

BUILDING-DEVELOPMENT COMMISSION
Minutes of November 17, 2009 Meeting

Jon Morris opened the Building-Development Commission (BDC) meeting at **3:10 p.m. on Tuesday, November 17, 2009 (without a quorum)** in Charlotte Conference Room located in the Hal Marshall Service Center, 700 North Tryon Street, Charlotte, North Carolina.

Present: Jon Morris, Danny Phillips, Harry Sherrill, Bernice Cutler, Wanda Towler, Ed Horne, Elliot Mann, Buford Lovett and Trent Haston

Absent: Jon Wood, David Shultz, Barry Hanson and William Caulder

Guest: Peter Cozen (REBIC), Heidi Pruess and Ruth McNeil

1. APPROVAL OF THE MINUTES

At 4:45 p.m., with a quorum in place, the motion by Harry Sherrill (seconded by Buford Lovett) to approve the October 2009 meeting minutes passed unanimously.

2. BDC MEMBER ISSUES AND COMMENTS

Trent Haston thanked the Department for agreeing to speak to the NARI Association regarding the reorganization.

No additional comments were offered.

3. PUBLIC ATTENDEE ISSUES AND COMMENTS

No comments were offered.

4. MEP TECHNICAL ADVISORY BOARD

Jim Bartl suggested that the group be established to focus on local issues, serve as a sounding board to receive Code challenges, and to provide another perspective for the Code Enforcement Administrators to consider with the expressed intent of delivering more inclusive Code interpretations. He suggested that the Board operate as a formal arm of the BDC; therefore, the Building-Development Ordinance must be updated accordingly to ensure appropriate authority. Mr. Bartl recommended that the group meet monthly, or as needed. It was suggested that the advisory board composition include:

- 4 Engineers (2E/2MP)
- U.S. Green Building Council Representative
- Mecklenburg General Contractor
- Architect (AIA) Representative
- Deputy Director
- Mechanical/Plumbing Code Enforcement Administrator
- Electrical Code Enforcement Administrator

Jon Morris recommended that the concept include City of Charlotte representation, input from Childers Klein and Keith Pehl (Optima). Jim Bartl agreed to review the proposal with County Attorney, Marvin Bethune.

5. CONTRACTOR PASS RATE INITIATIVE

The Contractor Pass Rate Incentives was started in 2000, and along with training, it has contributed to the inspection pass rates reaching historical highs. However, the quality incentives are largely delivered to the Commercial industry. Gene Morton noted that the Code Compliance Task Force (CCTF) was comprised mostly of residential home builders and the initiative was geared towards helping the residential industry to improve its inspection pass rates. As a result, currently, the program represents a significant loss to the Department and the reorganization plan could increase the deficit. The Department suggested that the Code Compliance Task Force be reconvened to review the issue and propose appropriate action. There were no objections from the BDC.

6. DECEMBER 2009 MEETING FORMAT

Geri Walton reviewed the Mecklenburg BOCC attendance policy for advisory boards. She provided a status of the member’s 2009 attendance to date. She suggested that the December 2010 meeting date be officially moved up one week to accommodate the County’s holiday schedule. The final attendance report will be presented for authentication at the December 2009 BDC meeting.

7. DEPARTMENT REPORT

A. STATISTICAL REPORTS

Jim Bartl stated that the BDC Budget Subcommittee reconvened to review the FY09 Budget Status. Jon Morris stated that the discussion was held to determine if the Department should react immediately to avoid ending the fiscal year with depleting the Special Fund. Trent Haston reported that a view of the numbers indicates the Department is averaging about \$800K per month and this may be sufficient to end the fiscal year with a positive balance. Wanda Towler noted that there may be a need to make some adjustments within the FY11 Budget Process. By consensus, it was agreed to revisit this issue during the FY11 Budget Process.

A-1. Permit Revenue

October- \$762,508, so FY10 YTD is \$3,359,529
FY10 projected at October - \$4,924,093; so below projection by \$1,564,564 or 31.8%

A-2. Construction Value of Permits Issued

October Total - \$129,649,722; so FY10 YTD is \$522,723,705
FY09 Total at October – \$1,329,579,188 so FY10 is down \$806.86M, or 60.07% from Oct FY09

A-3. Permits Issued

	Sept	Oct	3 Month Trend
Residential	3113	3487	3317/3306/3113/3487
Commercial	1877	1885	1852/1957/1877/1885
Other (Fire/Zone)	444	404	468/401/444/404
Total	5434	5776	5637/5664/5434/5776

- Residential up 12%; Commercial same; total up 6.3%

A-4. Inspection Activity - Inspections Performed

Insp. Req.	Sept	Oct	Insp. Perf.	Sept	Oct	% Change
Bldg.	4968	4646	Bldg.	4895	4642	-5.2%
Elec.	5452	5849	Elec.	5439	5812	+6.8%
Mech.	3032	3200	Mech.	3027	3192	+5.4%
Plbg.	2434	2330	Plbg.	2424	2321	-4.3%
Total	15,886	16,025	Total	15,785	15,967	+1.15%

- Electrical and Mechanical up; Building & Plumbing down
- Collectively, inspection performed up 1%

