

Building Department



Service Level Report FY08 with
historical data

Measures of Inputs

People

Building	FY04	FY05	FY06	FY07	FY08	FY09	Change
Full Time	5	5	5	6	6	7	0
Half Time	1	1	1	0	0	0	0

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

Building	FY04	FY05	FY06	FY07	FY08	FY09
Labor	314,754	329,058	353,427	361,629	378,962	471,064
Operating	85,288	76,561	84,638	69,070	166,573	217,758
Capital	9,544		10,000	9,753		
Total	409,586	405,619	448,065	440,452	545,535	688,822
CPI	190.9	199.2	201.8	208.9	216.6	
Real FY04 \$	409,586	388,718	423,863	402,431	480,866	
% Change in Real FY04 \$, FY04-FY08						17.40%

FY08 Program Revenue: \$1,385,941
(building permits & building licenses)

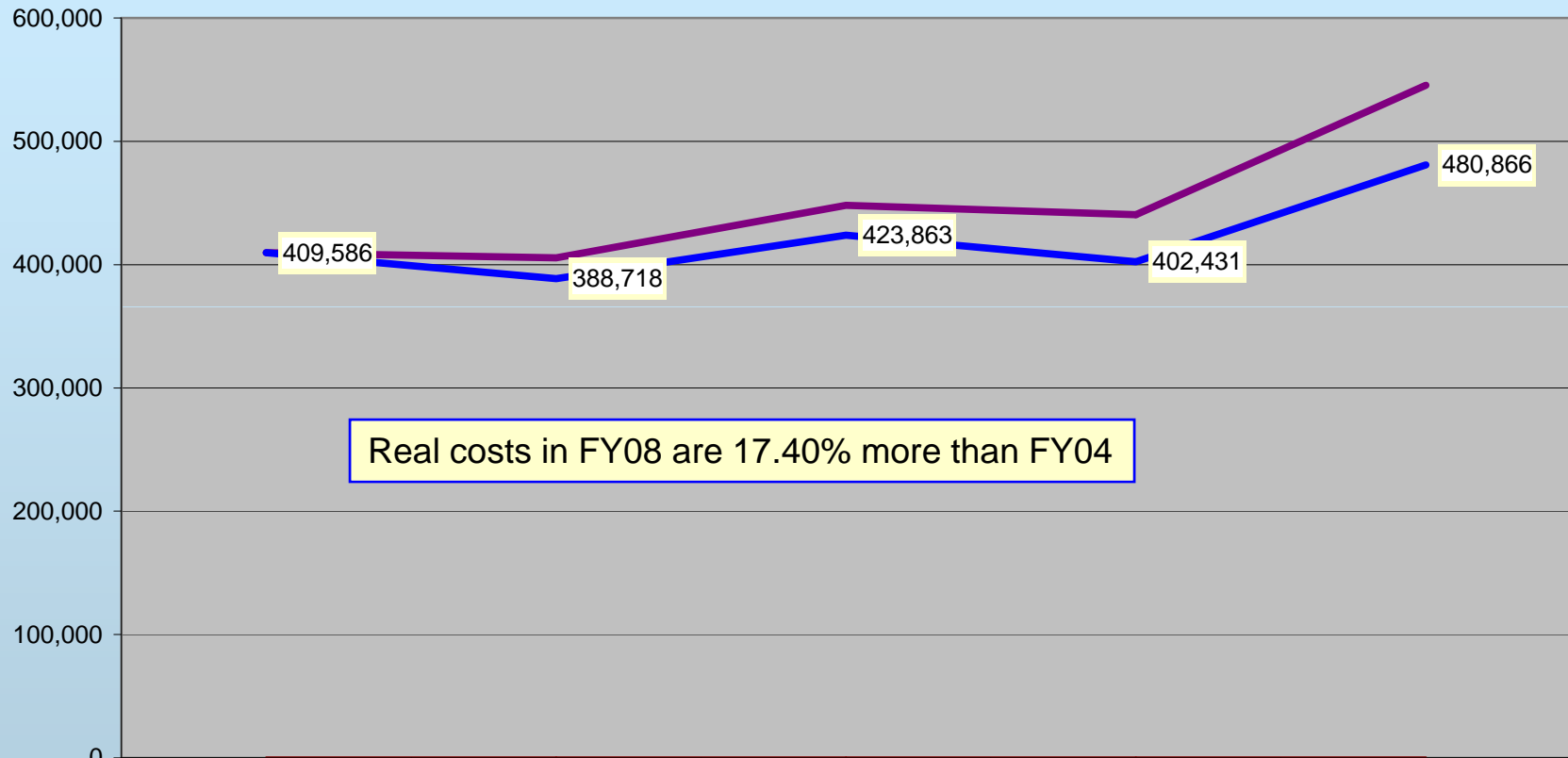
FY08 Net Cost: -\$840,406

Inherited Capital

Office (1,200 sq ft); 5 vehicles

Analysis of Inputs

