

Bloomfield Township



Building Division

2012 Annual Report

*Patricia Voelker, Director
Planning, Building, & Ordinance*



TABLE OF CONTENTS

Building Division Codes	Page 4
Mission Statement	Page 5
Employee List	Page 6
2012 Inspections & Occupancy	Page 7
Building Division Fees	Page 8
Comparison Issued Permits	Page 9-11
Comparison of Commercial Plan Review	Page 12
Accomplishments of 2012	Page 13-15
Township Open House	Page 13
Minor Home Repair Program	Page 14
BIA, cross training, website & announcements	Page 15
Goals for 2013	Page 16

Annual Report is derived from data collected January 2, 2012 until December 31, 2012.

EFFECTIVE BUILDING DIVISION CODES

Building	2009 Michigan Residential Code 2009 Michigan Uniform Energy Code 2009 Michigan Building Code 2009 Michigan Rehabilitation Code
Electrical	2009 Michigan Electrical Code 2008 National Electrical Code *Including 2008 Mi. Part 8 Rules
Mechanical	2009 Michigan Mechanical Code
Plumbing	2009 Michigan Plumbing Code



Our Mission Statement:

As Representatives of the Bloomfield Township Planning, Building and Ordinance Department, we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that maintain the quality of life and safety for current and future generations.



BUILDING DIVISION EMPLOYEE LIST

Director
Patricia Voelker

Administrative Assistant
Kathy Davis

Building Official/Plan Reviewer
George Kilpatrick

Planning/Building Clerk
Kristi Thompson

Building Inspector/Plan Reviewer
Chris Fox

Electrical Inspector
Rick Firlik

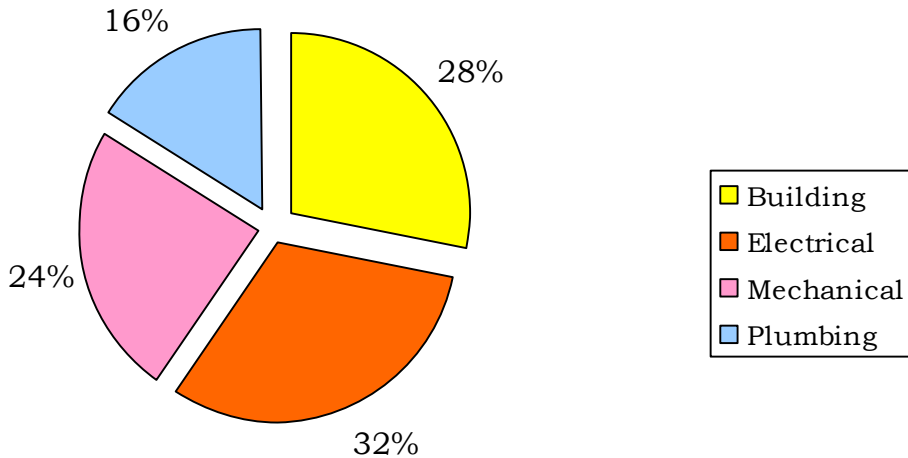
Plumbing Inspector
Todd Haneckow

Mechanical Inspector
Tom Benson



BUILDING DIVISION 2012 INSPECTIONS AND CERTIFICATE OF OCCUPANCY

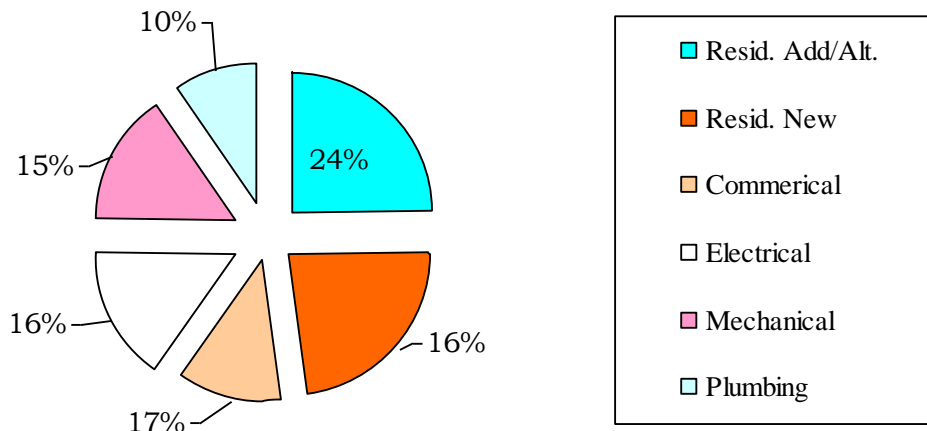
2012 Inspections



Type of Inspections	Total Amount	Weekly Average
Building	2741	53
Electrical	3089	59
Mechanical	2393	46
Plumbing	1591	31

