

# Building Inspections

## DESCRIPTION

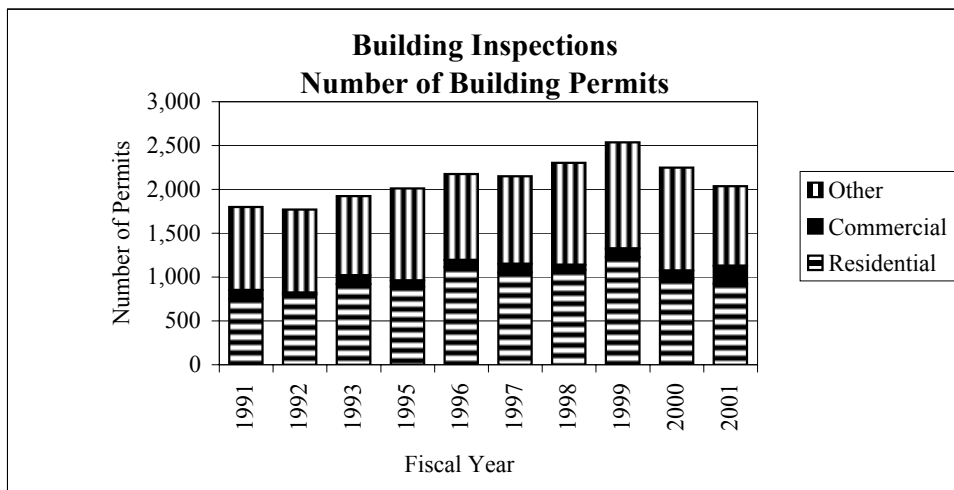
The Building Inspection's Office assures that all buildings constructed in the County conform to health and safety requirements mandated by the Virginia Uniform State Building Code. The Office enforces the Code and proffered requirements by reviewing the construction plans and specifications of buildings and making on site inspections. The Office also maintains complete records of every building constructed in the County.

## GOALS AND OBJECTIVES

- Continue cooperative training program within the region to promote enforcement uniformity and customer satisfaction;
- Process residential building permit applications within two weeks and commercial within 30 days;
- Utilize user fees to pay for departmental operating costs;
- Continue to meet with anyone building any type of structure in the County to provide advice to ensure the construction will be safe and usable.

## SERVICE LEVELS

	<u>FY03 Budget</u>	<u>FY03 Actual</u>	<u>FY04 Budget</u>	<u>FY04 Forecast</u>	<u>FY05 Budget</u>
Per capita cost of operating department	\$12.15	\$12.11	\$11.96		\$ 12.97
Commercial plan reviews:					
Number of plans reviewed	200	295	260	160	260
Average number of days to review	15	12	14	14	14
Pre-application plan reviews:					
Number of plans reviewed	46	48	65	60	75
Average number of days to review	15	16	15	14	15
Residential plan reviews:					
Number of plans reviewed	1,050	829	950	850	875
Average number of days to review	10.0	5.0	6.5	4.0	5.0
Inspections:					
Number of inspections per day	150	149	145	145	150
Number of inspections per inspector	15	15	15	15	15
Number of days from requested to completed inspection	1	1	1	1	1



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## BUDGET HIGHLIGHTS

FY04

The increase in salaries and fringe benefits is due to a number of factors including increased hours for the cashiers and advancement in the respective career ladder programs. The primary cause of the decrease in operating expenditures is the reduction of computer replacements.

FY05

Salaries and fringe benefits increased due to higher VRS contributions and health insurance costs. Operating expenditures increased due to mainly to replacement computer costs. The capital outlay includes two replacement vehicles and an interactive voice response system.

## BUDGET SUMMARY

### Expenditures

	<u>FY03</u> <u>Budget</u>	<u>FY03</u> <u>Actual</u>	<u>FY04</u> <u>Budget</u>	<u>FY05</u> <u>Budget</u>	<u>Percent</u> <u>Change</u>
<b>Building Inspections:</b>					
Salaries and Fringe Benefits	\$ 987,038	\$ 1,000,446	\$ 1,045,031	\$ 1,095,371	4.8%
Operating Expenditures	121,634	102,418	88,051	108,379	23.1%
Capital Outlay	31,750	33,990	17,429	75,942	335.7%
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,140,422</b>	<b>\$ 1,136,854</b>	<b>\$ 1,150,511</b>	<b>\$ 1,279,692</b>	<b>11.2%</b>

### Revenue

Building Permits	\$ 579,000	\$ 597,700	\$ 721,000	\$ 690,000	-4.3%
Mechanical Permits	180,000	146,212	219,000	226,000	3.2%
Electrical Permits	128,000	109,640	158,000	118,000	-25.3%
Plumbing Permits	98,000	79,323	122,000	93,000	-23.8%
<b>Total Department Generated Revenue</b>	<b>\$ 985,000</b>	<b>\$ 932,875</b>	<b>\$ 1,220,000</b>	<b>\$ 1,127,000</b>	<b>-7.6%</b>
Generated Revenue Percent of Budget	86.4%	82.1%	106.0%	88.1%	

### **Other General Fund Revenue**

<b>Other General Fund Revenue</b>	<b>\$ 155,422</b>	<b>\$ 203,979</b>	<b>\$ (69,489)</b>	<b>\$ 152,692</b>	<b>319.7%</b>
Other General Fund Percent of Budget	13.6%	17.9%	-6.0%	11.9%	

Full-time Positions	21	21	21	21	0.0%
Part-time Positions	2	2	2	2	0.0%
Full-time Equivalents	22.0	22.0	22.0	22.0	0.0%

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## FUTURE FUNDING ISSUES

	FY06	FY07	FY08	FY09
	<u>Plan</u>	<u>Plan</u>	<u>Plan</u>	<u>Plan</u>
<b><u>Expenditures</u></b>				
Salaries and Fringe Benefits	\$ 1,141,377	\$ 1,223,866	\$ 1,275,268	\$ 1,378,910
Operating Expenditures	108,487	111,417	114,425	117,514
Capital Outlay	16,475	49,417	16,475	32,942
<b>TOTAL</b>	<b>\$ 1,266,339</b>	<b>\$ 1,384,699</b>	<b>\$ 1,406,168</b>	<b>\$ 1,529,366</b>
<b><u>Revenue</u></b>				
Building Permits	\$ 752,000	\$ 812,000	\$ 877,000	\$ 947,000
Mechanical Permits	246,000	266,000	287,000	310,000
Electrical Permits	129,000	139,000	150,000	162,000
Plumbing Permits	101,000	109,000	118,000	127,000
<b>Total Department Generated Revenue</b>	<b>\$ 1,228,000</b>	<b>\$ 1,326,000</b>	<b>\$ 1,432,000</b>	<b>\$ 1,546,000</b>
Generated Revenue Percent of Budget	97.0%	95.8%	101.8%	101.1%
<b>Other General Fund Revenue</b>	<b>\$ 38,339</b>	<b>\$ 58,699</b>	<b>\$ (25,832)</b>	<b>\$ (16,634)</b>
Other General Fund Percent of Budget	3.0%	4.2%	-1.8%	-1.1%
Full-time Positions	21	22	22	23
Part-time Positions	2	2	2	2
Full-time Equivalents	22.0	23.0	23.0	23.0

The five year plan includes funding for replacement vehicles each year, a Building Inspector in FY07, and a Building Inspections Plan Examiner in FY09.