

Bloomfield Township

Building Division



2011 Annual Report

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

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Annual Report is derived from data collected January 2, 2011 until December 31, 2011.

In 2011, Effective Building Division Codes

Effective January to March 8, 2011, the following codes were enforced:

Building	2006 Michigan Residential Building 2006 Michigan Building 2006 Michigan Rehabilitation Code for existing buildings 2006 IPMC
Electrical	2006 Michigan Residential Code National Code 2008 Part 8 Rules
Mechanical	2006 Michigan Residential Code 2006 Michigan Mechanical Code 2006 International Fuel Gas Code (Residential & Commercial)
Plumbing	2006 Michigan Residential Code 2006 Michigan Plumbing Code

Effective March 9 to December 31, 2011, the following codes were enforced:

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 solution-oriented services and the highest level of professionalism for our community in a fair and consistent approach. We are dedicated to upholding the Township adopted plans, codes, ordinances and standards that facilitate the growth of the Township and enhance 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

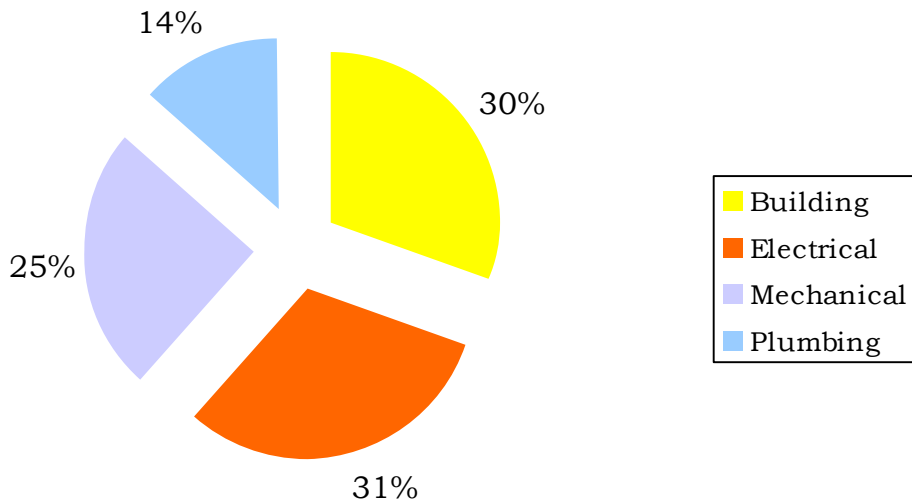
Mechanical Inspector

Tom Benson



Building Division 2011 Inspections and Certificate of Occupancy

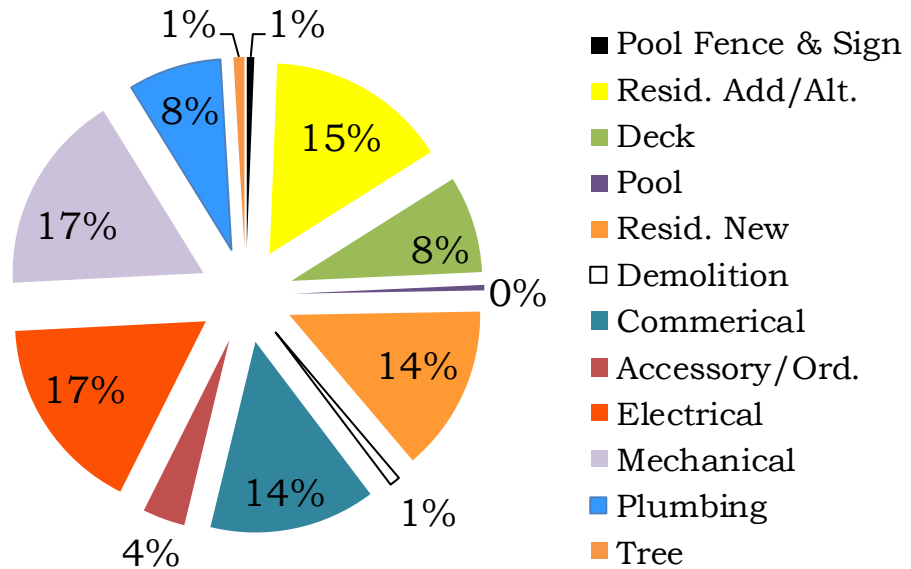
2011 Inspections



Type of Inspections	Total Amount	Weekly Average
Building	2573	49
Electrical	2594	50
Mechanical	2098	40
Plumbing	1275	25