Type of Occupancy Issued	Total Amount	Monthly Average
Full Certificate of Occupancy	186	16
Temporary Certificate of Occupancy	28	2

2012 BUILDING DIVISION PERMIT FEES BY CATEGORY



*All other categories are 1% or below

Permit Types	Total Fees Collected
Pool Fencing & Sign Permits	\$10,909
Residential Addition/Alteration Permits	\$290,421
Residential New Construction Permits	\$264,287
Deck Permits	\$9,221
Swimming Pool Permits	\$4,618
Demolition Permits (includes all types of demolition)	\$9,575
Commercial Permits	\$138,444
Accessory & Ordinance Permit	\$14,947
Electrical Permits	\$180,300
Mechanical Permits	\$174,005
Plumbing Permits	\$113,920
Tree	\$ 9,775
Total	\$1,220,422

Total Estimated Value of Construction

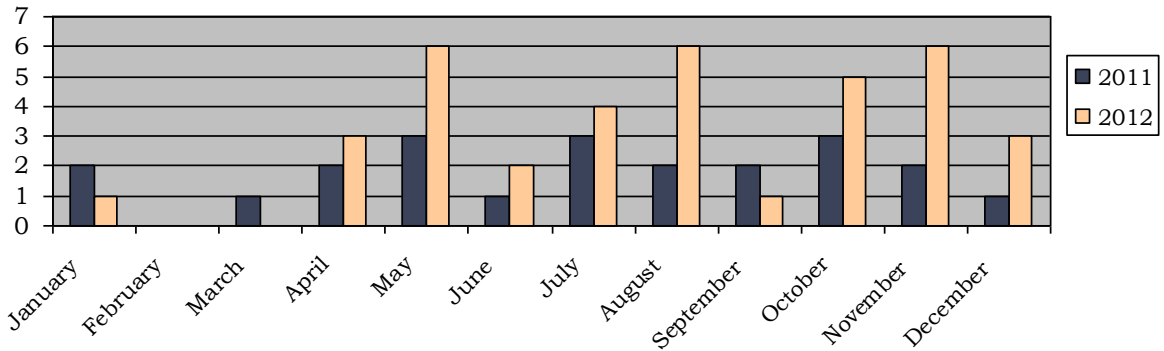
\$52,818,772

COMPARISON OF PERMITS ISSUED IN 2012

New Construction Building Permits Issued

Total of 22 permits issued in 2011 with a Monthly Average of 2

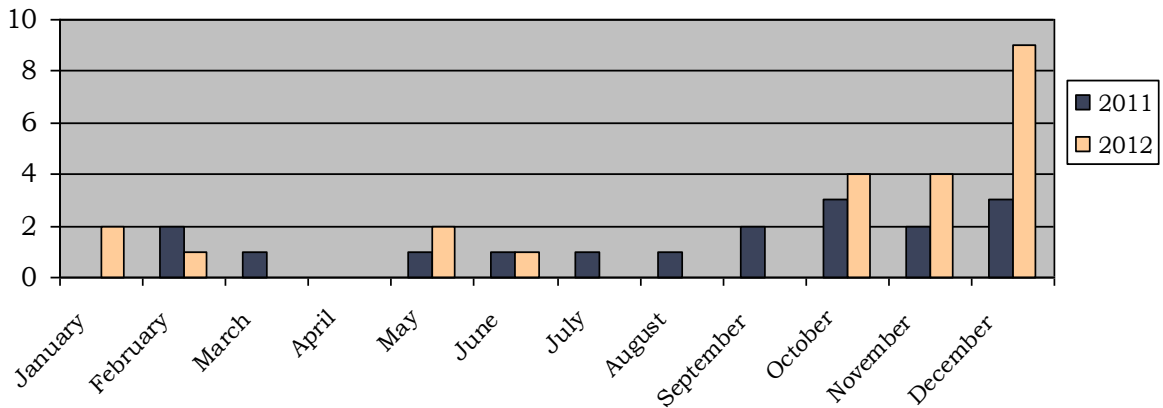
Total of 37 permits issued in 2012 with a Monthly Average of 3



