

Building Department



Service Level Report FY09 with
historical data

Measures of Inputs

People

Building	FY05	FY06	FY07	FY08	FY09	FY10	FY05-FY09 Change
Full Time	5	5	6	6	7	7	2
Half Time	1	1	0	0	0	0	-1

Note: HT worked primarily day care licensing; a non-building function transferred from City Clerk in FY00. Transferred to Police in FY07. Additional Building Inspector added mid-year in FY07. Front counter position transferred from Planning to Building in FY09.

Money

	FY 2005 ACTUAL	FY 2006 ACTUAL	FY 2007 ACTUAL	FY 2008 ACTUAL	FY 2009 ACTUAL	FY 2010 BUDGET
BUILDING DEPARTMENT						
Labor	329,058	353,427	361,629	378,962	468,792	487,160
Operating	76,561	84,638	69,070	166,573	143,251	201,293
Capital		10,000	9,753			
Total	405,619	448,065	440,452	545,535	612,043	688,453
CPI	199.2	201.8	208.9	216.6	216.2	
Real FY05 \$	405,619	442,292	419,928	501,773	563,978	
% Change in Real FY05 \$, FY05-FY09					39.04%	

Note: FY10 budget includes \$110,000 placeholder for external review services on hospital project; now appears the services can be provided "in-house." FY09 actual expenses included \$168,680 for Hoku-related external review services.