Type of Occupancy Issued	Total Amount	Monthly Average
Full Certificate of Occupancy	188	16
Temporary Certificate of Occupancy	24	2

2011 Building Division Permit Fees by Category



Permit Types	Total Fees Collected
Pool Fencing & Sign Permits	\$6,515
Residential Addition/Alteration Permits	\$266,741
Residential New Construction Permits	\$159,114
Deck Permits	\$7,687
Swimming Pool Permits	\$2,021
Demolition Permits (includes all demolition types)	\$8,020
Commercial Permits	\$276,057
Accessory & Ordinance Permit	\$12,395
Electrical Permits	\$150,865
Mechanical Permits	\$152,850
Plumbing Permits	\$92,080
Tree	\$8,300
Total	\$1,142,645

Total Estimated Value of Construction

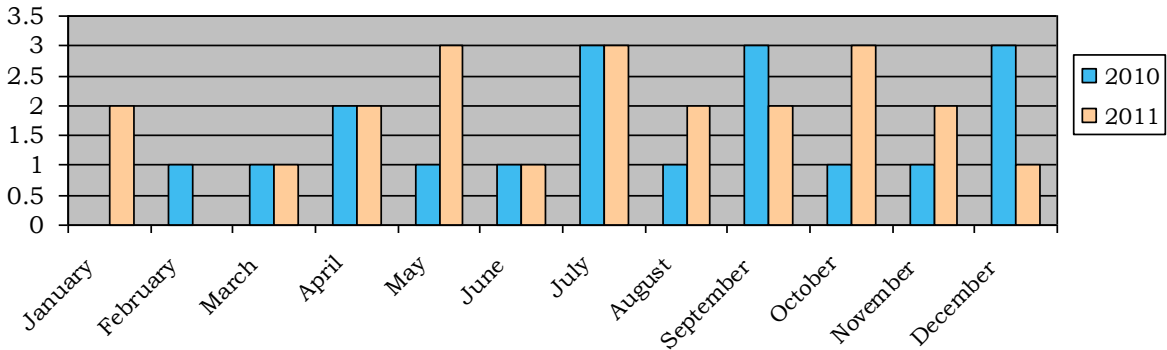
\$52,015,070

Comparison of Permits Issued in 2011

New Construction Building Permits Issued

Total of 18 permits issued in 2010 with a Monthly Average of 2

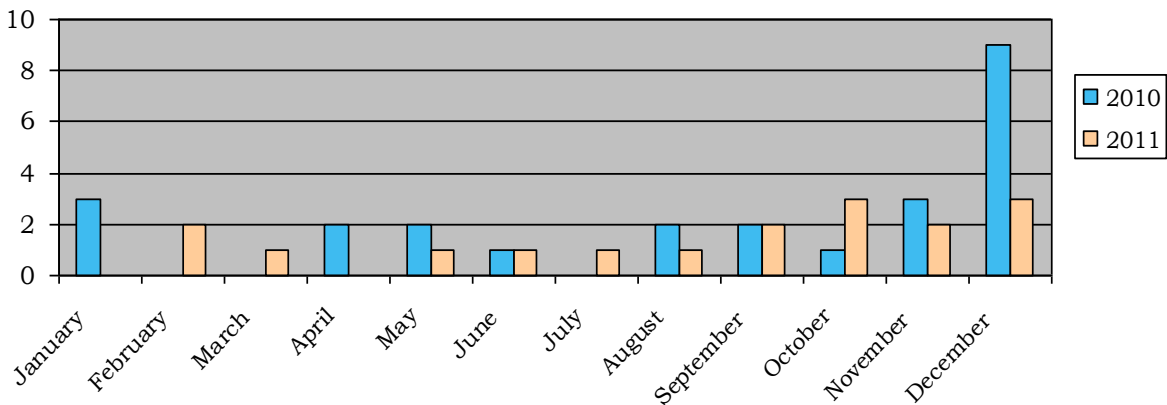
Total of 22 permits issued in 2011 with a Monthly Average of 2



