

Department of Building Construction and Inspections

History

Introduction

Founded in 1946, the mission of the Department of Building Construction and Inspections is to protect the health, safety and welfare of the general public by assuring that all buildings and related equipment are constructed, installed and maintained in compliance with the Virginia Uniform Statewide Building Code.

The Department achieves this mission through the enforcement of the Virginia Uniform Statewide Building Code, Property Defacement (Graffiti) Ordinance, Drug Blight Ordinance and Bawdy Places Ordinance. Inspections services provided by the new construction division are intended to assure an acceptable level of structural stability, fire safety, electrical safety, elevator safety, sanitation, accessibility for the physically disabled, light and ventilation, and energy and water conservation consistent with nationally recognized codes and standards and at a reasonable cost. Hazards in the built environment are minimized through department policies and procedures. The Department's administration of the maintenance provisions of the codes are focused on protecting communities from blight and crime.

Building Officials, Deputy Building Officials & Assistant Chiefs of Building Construction & Maintenance

Building Officials

J.E. Colgin, March 25, 1946 – June 30, 1970
Robert S. Hodder, July 1, 1970 – September 14, 1976
Joseph E. Bartell, October 25, 1976 – December 28, 1982
Frank Machamer, December 29, 1982 – June 17, 1988
Roddy N. Shingleton, July 6, 1988-December 9, 1997
Gregory H. Revels, February 18, 1998 – Present

Deputy Building Officials & Assistant Chiefs of Building Construction & Maintenance

Robert S. Hodder, April 1, 1969 – June 30, 1970
L.W. Enroughty, August 3, 1970 – June 2, 1971
James J. Messersmith, June 30, 1971 - October 3, 1979
Roddy N. Shingleton, November 7, 1979 – July 6, 1988
William D. Dupler, November 14, 1988 – September 3, 1991
Gregory H. Revels, March 11, 1992 – February 18, 1998
Hinton B. Bowles, April 15, 1998 - Present

Building Codes and Standards

The Department of Building Construction and Inspections enforced the Henrico County Building Code from 1946 – 1973. The Henrico Building Code was superseded and replaced by the Virginia Uniform Statewide Building Code (USBC) on September 1, 1973. The USBC is promulgated by the Virginia Board of Housing and Community Development (BHCD) and all local governments are mandated by statute to provide for enforcement of the USBC. The technical standards contained in the USBC are based on nationally recognized construction standards that are continually updated to reflect current construction technologies and methodologies. Also part of the USBC are regulations governing the construction of industrialized buildings, manufactured homes, and the erection and operation of amusement devices. The following is a listing of the code editions that have been administered by the Department since 1946.

- 1946 County of Henrico Building Code, Effective April 1, 1946
- 1970 County of Henrico Building Code, Effective July 8, 1970
- 1973 Virginia Uniform Statewide Building Code, Effective September 1, 1973
- 1974 Accumulative Supplement to Virginia Uniform Statewide Building Code, Effective April 1, 1974
- 1975 Accumulative Supplement to Virginia Uniform Statewide Building Code, Effective February 7, 1976
- 1978 Accumulative Supplement to Virginia Uniform Statewide Building Code, Effective August 1, 1978
- 1978 Accumulative Supplement to Virginia Uniform Statewide Building Code, First Amendment, Effective January 1, 1981
- 1981 Virginia Uniform Statewide Building Code, Effective July 16, 1982
- 1981 Virginia Uniform Statewide Building Code, First Amendment, Effective June 20, 1984
- 1984 Virginia Uniform Statewide Building Code, First Amendment, Effective April 1, 1986
- 1987 Virginia Uniform Statewide Building Code, Effective March 1, 1988
- 1987 Virginia Uniform Statewide Building Code, First Amendment, Effective March 1, 1989
- 1987 Virginia Uniform Statewide Building Code, Second Amendment, Effective March 1, 1990
- 1987 Virginia Uniform Statewide Building Code, Third Amendment, Effective October 1990
- 1990 Virginia Uniform Statewide Building Code, Effective March 1, 1991
- 1990 Virginia Uniform Statewide Building Code, First Amendment, Effective November 1, 1991
- 1990 Virginia Uniform Statewide Building Code, Second Amendment, Effective March 1, 1993
- 1993 Virginia Uniform Statewide Building Code, Effective March 1, 1993
- 1996 Virginia Uniform Statewide Building Code, Effective April 15, 1997

