/30/10 by about \$140k

6.1.2. Construction Value of Permits Issued

- November total - \$92,560,085, with YTD amount \$584,078,964
- Fy10 Total at November – \$618,762,293
- So YTD figure is down \$34.683M or off 5.6% from YTD at November, 2009

6.1.3. Permits Issued:

	October	November	3 Month Trend
Residential	3150	3284	3504/3405/3255/3150/3284
Commercial	2194	1947	1827/2134/1784/2194/11947
Other (Fire/Zone)	374	408	422/468/479/374/408
Total	5718	5639	5753/6007/5518/5718/5639

- Residential up 4.25%; commercial down up 11.26%%; total down 1.4%
- Note on SF detached permits: YTD total of 744 is down 14% from Nov ,2009 YTD total of 864

6.1.4. Inspection Activity: inspections performed

Insp. Req.	Oct	Nov	Insp. Perf.	Oct	Nov	% Change
Bldg.	4413	3921	Bldg.	4354	3888	-10.8%
Elec.	4886	4698	Elec.	4792	4719	-1.5%
Mech.	2696	2717	Mech.	2677	2688	+ 0.4%
Plbg.	1830	1777	Plbg.	1814	1760	-3%
Total	13,825	13,113	Total	13,637	13,055	-4.3%

- Bldg down 10%; Elec down 1.5%; Plbg down 3%; Mech same
 - total inspections requested down 5.15% __, total inspections performed down 4.3% __
- Inspections performed were 99.56% of inspections requested

6.1.4.1 Inspection Activity: inspections response time

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.	92.8	93.9	96.7	94.9	98.8	97.9	1.13	1.16
Elec.	86.8	83.7	90.4	86.9	97.7	94.4	1.26	1.39
Mech.	94.1	92.3	95.1	92.9	98.4	97.3	1.14	1.2
Plbg.	97.8	96.3	98.2	96.4	99.8	98.8	1.04	1.09
Total	91.6	90.2	94.3	91.8	98.5	96.6	1.17	1.24

- Elec, Mech, Plbg all down 1.5% to 3%

- Building improved a little, very high
- Electrical is just below the goal range
- Overall; still at high end of (85-90%) goal range.

6.1.5. Inspection Pass Rates for November, 2010:

OVERALL MONTHLY AV'G @ 87.17%, compared to 87.6% in October

<u>Bldg:</u>	October – 81.89%	<u>Elec:</u>	October – 87.96%
	November – 82.42%		November – 86.46%
<u>Mech:</u>	October – 89.27%	<u>Plbg:</u>	October – 94.37%
	November – 89.58%		November – 92.56%

- Mechanical improved slightly over last month
- Building, Electrical and Plumbing down .5% to 1.1.8%

6.1.5.1 CFD Inspection Pass Rate for November, 2010

- See handout; shows overall rate of 75.5% for November, or up 2% from October (73.39%).

6.1.6. OnSchedule and CTAC numbers for November, 2010

CTAC:

- 107 first reviews
- Projects approval rate (pass/fail) – 57%
- CTAC was 41% of OnSch first review volume (107/107+154 = 261) = 41%

OnSchedule:

- October, 09: 131 1st rev'w projects; on time/early – 95.04% all trades, 93.67% B/E/M/P only
- November, 09: 114 1st rev'w projects; on time/early – 92.07% all trades, 91.09% B/E/M/P only
- December, 09: 106 1st rev'w projects; on time/early – 94.72% all trades, 95.18% B/E/M/P only
- January, 10: 104 1st rev'w projects; on time/early – 93.79% all trades, 93.28% B/E/M/P only
- February, 10: 119 1st rev'w projects; on time/early – 94.49% all trades, 93.3% B/E/M/P only
- March, 10: 161- 1st rev'w projects; on time/early – 97.51% all trades, 97.16% B/E/M/P only
- April, 10: 138- 1st rev'w projects; on time/early – 95.87% all trades, 94.07% B/E/M/P only
- May, 10: 95 - 1st rev'w projects; on time/early – 97.43% all trades, 97.61% B/E/M/P only
- June, 10: 153 - 1st rev'w projects; on time/early – 89.71% all trades, 91.59% B/E/M/P only
- July, 10: 110 - 1st rev'w projects; on time/early – 87% all trades, 90% B/E/M/P only
- August, 10: 154 - 1st rev'w projects; on time/early – 87% all trades, 90% B/E/M/P only
- September, 10: 100 - 1st rev'w projects; on time/early – 85% all trades, 83% B/E/M/P only
- October, 10: 158- 1st rev'w projects; on time/early – 92% all trades, 90% B/E/M/P only
- November, 10: 154- 1st rev'w projects; on time/early – 94% all trades, 94.25% B/E/M/P only

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on November 29, showed
 - 1-2 hour projects; at 1-3 work day booking lead time
 - 3-4 hour projects; at 2-4 work days lead time, except;
 - Bldg-7 days, M/P-10 days, and CFD-7 days
 - 5-8 hour projects; at 3-5 work days lead time, except
 - Bldg-10 days, M/P-11 days, and CFD-12 days
- CTAC plan review turnaround time; 4 work days across the board
- Express Review – booking lead time was;6 work days for small projects, 8 work days for large

6.2. Status Report on Various Department Initiatives

6.2.1. November Meeting Follow Up

6.2.1.1: Advance Journeyman's Program RFBA

- BOCC approved Journeyman's Program change on December 7; program is set to convert on January 1.

6.2.1.2: meckpermit.com redesign changes into place

- Revisions suggested by BDC incorporated.
- Began work on conversion of the inspection services page this week.
- Involves work by several parties, all of whom agree on an estimated completion date of mid-February.