Inherited Capital

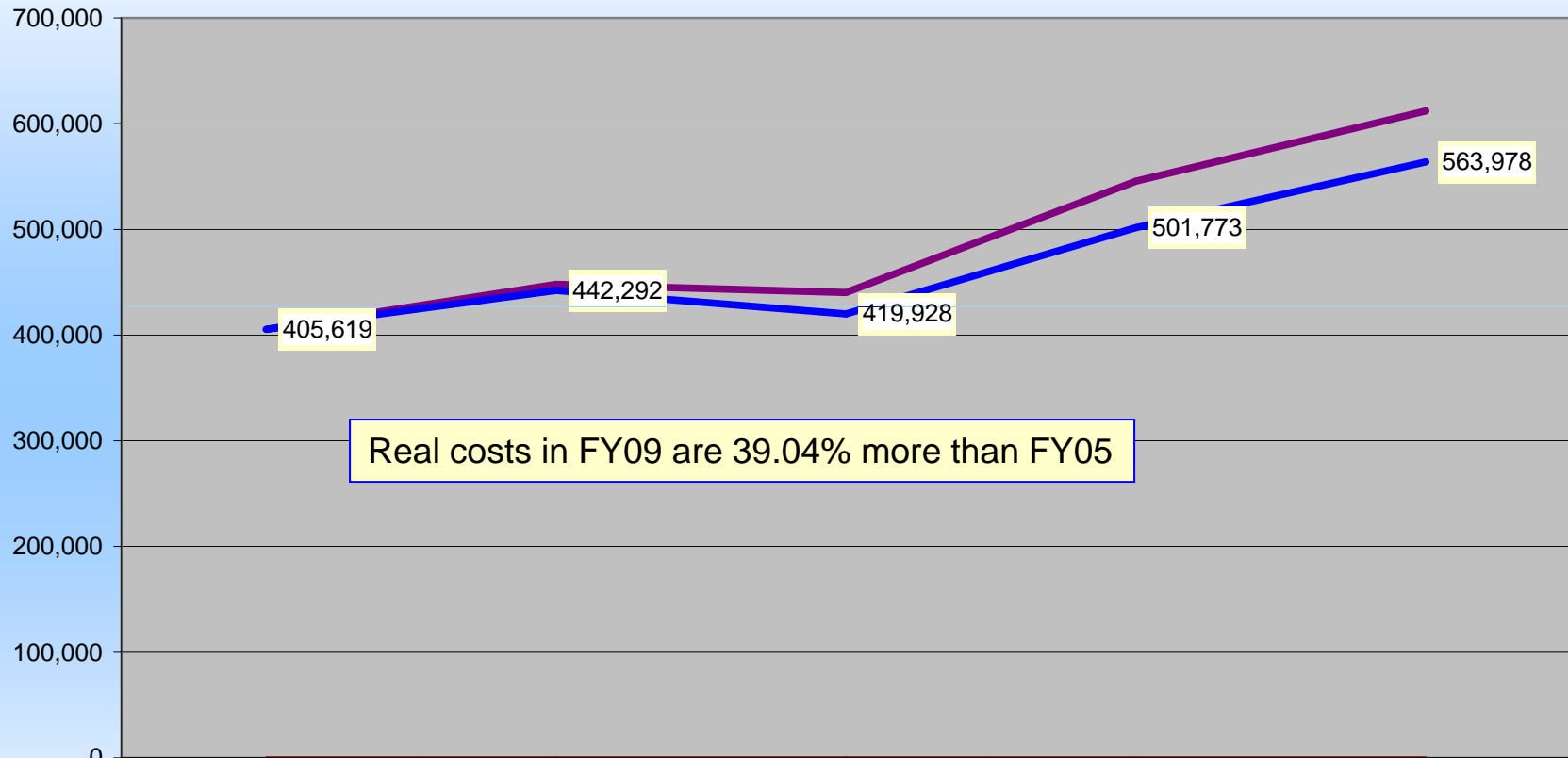
Office (1,200 sq ft); 5 vehicles

FY09 Program Revenue: \$1,354,551
(building permits & building licenses)

FY09 Net Cost: -\$742,508 (-\$13.52 per capita)

Analysis of Inputs

Building Department Nominal & Real FY05-FY09



	ACTUAL FY 2005	ACTUAL FY 2006	ACTUAL FY 2007	ACTUAL FY 2008	ACTUAL FY 2009
Total	405,619	448,065	440,452	545,535	612,043
CPI	199.2	201.8	208.9	216.6	216.2
Real FY05 \$	405,619	442,292	419,928	501,773	563,978

Mission - Building Department

1. Assure building safety & code compliance
 - *Electrical*
 - *Plumbing*
 - *Structural*
 - *Mechanical*
 - *Life Safety*
 - *Energy codes*
 - *Environmental standards*
 - *ADA standards*
 - *Contractor licensing*
 - *Zoning & land use*
2. Set minimum standard for construction
 - *Level playing field for contractors*
3. Resource for citizens with building projects
 - *Assist with design*
4. Regulate the building contractor industry
 - *Protect the public from “fly by night” operators*
5. Enhance neighborhood quality of life
 - *Demo dangerous buildings*
6. Assure compliance with state building code laws
 - *Building*
 - *Electrical*
 - *Plumbing*
 - *Mechanical*