- 1996 Virginia Uniform Statewide Building Code, 2000 Amendments, Effective September 15, 2000
- 2000 Virginia Uniform Statewide Building Code, Effective October 1, 2003
- 2003 Virginia Uniform Statewide Building Code, Effective November 16, 2005
- 2006 Virginia Uniform Statewide Building Code, Effective May 1, 2008
- 2009 Virginia Uniform Statewide Building Code, Effective March 1, 2011
- 2012 Virginia Uniform Statewide Building Code, Effective July 14, 2014

The Board of Building Code Appeals

The Virginia Uniform Statewide Building Code mandates that all localities maintain a local Board of Building Code Appeals to render decisions on appeals from the decisions of the local building official. Membership of the Henrico Board of Building Code Appeals is set by policy of the Henrico Board of Supervisors to include specific representation from licensed design professionals registered within Virginia and licensed contractors from the construction industry. The following individuals comprise the current membership of the Henrico County Board of Building Code Appeals. This Board also serves as the Henrico Board of Fire Prevention Code Appeals regarding appeals filed in accordance with the Virginia Statewide Fire Prevention Code.

Steve A. Foster

S. A. Foster Electric, Inc.
9041 Hermitage Road, Suite 200
Henrico, VA 23228-2821

Electrical Contractor

Expires December 31, 2018

Joseph J. Hayes, Jr., P.E.

Engineers Plus
2900 Hungary Road, Suite 200
Richmond, VA 23228

Electrical Engineer

Expires December 31, 2015

Mark J. Hourigan

President
Hourigan Construction Corp.
1600 Forest Avenue
Richmond, VA 23229

Commercial Builder

Expires December 31, 2019

Joseph M. Kelleher, Jr.

President
Kelleher Corp.
1301 School Street
Richmond, VA 23220

Plumbing Contractor

Expires December 31, 2018

Robert F. Nelson, P.E.
Engineering Design Associates
5625 S. Laburnum Avenue
Richmond, VA 23231

Structural Engineer
Expires December 31, 2019

R. Sydnor Reames, P.E. LEED AP
President
Reames & Moyer Inc.
P. O. Box 9402
Richmond, VA 23228

Mechanical Contractor
Expires December 31, 2018

Thomas A. Rockecharlie, III, PE
Simmons Rockecharlie & Prince
8416 Glazebrook Avenue
Richmond, VA 23228

Mechanical Engineer
Expires December 31, 2016

Robert T. Royster
Royster Construction Company
6956 Charles City Road
Richmond, VA 23231

Building Contractor
Expires December 31, 2018

Donald Strange-Boston, AIA
Strange-Boston Associates
2720 Enterprise Parkway, # 116
Henrico, VA 23294-6341

Architect
Expires December 31, 2016

Technology

The Department first implemented an automated permit and inspections database in 1984 for managing permit application submittals and recording the results from daily inspection activities. This system was designed and written by the Henrico Department of Information Technology. This system was replaced in 2001 with a proprietary software system named Tidemark Advantage, which was based on an Oracle application database. Tidemark is a land management software application that contains separate modules for use by the multiple local government agencies that have responsibility for regulating land use, construction and utility services to all parcels within a locality. The Henrico Department of Building Construction and Inspections deployed Tidemark to enhance the delivery of permitting, plan review, inspections and Certificate of Occupancy services administered pursuant to the Virginia Uniform Statewide Building Code. Tidemark is also used to manage the daily activities associated with enforcement of the Virginia Maintenance Code, the graffiti ordinance and the Fats, Oils and Grease (FOG) inspection programs.

