

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>FY16 Actual</u>	<u>FY17 Original</u>	<u>FY18 Approved</u>	<u>Change 17 to 18</u>
Personnel	\$ 3,882,710	\$ 3,948,189	\$ 4,187,414	6.1%
Operation	218,481	399,077	410,314	2.8%
Capital	5,923	300	300	0.0%
Sub-Total	<u>\$ 4,107,114</u>	<u>\$ 4,347,566</u>	<u>\$ 4,598,028</u>	<u>5.8%</u>
Interdepartmental Billings	(151,866)	(161,609)	(165,551)	2.4%
Total Budget	<u><u>\$ 3,955,248</u></u>	<u><u>\$ 4,185,957</u></u>	<u><u>\$ 4,432,477</u></u>	<u><u>5.9%</u></u>
Personnel Complement*	53	53	55 *	2

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

Building Inspections (cont'd)

Performance Measures				
	FY16	FY17	FY18	Change 17 to 18
Workload Measures				
Total Permits Issued	13,700	14,000	14,000	0
Single Family Permits Issued	757	800	800	0
Building Inspections	23,914	24,000	24,000	0
Electrical Inspections	14,780	15,000	15,000	0
Mechanical Inspections	11,575	12,000	12,000	0
Plumbing Inspections	15,688	16,000	16,000	0
Fire Protection Inspections	2,966	3,000	3,000	0
Elevator Inspections	154	200	200	0
Sign Inspections	854	900	900	0
Total Inspections	69,931	71,100	71,100	0
Existing Structure Inspections	3,031	3,100	3,100	0
FOG Inspections	177	250	350	100
Efficiency Measures				
Residential Inspections/Inspector/Day	11	11	11	0
Mech./Plumbing Inspections/Inspector/Day	17	20	20	0
Electrical Inspections/Inspector/Day	14	15	15	0
Fire Protection Inspections/Inspector/Day	5	5	5	0
Commercial Inspections/Inspector/Day	7	7	7	0
Avg. # of Inspections/Single Family Dwelling	36	34	34	0

The total approved budget for FY2017-18 is \$4,432,477, an increase of \$246,520 or 5.9 percent when compared to the FY2016-17 approved budget. The majority of this increase is reflected in the personnel component, attributable to a 2.5 percent salary increase for FY2017-18 and the introduction of two new inspector positions. These two positions have been added due to workload pending from current complaints and to better support the operations of the Community Maintenance Program with assigned focus areas, requests to expand proactive enforcement and violation surveys of older neighborhoods. The operating component increased by \$11,237 or 2.8 percent from the previous fiscal year. This is a result of increased operating costs for the two new inspector positions in.

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 FY2016-17 and FY2017-18.

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 FY2017-18 totals \$3,960,311. This reflects an increase of \$101,102 in personnel expenses when compared to the FY2016-17 approved budget. Operations and capital outlay remains flat for FY2017-18.

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 approved budget totals \$472,166, which is an

Building Inspections (cont'd)

increase of \$145,418 when compared to the prior fiscal year. The personnel costs increased \$138,123 and the operating costs increased \$7,295 because of the two new inspector positions for the Community Maintenance Program.

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 \$165,551. 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 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.