Building Department Nominal & Real FY04-FY08



	5	5	5	6	6
	FY04	FY05	FY06	FY07	FY08
Total	409,586	405,619	448,065	440,452	545,535
CPI	190.9	199.2	201.8	208.9	216.6
Real FY04 \$	409,586	388,718	423,863	402,431	480,866

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

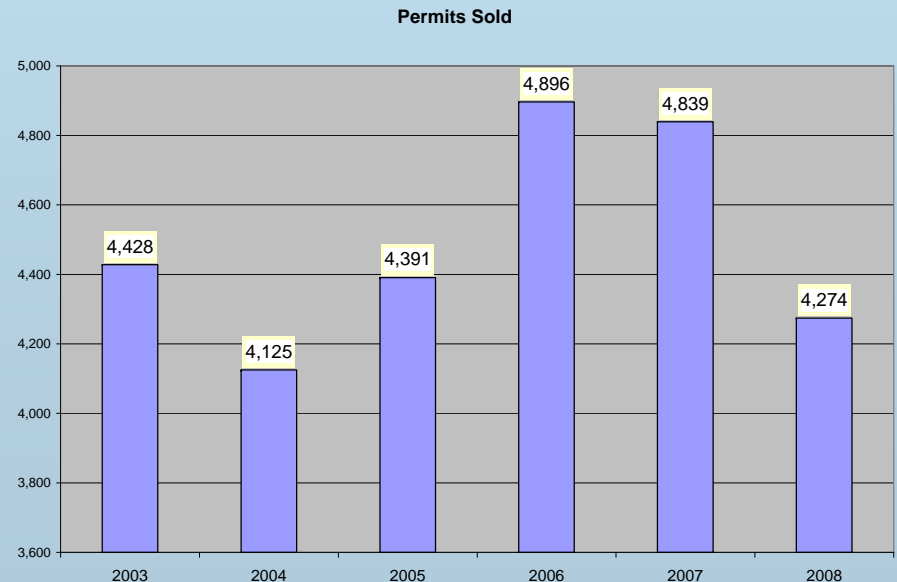
Building – FY08

<i>Building & Construction Activity</i>	2003	2004	2005	2006	2007	2008	5 year % change
Permits Sold	4,428	4,125	4,391	4,896	4,839	4,274	-3.5%
Fees Paid	\$783,994	\$788,370	\$951,282	\$1,542,607	\$1,842,481	\$2,336,440	198.0%
Valuation	\$34,997,375	\$48,668,342	\$67,888,821	\$83,311,197	\$70,109,445	\$185,286,777	429.4%
New 1 family houses	153	175	200	306	169	93	-39.2%
Inspections	8,999	9,986	10,106	11,250	12,634	9,775	8.6%

- FY08 Total Construction value up 264% vs. FY07
- FY08 new 1 family homes down 45% vs. FY07