Measures of Outputs

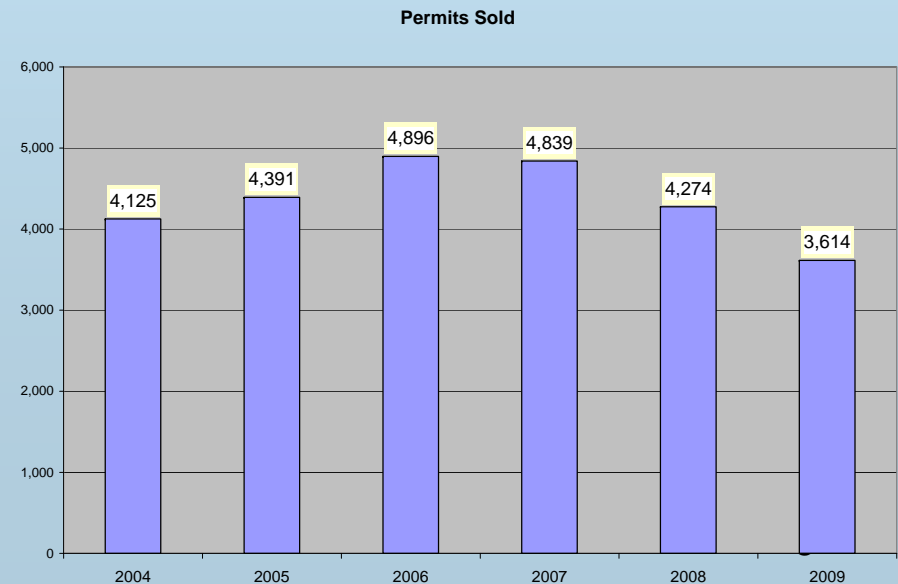
Building – FY09

<i>Building & Construction Activity</i>	2004	2005	2006	2007	2008	2009	5 year % change
Permits Sold	4,125	4,391	4,896	4,839	4,274	3,614	-12.4%
Fees Paid	\$788,370	\$951,282	\$1,542,607	\$1,842,481	\$2,336,440	\$2,171,418	175.4%
Valuation	\$48,668,342	\$67,888,821	\$83,311,197	\$70,109,445	\$185,286,777	\$148,614,647	205.4%
New 1 family houses	175	200	306	169	93	84	-52.0%
Inspections	9,986	10,106	11,250	12,634	9,775	10,019	0.3%

- FY09 Total Construction Value up 205% vs. FY04
- FY09 new 1 family homes down 52% vs. FY04

Numerous other inspections

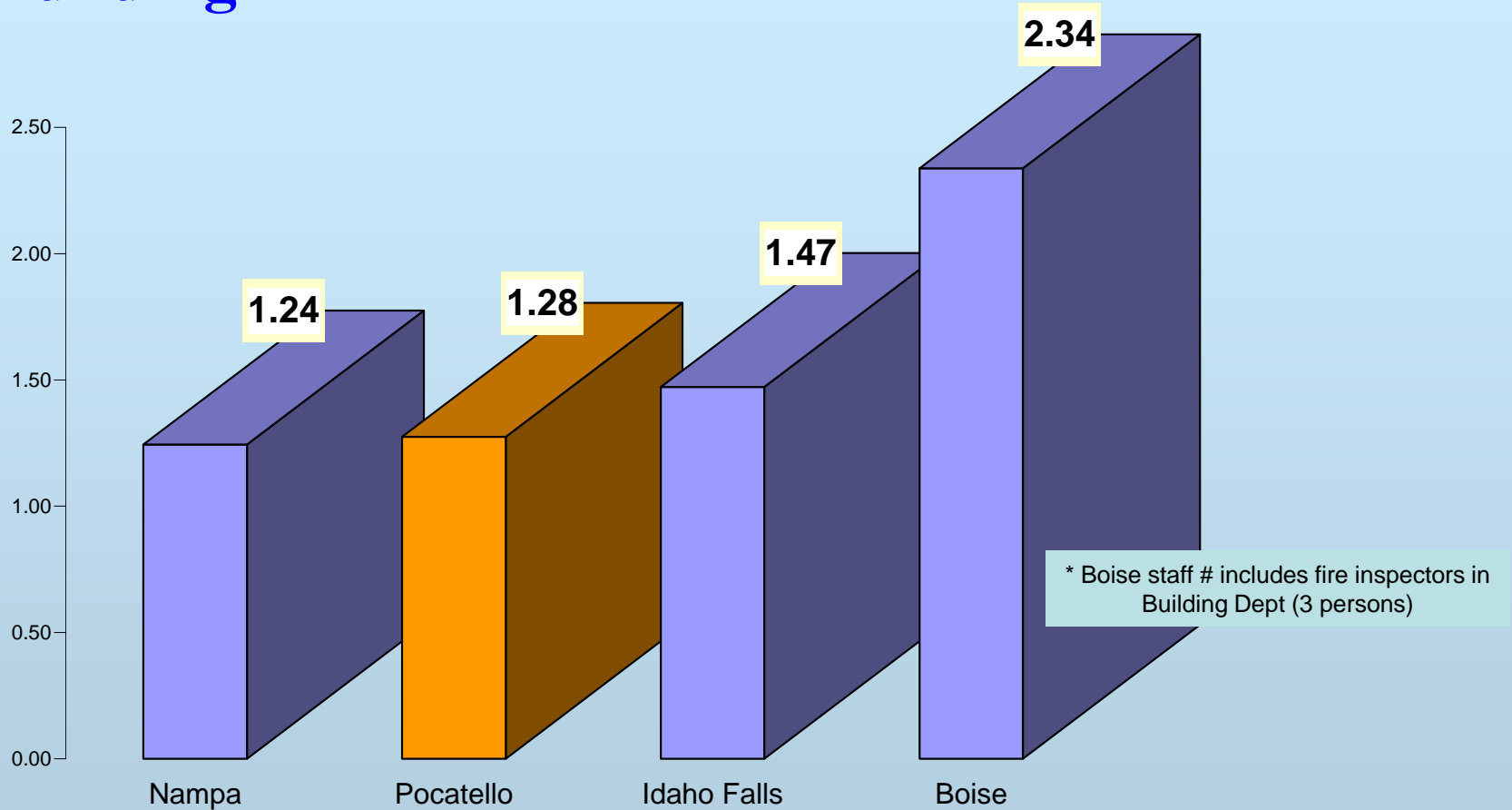
- re-inspections for corrections
- job site meetings for contractors
- plan review
- response to code complaints
- assisting by phone or walk-ins



