

BUILDING INSPECTIONS

Function: Public Safety
Division: Building Inspections
Fund – Account Code: 100-034100

Mission:

The purpose of the Inspection Department is to ensure safety to life and property from hazards incident to building design, construction, use, repair, removal or demolition. Also, to ensure that all new construction comply with nationally recognized, and State mandated codes and standards. This is accomplished through the efficient review of plans and specifications and by prompt, fair and accurate inspections of all aspects of construction.

Description:

The responsibilities of this department include but are not limited to the following:

- Review plans and specifications for compliance with National and State Codes;
- Meet and advise owners, contractors, subcontractors, architects, engineers, developers, and others regarding construction codes and plans;
- Inspect all aspects of construction for code compliance including but not limited to structural, electrical, plumbing, mechanical, fire protection systems, American with disabilities access site work, concrete and masonry, and general workmanship;
- Issue certificate of occupancy upon completion of projects;
- Investigate all complaints;
- Post stop work orders when serious problems arise;
- Serve notice of violation on anyone causing a code violation;
- Confer with County Attorney and prosecute persons violating building code;
- Assist the public with any questions or concerns they may present;
- Represent the County as an expert in the field of Code Administration and Enforcement; and
- Propose ordinance changes to the Board of Supervisors.

Building inspection personnel meet and conduct business with a more diversified clientele than any other branch of County government. Persons representing every type of profession, business, vocation, trade or craft will visit or contact the Inspection Department at one time or another requesting information or service.

Fiscal Year 2007-2008 Goals/Objectives:

- Ensure safety to life and property from hazardous incidents to building design, construction, use, repair, removal or demolition
- Ensure that all new construction complies with nationally recognized and state mandated codes and standards
- Promote training to ensure qualified personnel are available to render services to the public
- Implement updated computer resource programs
- Assist citizens who do not understand building codes and cannot afford to hire a contractor with their construction questions and problems
- Review and permit 90% of completed residential applications, additions, and garages within 21 working days of complete application.
- Review and permit 100% of completed commercial, industrial, and institutional applications within 30 working days of complete application.
- Review and permit 100% of completed deck, porch, accessory structures (non-commercial) and manufactured homes in mobile home parks within 21 working days of complete application.
- Perform at least 20 property maintenance inspections.

BUILDING INSPECTIONS (CON'T)

Service Level/Performance Statistics:

Description	2005 Actual	2006 Actual	2007 Estimated	2008 Projected
Total Inspections Performed	16,702	15,114	13,500	14,000
Permits Issued:				
Single Family Dwellings	639	507	280	300
Manufactured Homes	27	19	8	10
Manufactured Homes/Mobile	12	8	0	0
Duplexes	0	2	0	0
Multi-Family	4	0	2	2
Commercial Structures	7	15	9	12
Communication Towers	0	0	1	1
Antennas on Comm. Towers	0	0	6	6
Misc. Permits	815	1,111	900	950

BUDGET HIGHLIGHTS:

Budget Funding and Expenditures	FY 05-06 Adopted Budget	FY 06-07 Adopted Budget	FY 07-08 Adopted Budget	Change Amount	%
Funding Sources:					
General Local Revenue	\$ (286,871)	\$ (250,270)	\$ (243,769)	\$ 6,501	-2.6%
Permits, Fees & Charges	748,318	726,850	777,629	50,779	7.0%
Categorical Aid: State	-	-	-	-	0
Categorical Aid: Federal	-	-	-	-	0
Categorical Aid: Local	-	-	-	-	0
	\$ 461,447	\$ 476,580	\$ 533,860	\$ 57,280	4.4%
Expenditures:					
Personnel Services	\$ 302,976	\$ 316,973	\$ 355,000	\$ 38,027	12.0%
Employee Benefits	114,267	110,737	132,530	21,793	19.7%
Purchased Services	4,200	5,800	4,800	(1,000)	-17.2%
Other Charges	17,254	18,840	21,100	2,260	12.0%
Materials & Supplies	14,450	18,830	19,230	400	2.1%
Capital Outlay	8,300	5,400	1,200	(4,200)	-77.8%
	\$ 461,447	\$ 476,580	\$ 533,860	\$ 57,280	12.0%