

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.

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 customer 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.

Annual Fiscal Plan

<u>Description</u>	<u>FY17</u> <u>Actual</u>	<u>FY18</u> <u>Original</u>	<u>FY19</u> <u>Approved</u>	<u>Change</u> <u>18 to 19</u>
Personnel	\$ 4,073,379	\$ 4,187,414	\$ 4,388,891	4.8%
Operation	260,995	410,314	432,261	5.3%
Capital	540	300	300	0.0%
Sub-Total	<u>\$ 4,334,914</u>	<u>\$ 4,598,028</u>	<u>\$ 4,821,452</u>	<u>4.9%</u>
Interdepartmental Billings	(163,757)	(165,551)	(170,785)	3.2%
Total Budget	<u>\$ 4,171,157</u>	<u>\$ 4,432,477</u>	<u>\$ 4,650,667</u>	<u>4.9%</u>
Personnel Complement*	53	55 *	58 **	3

*Reflects the addition of two inspector positions for the Community Maintenance Program.

**Reflect the addition of three positions which were added to address increasing development activity.

Building Inspections (cont'd)

Performance Measures				
	FY17	FY18	FY19	Change 18 to 19
Workload Measures				
Total Permits Issued	15,619	16,000	16,000	0
Single Family Permits Issued	789	900	900	0
Building Inspections	30,804	32,940	32,940	0
Electrical Inspections	16,037	17,500	17,500	0
Mechanical Inspections	12,874	13,500	13,500	0
Plumbing Inspections	17,532	20,000	20,000	0
Fire Protection Inspections	3,534	5,000	5,000	0
Elevator Inspections	135	200	200	0
Sign Inspections	1,067	1,000	1,000	0
Total Inspections	81,983	90,140	90,140	0
Existing Structure Inspections	5,383	5,500	5,500	0
FOG Inspections	202	300	300	0
Efficiency Measures				
Residential Inspections/Inspector/Day	13	16	16	0
Mech./Plumbing Inspections/Inspector/Day	19	22	22	0
Electrical Inspections/Inspector/Day	15	16	16	0
Fire Protection Inspections/Inspector/Day	6	6	6	0
Commercial Inspections/Inspector/Day	9	9	9	0
Avg. # of Inspections/Single Family Dwelling	33	35	35	0

The total approved FY2018-19 budget for the Department is \$4,650,667, an increase of \$218,190 or 4.9 percent when compared to the FY2017-18 approved budget. The personnel component increased \$201,477 or 4.8 percent and is partially attributable to benefit rate changes and salary increases. This also includes the addition of two new Building Inspectors and one new Inspection Supervisor to aid in increased development activity within the County.

The operating component increased \$21,947 or 5.3 percent from the prior year. This increase is attributable to upgraded phone plans for all inspectors as well as additional operating supplies needed for the three new positions mentioned above. The capital component remains flat.

Workload projections are based on current conditions and future developments that have already been announced for Henrico County. The Department projects development continuing at the current pace for both FY2017-18 and FY2018-19.

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 approved budget for FY2018-19 totals \$4,186,387. This reflects an increase of \$205,497 or 5.6 percent in personnel expenses when compared to the FY2017-18 approved budget and is attributable to the three new positions proposed for FY2018-19. The operating budget increased \$20,579 from the previous fiscal year. This is due to upgraded phone plans for all the inspectors as well as additional operating supplies needed for the three new positions. Capital outlay remains flat for FY2018-19.

The Community Maintenance Division within the

Building Inspections (cont'd)

Building Inspections Department is responsible for resolving violations of the building code and graffiti ordinance for existing structures. This Division's approved budget totals \$464,280, which is a decrease of \$7,886 when compared to the prior fiscal year. This decrease was realized in personnel because of revised estimates for salary costs. Also 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 ongoing cost for these two positions total \$170,785. 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 operating budget increased \$1,368 from the previous fiscal year. This is due to upgraded phone plans for all the inspectors.

The Community Maintenance Division will continue to work closely with the Department of Community 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.