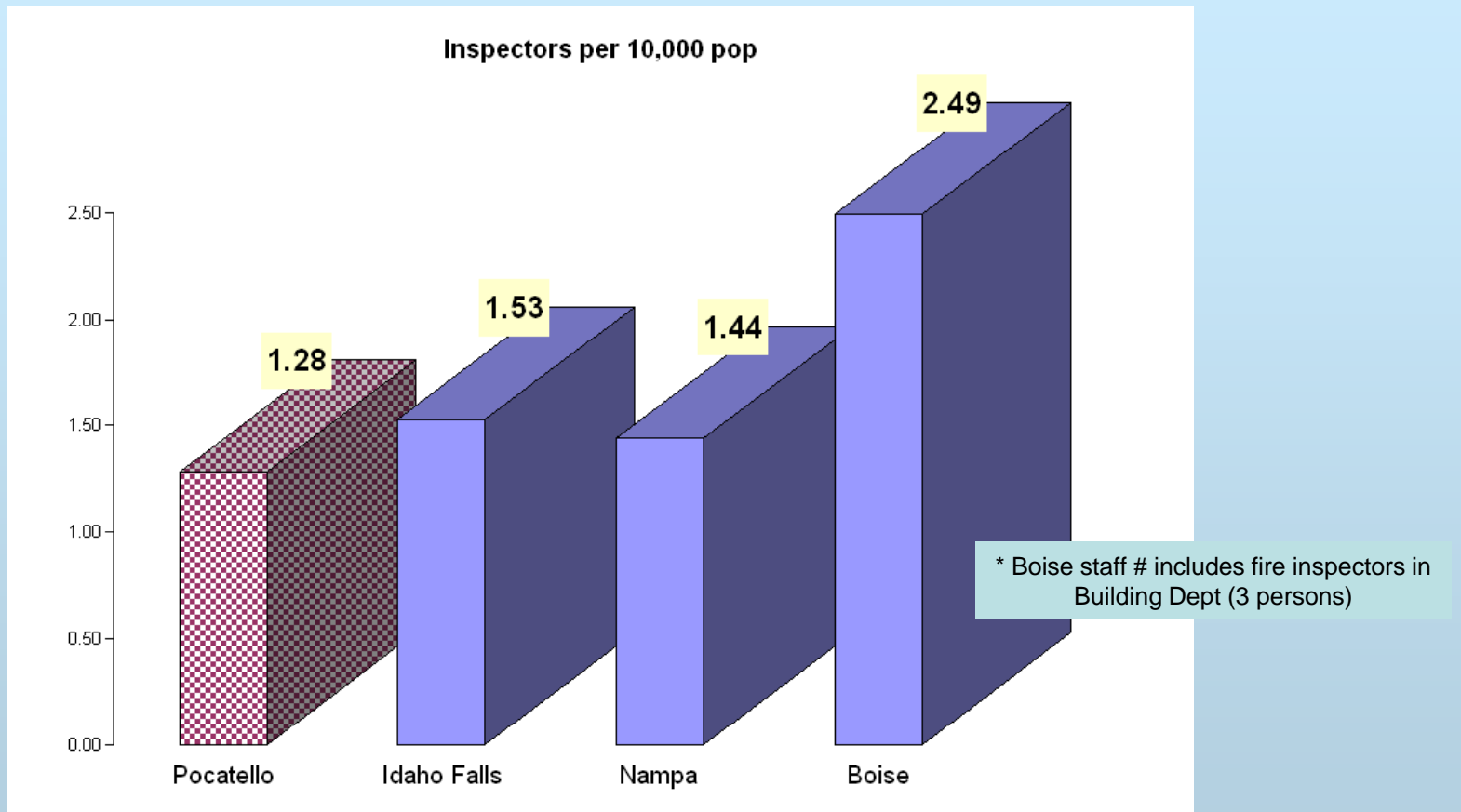
Numerous other inspections

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



Measures of Efficiency


Building



City	Inspectors per 10,000 pop	Building Staff
Pocatello	1.28	7
Idaho Falls	1.53	8
Nampa	1.44	11
Boise	2.49	50

Outcomes: Effectiveness & Results

Building

Other cities have improved; following our lead? 

	FY07 Pocatello	FY08 Pocatello	Typical Other Idaho Cities
Turn-Around Time			
Residential	10 Days	5 Days	5 Days
Commercial	15-20 Days	10-15 Days	10-15 Days
Inspection Notice	4-8 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.