Complete Demolition Building Permits Issued

Total of 25 permits issued in 2010 with a Monthly Average of 2

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

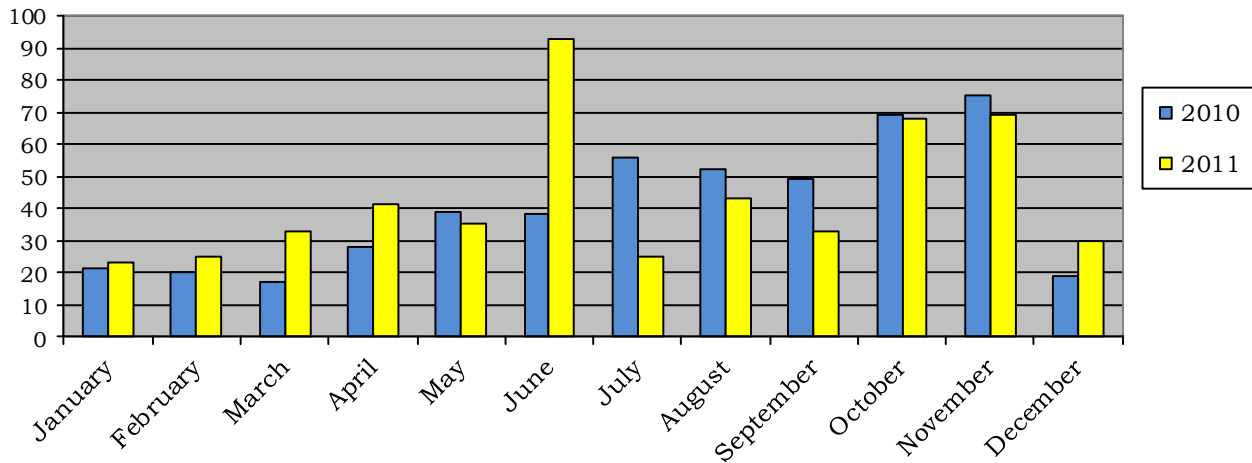


Comparison of Permits Issued in 2011

Residential Addition/ Alteration Building Permits Issued

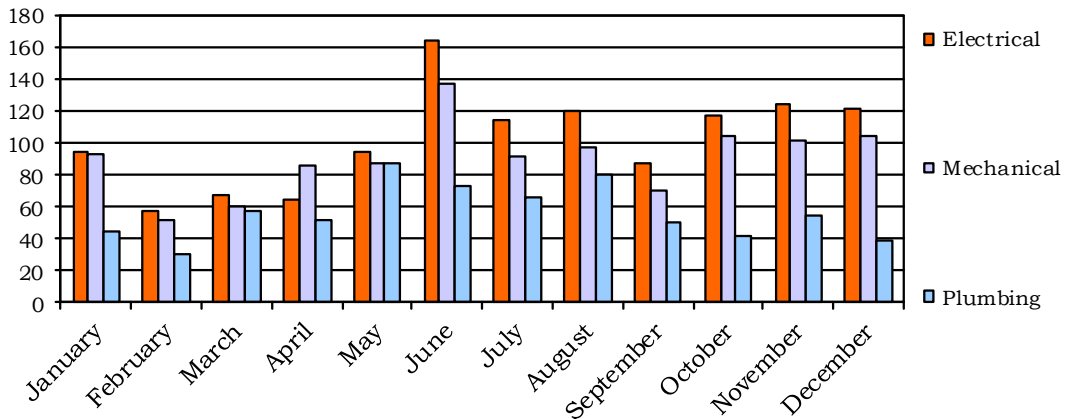
Total of 483 permits issued in 2010 with a Monthly Average of 40