In July 2004 the Department implemented mobile computing to improve the efficiency and effectiveness of delivering inspection services to permit holders. Mobile computing employed the use of an inspection management software application (Selectrak) that was incorporated with Web-based applications developed by the Department of Information Technology. Inspectors were assigned the ruggedized Panasonic toughbook laptop computers to run Selectrak and ruggedized mobile printers to print inspection reports to leave at jobsites. Selectrak communicates with Tidemark to distribute daily inspection requests and each inspection report issued by inspection staff. Similarly, Selectrak is also used to manage the inspection activities of the Existing Structures Division regarding the administration of the Virginia Maintenance Code, the graffiti ordinance and the FO G inspection program. Below is a copy of a printed inspection report generated from Selectrak using an inspector's mobile printer.

Inspection Report		
Building Inspections		
County of Henrico, Virginia		
www.co.henrico.va.us/bldg		
(804) 501-4360		
<hr/>		
Permit # :	BLD2011-02497	
Address :	17 CHARNWOOD RD	
Parcel :	753-732-0693	
Inspected On :	11/15/2011	
Inspected By :	Joseph Ransone	
Title :	Building Inspector	
Cell # :	(804)349-2073	
Email :	ran@co.henrico.va.us	
<hr/>		
To Schedule Inspections: (804) 755-4300 or		
www.co.henrico.va.us/bldg/insp		
<hr/>		
130	Framing Inspection	FAIL
<ul style="list-style-type: none"> • IRC R808.10 Subfloor fastening spacing exceeds maximum. MAX. 12" O.C. AT FIELD NAILING • IRC R802.10.1(9.2) Truss plies not fastened as per specification. BOTTOM CORD, 2 ROWS AT 9" O.C. AND TOP CORD 1 ROW AT 9" O.C. • IRC R802.10.3 Lateral restraint bracing is required by the truss diagrams. on T-1, T-1A AND T-1C TRUSSES 		
		

Unsafe Structures, Elevators, FOG & Building Maintenance

The Virginia Maintenance Code requires that buildings and structures be maintained in good repair and that unsafe structures be either demolished or repaired. Enforcement of the Virginia Maintenance Code is optional by localities. Henrico County elected to administer the Virginia Maintenance Code in March 1996 resulting in formation of the Existing Structures Division of the agency. Enforcement of the Virginia Maintenance Code was also coordinated with other local ordinances for regulating tall grass, litter, rodents and inoperable vehicles. The maintenance requirements for existing buildings are aimed at preventing the deterioration that often leads to blight and increased crime. Examples of the maintenance requirements of the State building code include:

- prohibiting the accumulation of trash and garbage within buildings,
- repairing damaged electrical wiring,
- replacing broken windows,
- repairing damaged structural elements such as joists, beams and columns,
- painting unprotected wood that is exposed to the weather, and
- repairing leaking plumbing and roofs.

The Virginia Maintenance Code also authorizes the County to condemn any building or structure that is unsafe. Examples of unsafe buildings include:

- buildings that are vacant and open at door and window,
- buildings that are a threat to collapse due to structural failure,
- buildings that are occupied with no means of sewage disposal, and
- buildings with exposed electrical wires that may shock occupants or start a fire.

Unsafe buildings cannot be occupied unless such occupancy is specifically approved by the Department of Building Construction & Inspections. The Department is authorized to repair, demolish or secure these buildings if the work is not performed by the property owner.

The Virginia Maintenance Code and the Code of Virginia also provides for the inspection of elevators, escalators and dumbwaiters in existing buildings and structures. These inspections assure that the elevators, escalators and dumbwaiters are tested annually in accordance with national safety standards published by the American Society of Mechanical Engineers to confirm that they are in safe operating condition. In 2011 the Department of Building Construction and Inspections issued 1081 Certificates of Compliance for existing elevators, escalators and dumbwaiters installed at 515 properties throughout the County.

