

BUILDING DEVELOPMENT COMMISSION

Minutes of November 19, 2013 Meeting

Jonathan Bahr opened the Building-Development Commission (BDC) meeting at 3:11 p.m. on Tuesday, November 19, 2013.

Present: Rob Belisle, Bernice Cutler, Jonathan Bahr, John Taylor, Elliot Mann, Ed Horne, Melanie Coyne, Travis Haston, Hal Hester, Kevin Silva and Jonathan Wood

Absent: Zeke Acosta and Chad Askew

1. MINUTES APPROVED

The motion by Ed Horne, seconded by Hal Hester, to approve the October 19, 2013 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Ed Horne asked if IBA can be included in the original permit fee for 90 minute load test requirements on emergency generators requiring IBA which can cost \$1,000.00? Question is about upfront notification requirements.

Elliot Mann asked what was causing the delays in master plans?

3. PUBLIC ISSUES AND COMMENTS

No public issues and/or comments.

4. HYBRID COLLABORATIVE DELIVERY TEAM PROPOSAL

Jim Bartl presented the Hybrid Collaborative Delivery Team strategy using a power point presentation. He reminded the members that an RFBA was sent to them last Thursday (11-14-13) to include the cover memo to Leslie Johnson. The item not included in the budget proposal is the BIM connectivity on the Technology side which is most appropriate to getting this team up and running. Currently, we have 3 CHS BIM projects in the pilot; Morrowcroft, Davidson and Core Lab. The strategy proposes a new Code Enforcement team. This team will include 16 FTEs made up of 12 Code Officials, 2 BIM Navigators (must have a graduate degree in architecture or engineering) and 1 Project Coordinator. This entails a 2 part BDC action. We will vote on the RFBA and hope to designate representatives to speak on our behalf. This will be on the BOCC's December 3rd agenda. Assuming favorable votes by both the BDC & BOCC; the hiring process will begin asap. This is about staying ahead of workload demand and industry trends. FY14 YTD (after 4 months) permits up 9%, inspections up 14%. As far back as the 2010 Reorg, the Department planned to add another team talking different service delivery methods in response to cues from the industry. We now propose creating the **Hybrid Collaborative Delivery Team** with 16 FTE's consisting of 1 PM, 12 Code Officials, 2 BIM Navigators and 1 Project Coordinator. The cost in FY14 is \$1.258M and in FY15 estimated at \$1.605M for 26 pay periods. Our plan is to fill 12 positions asap; which includes the PM, BIM-Nav's, Project Coordinator and 8 CEO's. The remaining 4 CEOs will be hired later in FY15 if the demand dictates. We, the Directors feel it is critical to proceed now. LUESA Director Ebenezer Gujjarlapudi requests the BDC have representatives prepared to meet with BOCC members interested in this topic. JNB suggests treating this, almost as a subcommittee of BDC representation. Volunteers as follows; Jonathan Bahr, BDC Chair, Bernice Cutler, BDC CAC rep, John Taylor, BDC MGCA rep, Brian King, Virtual Construction Mgr for Rodgers Builders.

BDC Member Questions from the 11.19.13 Monthly BDC Meeting

JT – John Taylor

- JT:** What are the 4 COEs phased positions?
JT: What is a combo plans reviewer and inspectors?
JT: How do we determine 8 staff now and 4 staff later?
JT: For the quickest projects on time; can you get these hired to take care of these jobs?
JT: When not working on BIM if workload is not there; will you assign staff to other projects?
JT: Can you enforce BIM protocol value, size down the road? Or is this voluntary?
JT: From permitting cost; do you feel it will be a savings in permitting BIM or not?
JT: How do you market this in the industry?
JT: How many years will it take to break even with this process?
JT: Are there any other agencies doing this?
JT: Have you talked w/ other agencies using this method to determine what worked and what didn't?