Complete Demolition Building Permits Issued

Total of 15 permits issued in 2011 with a Monthly Average of 1

Total of 25 permits issued in 2012 with a Monthly Average of 2

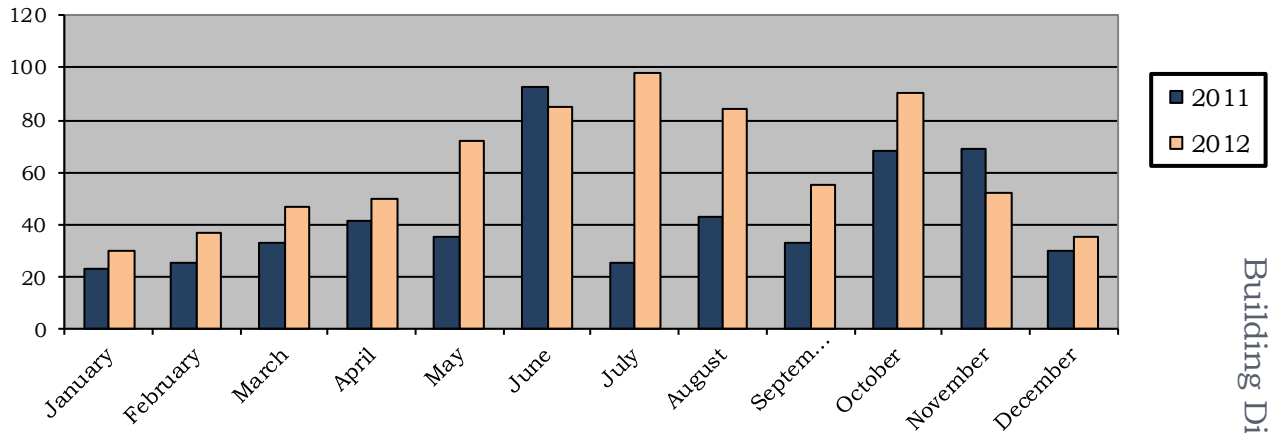


COMPARISON OF PERMITS ISSUED IN 2012

Residential Addition/ Alteration Building Permits Issued

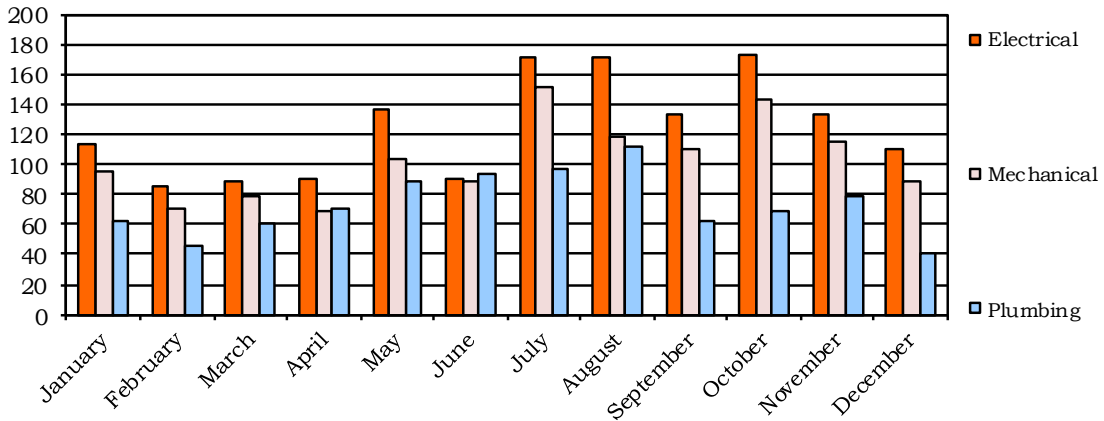
Total of 518 permits issued in 2011 with a Monthly Average of 43

