

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.

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.

FISCAL YEAR 2020 SUMMARY

Annual Fiscal Plan

Description	FY18 Actual	FY19 Original	FY20 Approved	Change 19 to 20
Personnel	\$ 3,935,887	\$ 4,388,891	\$ 4,513,821	2.8%
Operation	233,095	432,261	432,261	0.0%
Capital	14,519	300	300	0.0%
Sub-Total	\$ 4,183,501	\$ 4,821,452	\$ 4,946,382	2.6%
Interdepartmental Billings	(167,183)	(170,785)	(171,550)	0.4%
Total Budget	\$ 4,016,318	\$ 4,650,667	\$ 4,774,832	2.7%
Personnel Complement*	55	58 *	58	0

*Reflects the addition of three new positions that were added in the FY2018-19 approved budget

Building Inspections

PERFORMANCE MEASURES

	FY18	FY19	FY20	Change 19 to 20
Workload Measures				
Total Permits Issued	16,243	16,000	16,000	0
Single Family Permits Issued	1,086	900	900	0
Building Inspections	35,955	41,000	41,000	0
Electrical Inspections	17,133	20,000	20,000	0
Mechanical Inspections	13,612	14,000	14,000	0
Plumbing Inspections	19,979	20,000	20,000	0
Fire Protection Inspections	4,812	5,000	5,000	0
Elevator Inspections	290	200	200	0
Sign Inspections	904	1,000	1,000	0
Existing Structure Inspections	4,775	5,500	5,500	0
FOG Inspections	293	300	300	0
Total Inspections	92,685	101,200	101,200	0
Efficiency Measures				
Residential Inspections/Inspector/Day	16	15	17	2
Mech./Plumbing Inspections/Inspector/Day	22	21	21	0
Electrical Inspections/Inspector/Day	17	17	17	0
Fire Protection Inspections/Inspector/Day	8	6	6	0
Commercial Inspections/Inspector/Day	10	11	11	0
Avg. # of Inspections/Single Family Dwelling	35	35	35	0

BUDGET HIGHLIGHTS

The Department of Building Construction and Inspections budget is divided into two sections: Building Inspections and Community Maintenance.

The total FY2019-20 budget for the Department is \$4,774,832, an increase of \$124,165 or 2.7 percent when compared to the FY2018-19 approved budget. This increase is reflected in the personnel component, attributable to benefit rate changes and revised salaries. However, some of these personnel increases were offset by increased interdepartmental billings. The operating and capital components remained 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 FY2018-19 and FY2019-20.

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.

Building Inspections

The Building Inspections section's budget for FY2019-20 totals \$4,295,025. This reflects an increase of \$108,638 in personnel expenses when compared to the FY2018-19 approved budget. The operating budget was unchanged from the previous fiscal year. Capital outlay also remains flat for FY2019-20.

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 \$479,807, which is an increase of \$15,527 when compared to the prior fiscal year.

The budgetary growth in the personnel areas of both divisions is primarily due to salary and increased benefit costs, highlighted by a 9.7 percent increase in the County's share of the employee healthcare costs.

Also included in the Community Maintenance Division 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 \$171,550. 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 is unchanged from the previous fiscal year.

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.