EM – Elliot Mann

- EM:** How long is the pilot going to run?
EM: For projects coming in, are we staffed and if not for BIM would we be discussing adding positions?
EM: Is commercial plan review numbers getting back to where they were?
EM: Is there more hours spent upfront (or getting paid more for doing the project?)
EM: Is the fee ordinance going to support this or will we have to readjust the fee ordinance?
EM: Do you think there will be additional revenue in the future?

RB – Rob Belisle

- RB:** Are you trying to pick up single or multi-trade inspectors?
RB: What's your philosophy on this?
RB: How does the client pay for the Hybrid Collaborative Delivery Team?
RB: In BIM model is it as easy as the architect emailing changes he wants to make along the way or in a lump sum?
RB: How do you keep from solving the A/E's problems?
RB: You have 6 – 8 guys involved w/ all projects, each specialized and touching multiple projects at one time?
RB: How many staff have you thrown into the CHS project?
RB: When are we trying to schedule (IRT)?

Travis Haston made the motion to support the RFBA adding a Hybrid Collaborative Delivery Team described in the November 19th presentation on a phased in strategy adding 12 positions as soon as possible with Bernice Cutler seconding the motion. The motion passed unanimously.

Elliot Mann made the motion that Jonathan Bahr, Bernice Cutler and Elliot Mann officially represent the BDC and Code Enforcement as BIM Representatives, with Ed Horne seconding the motion. The motion passed unanimously.

5. Launch of 2014 Service Delivery Enhancement Strategy

Customer Service Center design project; Have lobby customer survey resource starting Nov. 18; to spend 1 week interviewing customers and 1 week observing customer-counter interaction. Scheduling conference calls with British Columbia Ministry of Natural Resources, Jefferson County, Co, Bellevue, WA, and Portland, OR. Conference calls with Carla Molina, Bank of America; referral to lead on their Digital Customer Care Center. Hope to start Focus Group meetings in January. Customer reps tentatively to include BDC public reps K Silva & M Coyne, 1-2 street person, and 2-3 agency reps.

PM/CEM support pilot; Compiling list of current tasks performed by various staff. Will boil down to proposed "project assistant" responsibility list for use in 6 month pilot.

6. Department statistics and initiatives report

Permit Revenue

- October permit (only) revenue- \$1,822,539, compares to September revenue of \$1,610,117.
- Fy14 budget projected monthly permit revenue; \$17,008,928/12 = \$1,417,411
- So October permit revenue is \$405,128 above monthly projection
- At 10/31/13, YTD permit rev of \$7,128,904 is above permit fee rev projection (4 x \$1.4174M = \$5,669,644) by \$1,459,260, or 25.74%

Construction Value of Permits Issued

- Sept total - \$388,135,293, compares to Sept, 13 total - \$313,344,048, & Oct, 12 total -\$265.754M
- YTD at 10/31/13 of \$1,306,160,498; 45.6% above Fy13 constr value permit'd at 10/31/12 of \$897.3k

Permits Issued:

	September	October	3 Month Trend
Residential	3720	4108	5110/4150/3720/4108
Commercial	2293	2709	2534/2744/2293/2709
Other (Fire/Zone)	424	538	540/477/424538
Total	6437	7355	8184/7371/6437/7355

- Residential up 10.4%__ ; commercial up 18.1%__ ; total up 14.26%__
- Note; after 4 months, SF new construction permits total 1030; almost same as 1026 at 10/31/12

Inspection Activity: inspections performed

Insp. Req.	Sept	October	Insp. Perf.	Sept	October	% Change
Bldg.	6174	6738	Bldg.	6084	6688	+9.9%
Elec.	6502	7297	Elec.	6524	7311	+12.06%
Mech.	3753	4088	Mech.	3776	3998	+5.87%
Plbg.	2833	3353	Plbg.	2880	3332	+15.65%
Total	19,262	21,476	Total	19,264	21,329	+10.7%

- Insp performed totals up 10.7%__ ; Insp performed were 99.3% of inspections requested
- All BEMP inspections up, ranging from Mech at 6%- to Plbg at 15%+