Measures of Efficiency

Inspectors per 10,000 pop


Building



City	Inspectors per 10,000 pop	Building Staff
Nampa	1.24	10
Pocatello	1.28	7
Idaho Falls	1.47	8
Boise	2.34	48

Outcomes: Effectiveness & Results

Building

Other cities have improved; following our lead? 

	FY08 Pocatello	FY09 Pocatello	Typical Other Idaho Cities
Turn-Around Time			
Residential	5 Days	5 Days	5 Days
Commercial	10-15 Days	10-15 Days	10-15 Days
Inspection Notice	4 hrs	4 hrs	24 hrs*

*Industry Standard

- *Cheaper permits than the State & dollars stay here*
- *Locally crafted problem response*

“A well-built building just stands there for years and years – adding value to our assets as a community” -- ***Transtrum***

Explanatory Factors

Building Department

Mountain hillside development complicates operations compared to some communities:

- Increases time for inspectors to move from one inspection site to another
- Building sites becoming more physically demanding and complicated
- EPA / DEQ environmental drainage regulations are more important, yet more difficult to enforce
- Seasonal conditions can require immediate response (winter furnace installation, concrete w/ freezing ground)
- Larger projects require more inspections; shows up in # of inspections in relation to # of permits and project valuation

Issues & Concerns

Building Department

- Contractors / Developers are expecting immediate response for both plan review and inspections
- Projects are becoming more complex
(Examples: Hospital, Hotel, Large Retail)
- Each inspector position is required to be manned continuously with certified people
- Availability of trained & certified inspectors is very limited
- Expect increase in remodel and renovation permits with the decrease in new homes; Can equate to lower permit fees and usually additional inspection duties

Why We Need Building Inspectors

Some projects are very complex!



Why We Need Building Inspectors

Built without a permit.



Measures of Inputs

Fund 964 Property Abatement

	FY 2005 ACTUAL	FY 2006 ACTUAL	FY 2007 ACTUAL	FY 2008 ACTUAL	FY 2009 ACTUAL	FY 2010 BUDGET
PROPERTY ABATEMENT						
Labor						
Operating		349		10,689	2,929	53,719
Capital						
Total		349		10,689	2,929	53,719
CPI	199.2	201.8	208.9	216.6	216.2	
Real FY05 \$	0	345	0	9,832	2,699	
% Change in Real FY05 \$, FY05-FY09						#DIV/0!