In March 2009 the Existing Structures Division also began administration of the Fats, Oils and Grease program (FOG). The FOG program provides for the inspection of all commercial food service establishments to assure that all grease interceptors, grease traps and grease recovery devices are being properly maintained. The program also provides education to food service establishments on Best Management Practices aimed at minimizing greasy waste discharges to sanitary and storm sewer systems.

The Existing Structures Division has also received a National Association of Counties Award in 2008 for exceptional service for the “Conquer Your Clutter” program that was developed and implemented in cooperation with the with the Henrico Department of Social Services. The Conquer Your Clutter program provides support counseling services for individuals challenged by the effects that excessive hoarding and clutter have on their personal lives, including financial crisis, becoming estranged from family and friends, and loss of their homes.

Public Awareness Training Programs

Since 1996 the Department of Building Construction and Inspections has delivered public awareness training on the interpretation and administration of the Virginia Uniform Statewide Building Code for contractors and the general public. These programs began with a comprehensive program explaining the technical application of each Chapter in the 1995 CABO One and Two-Family Dwelling Code. Thereafter, programs have been delivered at the adoptions of each new edition of the Virginia Uniform Statewide Building Code. The training has included programs for residential building contractors, plumbers, electricians, mechanical contractors, gas-fitters, architects, engineers and third party inspectors. Development and delivery of these programs was recognized in 1996 by awards issued to the Department by the Home Builders Association of Richmond and the Virginia Building and Code Officials Association. In April 2011, The Virginia Board for Contractors approved the Department as a training provider for the renewal of trade contractors' licenses.

Permit Fees

Section 36-105 of the Code of Virginia and Section 107.1 of the Virginia Uniform Statewide Building Code authorize the local governing body to charge fees in order to defray the cost of enforcement of the building code. Pursuant to this authority, the Henrico County Board of Supervisors has enacted the following schedule of fees within Chapter 6 of the Henrico County Code.

Sec. 6-3. - Permit fees.

- (a) **Payment required prior to issuance of permit.** No permit or permit amendment for new construction, alteration, removal, demolition or other building operations shall be issued until the required fees have been paid to the office of building construction and inspections.
- (b) **Payment of other fees.** The payment of fees for a building permit or permit amendment shall not relieve any person from the payment of other fees that may be prescribed by law or ordinance, including fees for water connections, sewer connections, and erection of signs, display structures, marquees or other appurtenant structures.
- (c) **Accounting.** The building official shall keep an accurate account of all fees collected for building permits and shall deposit all fees collected into the county treasury.
- (d) **Refunds after permit is issued.** If an issued permit expires or is abandoned or revoked, or if a building project is discontinued, the estimated cost of the work completed shall be computed by the building official and the amount attributable to work not completed shall be returned to the permit holder, less plan review and administrative fees, if a written request for refund is received by the building official

within six months of expiration, abandonment, revocation or discontinuance. For purposes of this chapter, plan review and administrative fees shall be 25 percent of the permit fee.

(e) **Additional fee when work commenced prior to approval of permit.** Upon the building official's discovery and investigation of unauthorized work commenced before a permit application has been approved, a fee of ten percent of the permit fee, or \$20.00, whichever is greater, shall be added to the permit fee to cover investigation costs.

(f) **Inspection surcharge fee.** There shall be a fee of \$75.00 for each inspection of a new attached or detached one- or two-family dwelling that exceeds the average number of inspections performed for such structures. Any surcharge fee shall be paid prior to issuance of the certificate of occupancy.

(g) **Building permit fee schedule.**

(1) **One- and two-family dwellings.** The fee for building attached or detached one- or two-family dwellings shall be \$680.00.

(2) **Appurtenances.** The fee for building attached or detached garages, utility buildings appurtenant to attached or detached one- or two-family dwellings, any demolition, moving, addition or alteration to existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, except that no such fee for any permit shall exceed that charged for a new one-family dwelling. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(3) **Other permits.** The permit fee for all other building permits shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. This rate shall also apply to permits for signs and the moving or demolition of buildings other than for one- or two-family dwellings. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(4) **Basis of fee for moving of buildings.** The fee for a permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be based on the estimated cost of moving plus the cost of new foundations and all work necessary to place the building or structure in its completed condition in the new location.

