

# 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, Bawdy Places, and Derelict Buildings 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 2021 SUMMARY

### Annual Fiscal Plan

Description	FY19	FY20	FY21	Change
	Actual	Original	Approved	20 to 21
Personnel	\$ 4,268,320	\$ 4,513,821	\$ 4,441,860	(1.6%)
Operation	291,426	432,261	405,920	(6.1%)
Capital	0	300	300	0.0%
Sub-Total	<u>\$ 4,559,746</u>	<u>\$ 4,946,382</u>	<u>\$ 4,848,080</u>	<u>(2.0%)</u>
Interdepartmental Billings	(166,009)	(171,550)	(177,599)	3.5%
Total Budget	<u>\$ 4,393,737</u>	<u>\$ 4,774,832</u>	<u>\$ 4,670,481</u>	<u>(2.2%)</u>
Personnel Complement	58	58	58	0

## Building Inspections

### PERFORMANCE MEASURES

	Performance Measures			Change
	FY19	FY20	FY21	20 to 21
<b>Workload Measures</b>				
Building Inspections	37,855	41,000	41,000	0
Electrical Inspections	19,926	20,000	20,000	0
Mechanical Inspections	14,022	14,000	14,000	0
Plumbing Inspections	19,278	20,000	20,000	0
Fire Protection Inspections	4,380	5,000	5,000	0
Elevator Inspections	328	250	250	0
Sign Inspections	822	1,000	1,000	0
Total Inspections	96,611	101,250	101,250	0
Total Permits Issued	15,969	16,000	16,000	0
Single Family Permits Issued	924	900	900	0
Existing Structure Inspections	5,597	5,500	5,500	0
FOG Inspections	217	300	300	0
<b>Efficiency Measures</b>				
Residential Inspections/Inspector/Day	16	15	16	1
Mech./Plumbing Inspections/Inspector/Day	19	21	21	0
Electrical Inspections/Inspector/Day	16	17	17	0
Fire Protection Inspections/Inspector/Day	6	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 FY2020-21 budget for the Department is \$4,670,481, representing a reduction of \$104,353 or 2.2 percent when compared to the FY2019-20 approved budget. This decrease is reflected in the personnel component including benefit rate changes offset by hiring freeze assumptions related to the pandemic. Accompanying reductions in Operating charges account for an additional \$26,341 necessitated by the pandemic's impact on projected County revenues.

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 FY2019-20 and FY2020-21.

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

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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 FY2020-21 totals \$4,267,992. This reflects a decrease of \$20,849 in personnel expenses when compared to the FY2019-20 approved budget primarily reflecting savings related to the hiring freeze offsetting increases in benefit rates. The operating budget is reduced by \$6,184 from the previous fiscal year due to pandemic related budget reductions. Capital outlay remains flat for FY2020-21.

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 \$402,489, which is a decrease of \$71,269 when compared to the prior fiscal year. Personnel expenses are reduced by \$51,112 reflecting the impact of the pandemic related hiring freeze offsetting increases in benefit rates. Operating expenses are reduced by \$20,157 compared to funding in the prior fiscal year.

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 \$177,599. 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 aiding improving the properties in these areas.