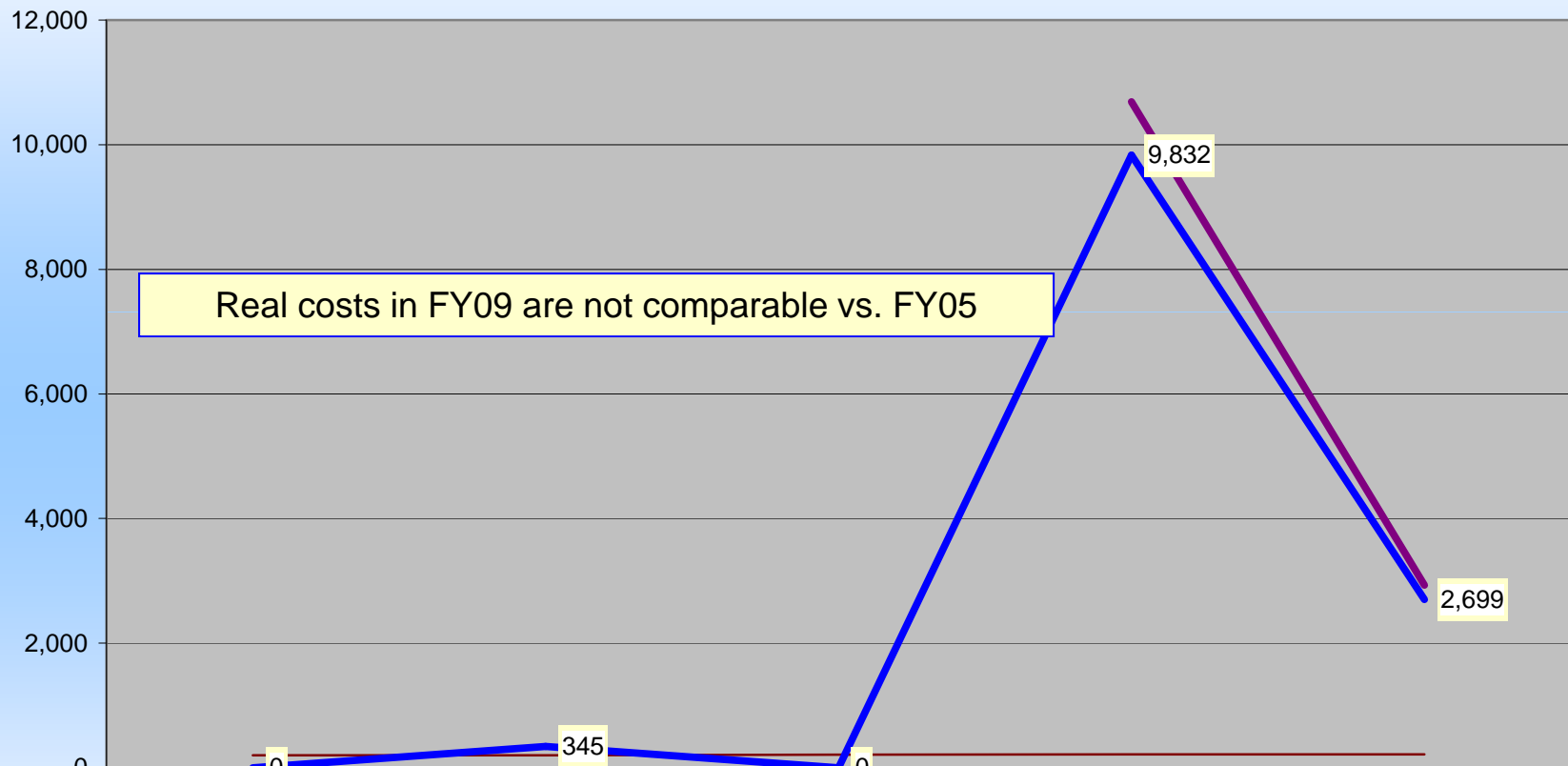
Notes:

- 1) Used to demo unsafe buildings (i.e. Banner Motel)
- 2) Funded by 2% of permit revenue. "Topped off" \$8,255 in FY09 (TXFR to Gen Fund to help fix mid-year FY09 revenue). Cash balance as of 09/30/2009 = \$71,715

No direct labor; all contracted or other departments

No direct inherited capital

Property Abatement Fund Nominal & Real FY05-FY09



	ACTUAL FY 2005	ACTUAL FY 2006	ACTUAL FY 2007	ACTUAL FY 2008	ACTUAL FY 2009
— Total		349		10,689	2,929
— CPI	199.2	201.8	208.9	216.6	216.2
— Real FY05 \$	0	345	0	9,832	2,699