Inspection Activity: inspections response time (IRT Report)

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		AverageResp. in Days	
	Sept	Oct	Sept	Oct	Sept	Oct	Sept	Oct
Bldg.	93.5	93.2	94.8	95.4	98.1	98.0	1.14	1.14

Elec.	87.3	91.8	90.0	93.8	96.0	98.2	1.28	1.17
Mech.	83.4	89.1	87.3	91.8	93.4	96.9	1.39	1.23
Plbg.	91.3	95.9	92.6	96.3	96.6	99.6	1.20	1.09
Total	89.1	92.4	91.4	94.3	96.2	98.1	1.25	1.16

- All up; Elec up 4.5%+; Mech up 5.7%; Plbg up 4.3%; Bldg down slightly
- Overall average above the 85-90% goal range.

IRT comparison to POSSE Insp Efficiency Report (IER)

1 st - 24 hr average	IRT Oct rate	IER Oct rate	% difference	insp resp in days	IRT Oct av'g	IER Oct av'g	difference in days
Bldg.	93.2	79.4%	-13.8%	Bldg.	....1.14	1.33	-.19
Elec.	91.8	61.2%	-30.6%	Elec.	....1.17	1.48	-.34
Mech.	89.1	63.8%	-25.3%	Mech.	....1.23	1.50	-.39
Plbg	95.9	83.7%	-12.2%	Plbg.	....1.09	1.21	-.18
MT.	na	92.3%	na	MT.	Na	na	Na
Total	92.4%	76.6%	-15.8%	Total	1.16	1.38	-.22

- So there appears to be variance between IRT & IER as follows;
 - IER is slightly less than 16% lower on percent complete in 1st 24 hours.
 - IER av'g days per inspection is .22 days (1 hour – 45 minutes) longer.
- The new report became available for UAT on Sept 13. When UAT is complete, we will run a data set going back to July 2011, and the BDC-IRT subcommittee's work will proceed.

Inspection Pass Rates for October, 2013:

OVERALL MONTHLY AV'G @ 81.75%, compared to 81.81%, in September

Bldg: September – 74.94% **Elec:** September – 82.36%
October – 74.79% October – 81.22%

Mech: September – 83.22% **Plbg:** September – 90.34%
October – 84.03% October – 90.61

- Plbg up <1%, Bldg & Mech down <1%, Elec down 1.14%
- Overall average down slightly, and still above 75-80% goal range

On Schedule and CTAC numbers for October, 2013

CTAC:

- 147 first reviews, compared to 109 in September.
- Projects approval rate (pass/fail) – 57%
- CTAC was 46% of OnSch (*) first review volume (147/147+174 = 321) = 45.8%
*CTAC as a % of OnSch is based on the total of only scheduled and Express projects

On Schedule:

- April, 12: 151 -1st rev'w projects; on time/early–92.25% all trades, 95% B/E/M/P only
- May, 12: 195 -1st rev'w projects; on time/early–94.5% all trades, 97% B/E/M/P only