6.2.1.3: electronic permitting final RFBA prep

- Have follow up meetings scheduled to confirm details with key players, in advance of BCC 1/18/11 vote.
 - Marvin Bethune, Ruth, Tim T & JNB, Tuesday, Jan 4 at 10am
 - BOCC member Neil Cooksey with Jon M and Elliot M, Wednesday, Jan 5 at 9am
- If no significant objections, will bring this back to the BDC for final vote in January meeting.

6.2.2. NC BCC BIM-IPD Ad Hoc Committee Progress

- The BIM-IPD Ad Hoc Committee completed its work on December 6.
- Lon McSwain delivered the revised BIM-IPD Admin Code Change Proposal to the BCC on December 14.
- Next step is meetings by the joint Admin Code & Bldg Code Standing Committee to review and comment on the proposal. All Ad Hoc Comm members welcome to attend.
- Still on track to have public hearing at March 7-8 BCC meeting.

6.2.3. NC Building Code Council Update

The BCC took the following action in their Dec 13-14 meetings in Raleigh.

- The BCC granted 33 new code change petitions (this number is approximate, as 23 of these are related to the residential "cost offsets" in connection with adoption of the 2012 NC Energy Conservation Code.
- The BCC held a public hearing on 3 petitions, and will receive comment on these through Jan. 14, 2011.
- The BCC took final action on 7 proposed changes;
 - 2 proposals were denied
 - 1 proposal was sent back to Committee
 - 4 proposals were accepted, including the following action.
 - ❖ 2012 NC Energy Conservation Code status: the BCC voted in support of a middle ground negotiated in Committee, the intent of which to improve code performance above the base 2006 NC Energy Conservation Code as follows;
 - Residential construction is estimated to improve by 15%.
 - Commercial construction is estimated to improve by 30%.
 - The BCC voted to set an effective date of January 1, 2012, with a two month transition period following. This means the 2012 NC Energy Conservation Code must be used on projects permitted on or after March 1, 2012.
 - ❖ Townhouse sprinkler outcome: remains cloudy, since the BCC approved petitions as follows.
 - on agenda item D-6, the BCC voted to adopt the 2012 NC Residential Code, based on the 2009 IRC with NC amendments, including townhouse sprinkler requirements.
 - On agenda item D-3, the BCC also voted to approve a 2012 NC Residential Code change, providing an exception for townhouses with fire sprinkler systems, allowing common wall ratings of 1-hour, and conversely without sprinklers common wall ratings of 2-hours.

6.3. Other

6.3.1. NC Licensing Boards and AE Seal Authentication (digital seal & signature)

- This is about gaining agreement with all NC Design Professional Licensing Boards (E, A and LA) on tools used in EPS (to verify an AE's seal is used with their authority) are acceptable to the Boards.
- In March, Raleigh & Mecklenburg jointly reached agreement with and written endorsement from the NC Board of Professional Engineers.

- On, July 16, we also presented to the NC Board of Architecture, they concurred with the PE Boards conclusion, and have formally documented same.
- On Dec.1, JNB and Sages Networks presented to the NC Board of Landscape Architects. The response was similarly favorable and Ral-Meck anticipate a formal endorsement, equal to that received from A & E Boards.

6.3.2. Status of Permit Extension Act of 2009

- Reminder on the basics
 - The Permit Extension Act of 2009 effectively suspended permit expirations for projects active on January 1, 2008, through December 31, 2010
 - Applied to both building permit and site work permits; in short stopped the permit validity clock
 - On 1/1/11 a project returned to its 1/1/08 status regarding the timing of permit expiration.
 - Example #1: a project permitted and started on October 1, 2007, would have 3 months after Dec 31, 2010 to gain its first inspection, maintaining permit validity.
 - Example #2: a project permitted on March 31, 2008 but not started, would have 6 months after December 31, 2010 to call for the first inspection, thus maintaining permit validity.
 - Example #3: a project permitted and started on March 31, 2008, would have 12 months after December 31, 2010 to call for the next inspection, thus maintaining permit validity.
 - Session Law 2010-177 extending that period to December 31, 2011, but provide an “opt out” provision for local governments.
 - All local governments have indicated desire to stay in (not “opt out”), including Charlotte and all six Towns.
 - So active project permit expiration clock has now been stopped until January 1, 2012.
- On December 16, Department sent e-mail memo to all customers advising of same.

6.3.3. PRTF revisit of Approved as Noted (AAN) criteria

- Complete and posted on the web.

6.3.4. EV car qualified list of engineers and contractors

- Work by Ed Horne and Joe W has identified 3-5/-maybe electrical contractors with interest in being on the list. We are waiting on their completion of the UL EV certification course, followed by our TIP presentation scheduled for the January Electrical Contractor’s Association meeting.
- Very little interest to date on the Engineering side. Working with Jim Henderson, Keith Pehl, and Chuck Walker to drum up interest.

6.4. Manager/CA added comments

- No comments

7. Future BDC agendas

- January BDC meeting tentative topics
 - RFBA votes
 - Electronic permitting
 - LCU/TP/TCO/CO
 - IRT goals on 2nd and 3rd days
 - BDC Quarterly Bulletin exercise
 - Quarterly Reports
 - TAB initial quarter report to BDC
 - BDC selection of Fy12 Budget Sub Comm members
 - Other
- February BDC meeting tentative topics
 - Budget SubComm update
 - Expanding TIP launch public info strategy (by Tim T)
 - other
- March BDC meeting tentative topics

- Entire meeting devoted to Fy12 budget
- other

8. Adjournment

NOTE: The next BDC Meeting is scheduled for 3:00 p.m., Tuesday, January 18th, 2010.
Please mark your calendars.