(5) **Basis of fee for demolition.** The fee for a permit for the demolition of a building or structure shall be based on the estimated cost of demolition.

(6) Basis of fee for signs. The fee for signs, billboards and other display structures for which permits are required under the provisions of the building code shall be based on their estimated cost.

(h) Annual certificate of compliance for elevators, escalators, dumbwaiters and manlifts.

(1) Fees for annual certificates of compliance shall be paid to the county on or before December 31 of each year for the following year. For passenger elevators, freight elevators and manlifts, the fee is \$40.00 for elevators of ten stories or less plus \$4.00 for each additional ten stories or fraction thereof. For escalators, the fee is \$40.00 per floor. For dumbwaiters, the fee is \$25.00 for ten stories or less plus \$4.00 for each additional ten stories or fraction thereof.

(2) If the initial certificate of compliance is issued between January 1 and June 30 of a year, the fee for that year is one-half the amount shown. If the initial certificate is issued after June 30 of a year, there is no charge for the initial certificate of compliance for that year.

(i) Plumbing, mechanical, electrical, fire protection equipment and systems permit fee schedule.

(1) Except for attached or detached one- or two-family dwellings, the permit fee for plumbing, mechanical, electrical and fire protection equipment and systems shall be \$100.00 plus \$7.00 per \$1,000.00 or fraction thereof of value over \$5,000.00, based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(2) The permit fee for the installation of plumbing, mechanical, electrical, and fire protection equipment and systems for new attached or detached one- or two-family dwellings shall be \$100.00.

(3) The permit fee for the installation, alteration, replacement or repair of any plumbing, mechanical, electrical, and fire protection equipment and systems for existing attached or detached one- or two-family dwellings shall be \$100.00 plus \$6.00 per \$1,000.00 or fraction thereof of value over \$5,000.00. The fee shall be based upon the cost of labor and material to the owner for the installation, alteration, replacement or repair.

(j) Amusement Devices. The permit fee for amusement devices shall be as prescribed by the Virginia Amusement Device Regulations.

(k) Plan amendment and re-review fee. There shall be a fee of \$25.00 for each plan review after the office of building construction and inspections has reviewed the plan twice because of plan deficiencies or plan amendments.

(l) **Temporary certificate of occupancy fee.** There shall be a fee of \$25.00 for each request for a temporary certificate of occupancy or extension of a temporary certificate of occupancy.

(m) **Waiver of fees in Virginia Enterprise Zones.** The fees in subsections (g)(3) through (g)(6), (i), (j), (k), and (l) of this section shall be waived for property located in areas in the county designated as Virginia Enterprise Zones for the life of the enterprise zone.

Local, State & National Leadership

Staff of the Department of Building Construction and Inspections has a long history of service in leadership roles in local, State and National organizations that are focused on the development of model codes and standards. Examples of this participation have included service as President of the Building Officials and Code Administrators, Intl. (BOCA), President of the Virginia Building and Code Officials Association, President of the Virginia Plumbing and Mechanical Officials Association, President of the Virginia Chapter of the International Electrical Inspectors Association, Chairmanship of the Virginia State Building Code Technical Review Board, as well as a long list of participation as members and chairmanship for national code development, ad hoc and certification exam committees for the BOCA, the International Code Council and the Virginia Department of Housing and Community Development. Within Henrico County government, staff have chaired the Henrico General Government and Schools United Way Campaign, and served as members and chaired the Henrico Teams for Continued Excellence, commonly referred to as the Eight Critical Issues teams.

Annual Permit & Inspections Totals

The following chart compiles the annual performance indicators for the Department of Building Construction and Inspections since the creation of the agency in 1946. This information was derived from the Henrico County annual reports. Information listed as not available was not recorded as part of the annual report for the years noted in the chart.

