

# 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 by reviewing and inspecting 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 FY2010-11 budget for the Department is \$4,330,403, a decrease of 7.2 percent when compared to the FY2009-10 approved budget. There is a 4.5 percent decrease reflected in the personnel component, while the operating component decreased 21.5 percent. Capital outlay remains the same in FY2010-11 and will go towards replacing equipment as needed.

## Annual Fiscal Plan

<u>Description</u>	<u>FY09 Actual</u>	<u>FY10 Original</u>	<u>FY11 Approved</u>	<u>Change 10 to 11</u>
Personnel	\$ 3,804,338	\$ 4,090,750	\$ 3,908,262	(4.5%)
Operation	497,104	731,870	574,465	(21.5%)
Capital	3,741	1,690	1,690	0.0%
Sub-Total	<u>\$ 4,305,183</u>	<u>\$ 4,824,310</u>	<u>\$ 4,484,417</u>	<u>(7.0%)</u>
Interdepartmental Billings	\$ (80,016)	\$ (155,743)	\$ (154,014)	(1.1%)
Total for Department	<u>\$ 4,225,167</u>	<u>\$ 4,668,567</u>	<u>\$ 4,330,403</u>	<u>(7.2%)</u>

Personnel Complement

61

61

58 \*

(3)

\*3 vacant positions are being eliminated.

*Building Inspections (cont'd)*

	Performance Measures			Change 10 to 11
	FY09	FY10	FY11	
<b>Workload Measures</b>				
Total Permits Issued	12,819	12,000	12,000	0
Single Family Permits Issued	602	600	600	0
Building Inspections	22,342	22,022	22,022	0
Electrical Inspections	9,674	10,480	10,480	0
Mechanical Inspections	8,510	7,854	7,854	0
Plumbing Inspections	14,070	11,858	11,858	0
Fire Protection Inspections	2,395	1,907	1,907	0
Elevator Inspections	226	200	200	0
Sign Inspections	224	200	200	0
Existing Structure Inspections	2,248	2,500	2,500	0
FOG Inspections	106	275	275	0
Total Inspections	59,795	57,296	57,296	0
<b>Efficiency Measures</b>				
Residential Inspections/Inspector/Day	8	8	8	0
Mechanical /Plumbing Inspections/Inspector/Day	14	13	13	0
Electrical Inspections/Inspector/Day	10	12	12	0
Fire Protection Inspections/Inspector/Day	4	3	3	0
Commercial Inspections/Inspector/Day	6	7	7	0
Average # of Inspections/Single Family Dwelling	36	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 FY2009-10, which are anticipated to remain at the reduced levels during FY2010-11.

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 FY2010-11 totals \$3,969,874. This reflects a decrease of \$286,148 when compared to the FY2009-10 approved budget. The personnel component reflects a decrease of \$177,343, or 4.7 percent due to the elimination of three positions and the budgeting of vacancy savings. The operating component reflects a 22.5 percent decrease. Significant areas that saw a

reduction include the removal of travel, reduced automotive/motor pool rates, and reductions for technology replacement costs. Further reductions in the operating component were possible due to realizing and anticipating greater efficiencies. Capital outlay will remain \$300 in FY2010-11.

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 \$360,529, which is a decrease of 12.6 percent compared to 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 \$154,014. 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 Department of Community

*Building Inspections (cont'd)*

Revitalization, as they also provide community maintenance services. Community Revitalization's services include those related to identifying the needs of established communities and providing assistance in improving the properties in these areas.