- June, 12: 235 -1st rev'w projects; on time/early-98.63% all trades, 98.25% B/E/M/P only
- July, 12: 166 -1st rev'w projects; on time/early-94.88% all trades, 97.5% B/E/M/P only
- August, 12: 199 -1st rev'w projects; on time/early-89.5% all trades, 96% B/E/M/P only
- September, 12: 118 -1st rev'w projects; on time/early-96.38% all trades, 97.25% B/E/M/P only
- October, 12: 183 -1st rev'w projects; on time/early-97% all trades, 98.75% B/E/M/P only
- November, 12: 141 -1st rev'w projects; on time/early-92.4% all trades, 97% B/E/M/P only
- December, 12: 150 -1st rev'w projects; on time/early-93.25% all trades, 96.75% B/E/M/P only
- January, 13: 140 -1st rev'w projects; on time/early-89.12% all trades, 94.25% B/E/M/P only
- February, 13: 142 -1st rev'w projects; on time/early-81.125% all trades, 94.25% B/E/M/P only
- March, 13: 137 -1st rev'w projects; on time/early-87.5% all trades, 91.5% B/E/M/P only
- April, 13: 149 -1st rev'w projects; on time/early-94.375% all trades, 94.5% B/E/M/P only
- May, 13: 216 -1st rev'w projects; on time/early-96.375% all trades, 96.25% B/E/M/P only
- June, 13: 191 -1st rev'w projects; on time/early-96.88% all trades, 97.5% B/E/M/P only
- July, 13: 197 -1st rev'w projects; on time/early-90.375% all trades, 92% B/E/M/P only
- August, 13: 210 -1st rev'w projects; on time/early-89.4% all trades, 93.5 B/E/M/P only
- September, 13: 203 -1st rev'w projects; on time/early-89.88% all trades, 92.5% B/E/M/P only
- October, 13: 218 -1st rev'w projects; on time/early-88.75% all trades, 91.25% B/E/M/P only

Booking Lead Times

- On Schedule Projects: **for reporting chart posted on line**, on October 28, 2013, showed
 - 1-2 hr projects; at 2-3 work days booking lead, except Elec at 6 days and Clt Zon'g at 7 days
 - 3-4 hr projects; at 2-3 work days lead, except Clt Zoning at 12 work days
 - 5-8 hr projects; at 3 work days lead, but B-9, E-7, MP-6, CMUD-12, Clt Zon'g-14 work days
- CTAC plan review turnaround time; BEMP at 3 work days, and all others at 1 day.
- Express Review – booking lead time was; 6 work days for small projects, 6 work days for large

Updates on other Dept work

Small Business Advisory Board webpage

- Patrick & Gene will present to the Small Business Advisory board on November 20, demonstrating changes we've made to the new Owner-Developer web pages, focusing on small businesses, including:
 - New button in the "Getting Started" column, entitled "Starting a Small Business?"
 - Links on regulatory requirements to license & tax requirements, permits, zoning, CTAC
 - Resource links, including; Chamber, Charlotte Business Resource, CPCC, SBA, et al
 - Also included Dept summary page on the benefit of using NC licensed AE's and contractors.
- These changes respond to our initial meeting with the small business group on July 24, as well as specific changes requested by the LUESA Director.

Work in opposition to BCC's proposal to change commercial code to 6 yr cycle

- The Department continues working on this as reported to you in September and October meetings.
- This regards a BCC proposal changing the NC commercial code family to 6 year code change cycles.
- On October 9 and Nov 4, Meck participated in discussions with representatives of;
 - AIA-NC, PENC, NC Fire Code Comm, NCBIA, NFPA, NEMA, ICC, & others,
- We believe this has significant added cost to both the private sector & local gov't (the exact opposite of what BCC proponents claim) and will argue same on Dec 10.

Other

- Management Retreat; held October 31 at Mahlon Pavilion.
 - Final Fy14 Outcome/Challenge list is key meeting product; posted in Mint Hill Conf Rm.
- BDC new member orientation; held November 6 with Melanie and Chad.
- Appendix B meeting; thanks to Bernice C, Chad A, Rob B and former BDC member Harry Sherrill for meeting with the Department and various members of the Architect's Collaborative Group regarding concerns they had on the Appendix B.
- QR Code Pilot with Rodgers Builders; on October 25, Department leadership met with Markus Hill of Rodgers Builders to consider his proposal for a QR Code Pilot testing QR code use to connect inspectors quickly to information sets within larger CD information fields.
 - Marcus has identified a test project at Discovery Place.
 - In December, we are moving forward with initial meetings to plan pilot logistics (details of how it will work, measure success, etc).

7. Adjournment 4.51

The November 19th, 2013 Building Development Commission meeting adjourned at 4:51 p.m.

The next BDC meeting is scheduled for 3:00 p.m. on Tuesday, January 21st 2014.