A. STATISTICAL REPORTS... continued

A-4. Inspection Activity - Inspections Response Times

Insp. Resp. Time	OnTime %		Total % After 24 Hrs. Late		Total % After 48 Hrs. Late		Average Resp. in Days	
	Sept	Oct	Sept	Oct	Sept	Oct	Sept	Oct
Bldg.	98.3	98.5	98.8	99.0	99.6	99.5	1.04	1.04
Elec.	95.2	95.8	95.5	96.1	98.6	99.5	1.11	1.09
Mech.	99.1	99.6	99.3	99.6	99.9	99.9	1.02	1.01
Plbg.	99.3	99.5	99.3	99.6	99.7	99.9	1.02	1.01
Total	97.7	97.9	98.0	98.1	99.4	99.7	1.05	1.05

A-5. Inspection Failure Rates:

OVERALL MONTHLY AV'G @ 87.43%, compared to 86.50% in August

<u>Bldg:</u>	Sept – 80.03%	<u>Elec:</u>	Sept – 87.34%
	October – 81.85%		October – 87.7%
<u>Mech:</u>	Sept – 88.2%	<u>Plbg:</u>	Sept – 92.64%
	October – 89.6%		October – 92.38%

- Building and mechanical approx 1.5%
- Electrical (+.3%) and Plumbing (-.3%) roughly the same
- All still at close to historic highs

A-6. ONSCHEDULE & CTAC NUMBERS

CTAC:

- 110 first reviews
- Projects approval rate (pass/fail) - 69%
- CTAC was 46% of OnSchedule first review volume (110/110+131 = 241) = 46%

OnSchedule:

- September, 2008: 174 1st review projects; on time/early – 89.6 % all trades, 90% B/E/M/P only
- October, 2008: 173 1st review projects; on time/early – 95.2% all trades, 95.6% B/E/M/P only
- November, 2008: 134 1st review projects; on time/early – 93.4% all trades, 92.9% B/E/M/P only
- December, 2008: 154 1st review projects; on time/early – 85.3% all trades, 81.5% B/E/M/P only
- January, 2009: 132 1st review projects; on time/early – 92.8% all trades, 91.4% B/E/M/P only
- February, 2009: 142 1st review projects; on time/early – 93.2% all trades, 91.7% B/E/M/P only
- March, 2009: 143 1st review projects; on time/early – 90% all trades, 89% B/E/M/P only
- April, 2009: 112 1st review projects; on time/early – 93.46% all trades, 93.23% B/E/M/P only
- May, 2009: 123 1st review projects; on time/early – 92.31% all trades, 89.83% B/E/M/P only
- June, 2009: 130 1st review projects; on time/early – 93.88% all trades, 93.77% B/E/M/P only
- July, 2009: 124 1st review projects; on time/early – 95.12% all trades, 94.36% B/E/M/P only
- August, 2009: 121 1st review projects; on time/early – 95.27% all trades, 94.27% B/E/M/P only
- September, 2009: 115 1st review projects; on time/early – 93.17 all trades, 90.62 B/E/M/P only
- October, 2009: 131 1st review projects; on time/early – 95.04% all trades, 93.67% B/E/M/P only

A. STATISTICAL REPORTS... continued

Booking Lead Times

- OnSchedule Projects: **for reporting chart posted on line**, on September 28, showed
 - 1-2 hour projects; at 1 work day booking lead time, across the board
 - 3-4 hour projects; at 2-4 work days booking lead time, across the board
 - 5-8 hour projects; at 3-4 work days booking lead time, except Bldg at 6 days
- CTAC-BEMPFp running 3 work days on plan review turnaround time, across the board
- Express Review – booking lead time was; 10 work days for small projects, 10 work days for large

B. UPDATE ON DEPARTMENT INITIATIVES

B-1. Trade Defect Rate Response

Eddie Prince and the Chiefs are working on this issue. A formal presentation will be made to the BDC.

B-2. Reorganization Implementation Schedule

Presentations were made to approximately 190 customers and small (division) staff meetings will begin in December 2009. If everything falls into place, the implementation is scheduled for mid to late January 2010. The follow issues are being addressed:

- PDQ/HR Impacts
- Staff and Customer Perspectives
- Technology Required
- Implementation Schedule

B-3. Low Voltage Permits for Contractors

Joe Weathers reported that he was making the finishing touches on a flow chart along with frequently asked questions page for www.meckpermit.com; PS&I as well as industry representatives are actively participating in the public relations campaign. Meetings are being scheduled with the Building, Electrical and NARI Associations.

B-4. A/E Pass Rate Incentives Program Update – AIA-C September 17, 2009 Meeting

The Department continues to work on validating the performance data collected. The records are being reviewed by an outside consultant and the information will be presented to UNC-Charlotte for a statement of probability. Finally, the information will be reviewed by the County Attorney prior to public posting.

A return meeting with the involved AIA Charlotte members is scheduled for December 1, 2009 at 11:30 a.m. PENC members have been invited and any interested BDC members are invited as well. Harry Sherrill will chair the meeting.

B-5. CPM Comments

No comments were offered.

8. ADJOURNMENT

Jim Bartl noted the retirement of Walker Reid and Mike Fox (Mecklenburg County Fire Marshal's Office). The November 17, 2009 Building Development Commission meeting adjourned at 4:54 p.m.

NOTE: The next **BDC Meeting** is scheduled for **3:00 p.m. on Tuesday, December 15, 2009.**

Please mark your calendars.