Permits, Inspections and Dollar Value of Construction

YEAR	PERMIT TOTALS	INSPECTION TOTALS	DOLLAR VALUE
1946	1,440	Not Available	5,798,958
1947	1,995	Not Available	8,586,881
1948	2,831	Not Available	13,234,880
1949	2,465	Not Available	14,569,444
1950	3,098	Not Available	15,790,843
1951	2,752	Not Available	17,848,234
1952	2,793	Not Available	15,278,294

1953	2,940	Not Available	14,635,399
1954	2,659	Not Available	17,793,478
1955	4,626	Not Available	31,537,099
1956	7,089	25,000	32,050,807
1957	7,481	22,000	24,414,032
1958	7,722	23,766	37,776,323
1959	10,141	38,000	30,852,852
1960	8,610	31,000	Not Available
1961	8,229	37,000	Not Available
1962	7,799	30,000	Not Available
1963	8,667	30,000	32,518,341
1964	9,273	25,000	24,908,526
1965	9,392	25,000	32,518,341
1966	10,318	26,637	40,648,929
1967	9,937	26,641	41,191,310
1968	9,700	25,676	38,919,139
1969	9,645	27,262	41,111,598
1970	8,786	23,520	53,570,206
1971	10,580	28,406	51,976,567
1972	12,908	35,058	73,989,710
1973	11,182	43,000	87,994,590
1974	11,992	47,821	109,247,458
1975	10,428	53,707	91,822,345
1976	11,758	46,205	73,623,892
1977	11,652	46,711	85,539,840
1978	13,766	53,595	99,620,291
1979	12,691	58,848	112,593,977
1980	12,574	60,085	115,773,844
1981	15,082	54,046	113,410,325
1982	10,410	45,000	95,865,023
1983	11,287	37,538	121,697,451
1984	15,373	57,602	166,453,866
1985	15,963	71,253	256,351,000
1986	17,433	80,470	323,803,000
1987	18,785	76,714	309,109,000
1988	24,340	73,559	386,634,811
1989	19,669	71,960	347,723,000
1990	17,375	64,782	285,906,017
1991	15,172	60,946	176,724,882
1992	15,538	58,728	241,528,206
1993	16,502	64,434	250,261,760
1994	17,487	67,828	295,629,297
1995	18,085	69,009	327,830,746
1996	17,936	64,555	468,942,405
1997	19,675	69,252	516,388,721

1998	18,257	66,500	489,121,467
1999	20,336	78,854	529,785,425
2000	18,745	74,278	612,028,727
2001	18,880	73,000	672,373,503
2002	16,405	73,700	476,721,169
2003	18,485	82,000	674,204,597
2004	20,534	88,631	560,504,534
2005	21,928	89,500	671,144,887
2006	20,905	91,800	712,692,401
2007	18,509	86,100	737,229,592
2008	18,217	82,020	913,250,006
2009	12,819	57,400	450,517,382
2010	11,974	51,495	327,501,675
2011	12,208	51,351	386,996,745
2012	13,771	56,236	529,066,276
2013	14,274	67,036	528,859,679
2014	13,972	70,990	411,113,599
2015	13,577	68,861	782,879,008
TOTALS	852,411	3,287,366	16,637,986,610

Disaster Response

The Henrico County Emergency Operations Plan charges the Department of Building Construction and Inspections with the responsibility of performing assessments of any buildings and structures that are damaged in the event of a natural disaster. The data collected by the department staff are forwarded to the State of Virginia Department of Emergency Management and reported to the Federal Emergency Management Agency (FEMA) for determining the extent of any assistance that might be provided through the Federal government. Notable disasters that the agency has responded to have included hurricanes Isabel (2003) and Irene (2011), tropical storm Gaston (2004), two local tornados (2004 and 2010) and an earthquake (2011). Department inspectors and engineers inspected over 1000 private properties in response to these natural disasters with estimated damages exceeding \$10.2 million dollars.