Total of 735 permits issued in 2012 with a Monthly Average of 61



COMPARISON OF PERMITS ISSUED IN 2012

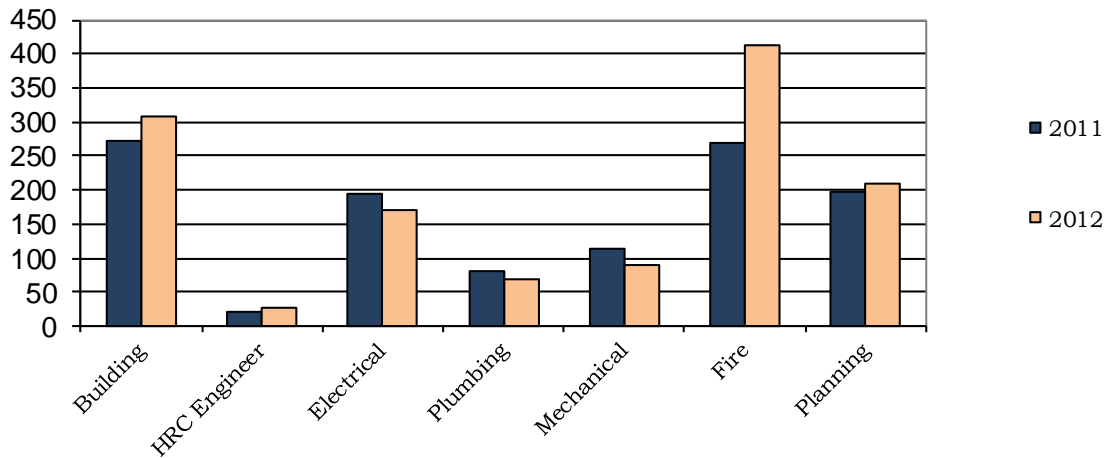
Issued Subcontractor* Permits 2012



Note: A subcontractor is an individual or in many cases a business that signs a contract to perform part or all of the obligations of another's contract. A subcontractor is generally hired by the General or Building Contractor.

Permits Issued	2010	2011	2012
Residential Building	483	540	772
Commercial Building	58	114	92
Demolition (all types)	40	36	43
Ordinance	68	89	99
Electrical	1208	1230	1500
Mechanical	1037	1088	1234
Plumbing	679	677	880
Total	3573	3774	4620

COMPARISON CHART OF COMMERCIAL PLAN REVIEW



Commercial Plan Review	2011	2012
Building	271	309
HRC Engineer	20	28
Electrical	195	170
Plumbing	82	70
Mechanical	114	90
Fire	268	262
Planning	198	209
Total	1148	1138

ACCOMPLISHMENTS OF 2012

Promote Building Division Services:

For the third time, the Building Division along with the Planning and Ordinance Divisions participated in the 2012 Annual Fall Township Open House.



ACCOMPLISHMENTS OF 2012 CONT.

Minor Home Repair Program:

The Minor Home Repair Program provides financial assistance to qualified seniors to complete minor repairs to their home. The Building Division supports the Bloomfield Township Senior Services in their administration of this new Township Community Development Block Grant (CDBG) program.

• In 2012, seven Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the repairs included:

- *Humidifier, Furnace*
- *Window replacements, Interior & Exterior doors*
- *Driveway, & Gutters repairs*
- *Bathroom repairs*



ACCOMPLISHMENTS OF 2012 CONT.

Building Industry Association Meetings:

The Building Industry Association (BIA) of Southeastern Michigan has sponsored builder and community task force meetings at the Township for approximately 15 years. The BIA meets on a regular basis in 2012, the Township Building Division hosted one task force meeting on April 26th. The meetings provide an opportunity for builders to meet with the inspectors and staff in a friendly and informative forum. The discussion includes pertinent topics such as; increased activity of new residential construction permits, upcoming code changes, Ordinance monitoring of properties and roads, lending report from Huntington Bank and a utility update from DTE Energy.



Cross Training:

Identified additional tasks that may be shared across Township departments, such as the Township's Backflow Prevention Program, and Minor Home Repair Program. Training inspectors to issue permits and provide additional administrative coverage for the Building and Planning Divisions.

GOALS FOR 2013

Resource Management:

By continuing to refine and streamline internal procedures, we strive to consistently improve on methods to expedite our permit process while utilizing the Building staff more efficiently.

Cable TV Program:

Develop a two minute Public Service Announcements or thirty minute programs for the Township local access channels to highlight ordinances, safety measures, or timely programs.

2013 Annual Fall Township Open House:

Through community outreach, we can make the residents more aware of the important role the Building Division plays in the scheme of public safety as it relates to both commercial and residential structures.