

BUILDING INSPECTIONS

Description

The Code of Virginia requires all local governments to enforce the Virginia Uniform Statewide Building Code (USBC). The Department of Building Construction and Inspections fulfills this role for Henrico County. The Department reviews and inspects the structural, mechanical, electrical, and plumbing systems of buildings and structures in Henrico County to ensure the safety, health, and welfare of the County's citizens. The reviews and inspections are based on criteria that are consistent with nationally recognized codes and standards at reasonable cost levels.

The Department also enforces the maintenance and unsafe provisions of the USBC and the Drug Blight and Bawdy Places ordinances to further the objectives of the County's Community Maintenance Program. In addition, the Department administers the graffiti ordinance to remove graffiti in the County.

These traditional code enforcement activities are supplemented with public awareness programs that include a quarterly newsletter to educate residents, contractors, architects, and engineers about specific code and enforcement issues. Educational programs are produced in cooperation with Chesterfield and Hanover Counties to educate the public and the construction community about various construction issues.

Objectives

- To ensure the public health, safety, and welfare affected by the design and construction of buildings and structures in Henrico County.
- To ensure the quality of inspections by field staff through education and certification to State standards.
- To provide services that equal our customers' expectations for professionalism and accountability.
- To establish policies and procedures that are consistent, practical, workable, and enforceable.

Budget Highlights

The Department of Building Construction and Inspections budget is divided into two sections: Building Inspections and Community Maintenance. The total FY2009-10 budget for the Department is \$4,668,567, an increase of 0.3 percent over the FY2008-09 approved budget. There is a 1.8 percent increase reflected in the personnel component, while the operating component decreased 3.4 percent. Capital outlay has been reduced to \$1,690 in FY2009-10 and will go towards replacing equipment as needed.

Annual Fiscal Plan

<u>Description</u>	<u>FY08 Actual</u>	<u>FY09 Original</u>	<u>FY10 Approved</u>	<u>Change 09 to 10</u>
Personnel	\$ 3,619,324	\$ 4,019,015	\$ 4,090,750	1.8%
Operation	510,794	757,896	731,870	(3.4%)
Capital	5,117	3,510	1,690	(51.9%)
Sub-Total	<u>\$ 4,135,235</u>	<u>\$ 4,780,421</u>	<u>\$ 4,824,310</u>	<u>0.9%</u>
Interdepartmental Billings	<u>\$ 0</u>	<u>\$ (125,440)</u>	<u>\$ (155,743)</u>	<u>24.2%</u>
Total for Department	<u>4,135,235</u>	<u>4,654,981</u>	<u>4,668,567</u>	<u>0.3%</u>
Personnel Complement	59	61	61	0

Building Inspections (cont'd)

Performance Measures				
	FY08	FY09	FY10	Change 09 to 10
Workload Measures				
Permits Issued	18,218	14,575	14,575	0
Single Family Permits	1,122	898	898	0
Building Inspections	32,140	24,200	24,200	0
Electrical Inspections	15,349	12,000	12,000	0
Mechanical Inspections	12,075	12,600	12,600	0
Plumbing Inspections	19,473	11,200	11,200	0
Fire Protection Inspections	2,646	2,500	2,500	0
Elevator Inspections	171	175	175	0
Sign Inspections	166	200	200	0
Total Inspections	82,020	62,875	62,875	0
Existing Structure Inspections	1,938	3,000	3,000	0
Efficiency Measures				
Residential Inspections/Inspector/Day	11	10	10	0
Mechanical/Plumbing Inspections/Inspector/Day	19	17	17	0
Electrical Inspections/Inspector/Day	13	12	12	0
Fire Protection Inspections/Inspector/Day	4	4	4	0
Comercial Building Inspections/Inspector/Day	7	7	7	0
Average # of Inspections/Single Family Dwelling	35	36	36	0

Workload projections are based on current conditions and future developments that have already been announced for Henrico County. The Department projects a decrease in the total number of permits issued for FY2008-09 while the number of inspections is projected to remain flat in the near term.

The Building Inspections section is responsible for assuring that structural stability, fire safety, and electrical safety is provided in newly constructed buildings throughout the County through compliance with nationally recognized building codes and standards. This section also inspects structures for compliance with accessibility, sanitation, light and ventilation, and energy and water conservation standards as referenced in the building code.

The Building Inspections section's budget for FY2009-10 totals \$4,256,022. This reflects an increase of \$381 over the FY2008-09 approved budget. Salaries, anticipated increases in health care costs, and increase projections for automotive/motor pool account for the increases for the division. There are also decreases in technology replacement, telecommunications, travel, and food costs.

The Community Maintenance Division within the Building Inspections Department is responsible for resolving violations of the building code and graffiti ordinance for existing structures. This Division's budget totals \$412,545, which is an increase of 3.3 percent over the prior fiscal year. Included in this budget are the costs for two positions that are part of an initiative to ensure that restaurants have the proper equipment to prevent oil and grease from entering the sewer system. The total ongoing cost for these two positions equals \$155,743. The entirety of this cost will be reimbursed by the Department of Public Utilities. As such, an interdepartmental billing account has been budgeted to reflect the reimbursement of these ongoing costs.

The Community Maintenance Division will continue to work closely with the Community Revitalization Department, as they also provide community maintenance services. Community Revitalization's services include those related to identifying the needs of established communities in Henrico County and providing assistance in improving the properties in these areas.