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



Comparison of Permits Issued in 2011

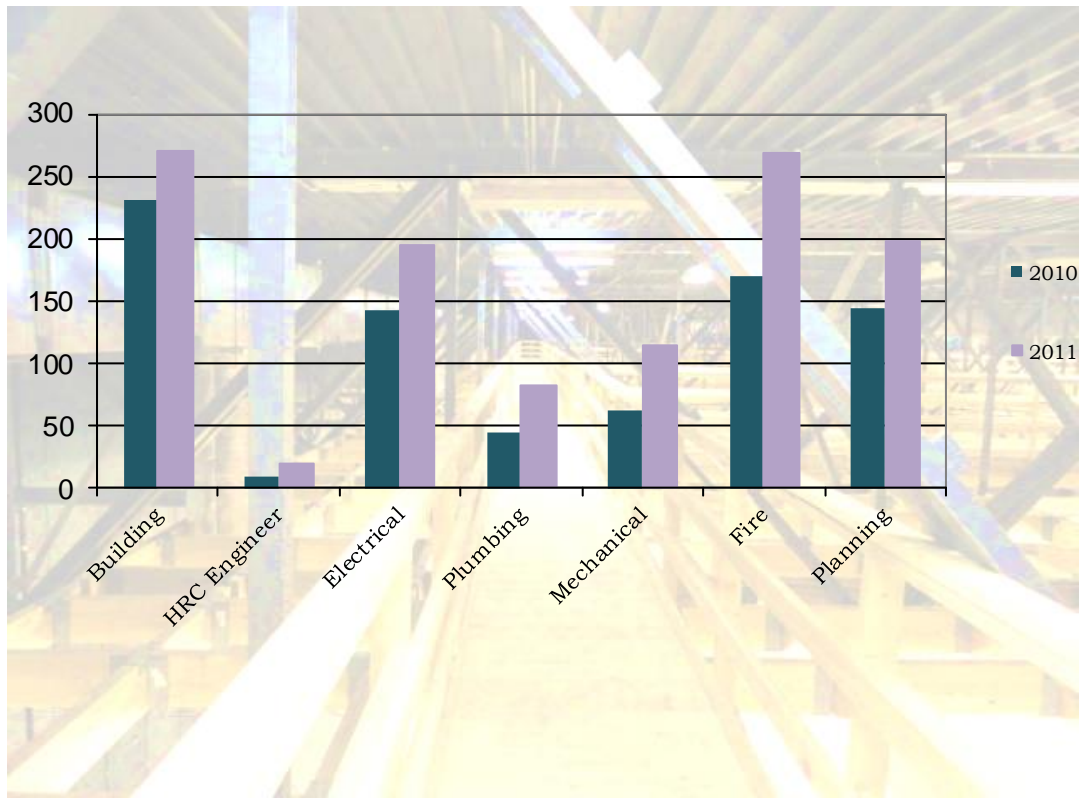
Issued Subcontractor* Permits 2011



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	2009	2010	2011
Residential Building	264	501	540
Commercial Building	39	58	114
Demolition (all types)	49	40	36
Ordinance	61	68	89
Electrical	983	1208	1230
Mechanical	903	1037	1088
Plumbing	606	679	677
Total	2905	3591	3774

Comparison Chart of Commercial Plan Review



Commercial Plan Review	2010	2011
Building	231	271
HRC Engineer	10	20
Electrical	142	195
Plumbing	44	82
Mechanical	63	114
Fire	170	268
Planning	145	198
Total	805	1148

Accomplishments of 2011

Promote Building Division Services:

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



Accomplishments of 2011 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 2011, ten (10) Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the repairs included:

- *Hot water heater, Air conditioner, Furnace*
- *Window replacements, Interior & Exterior doors*
- *Roof, Insulation, Ceiling*
- *Carpet, Tile, Painting*
- *Plumbing and Electrical repairs*



Accomplishments of 2011 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 12 years. The BIA meets on a regular basis in the Spring and Fall of the year. In 2011, the Township Building Division hosted two task force meetings on April 28th and October 20th. The meetings provide an opportunity for builders to meet with the inspectors and staff in a friendly and informative forum. The discussion includes, the 2009 Michigan Codes are being enforced as if March 9, 2011. Significant commercial projects such as Dick Sporting Goods, Tim Horton's, Rusty Bucket, and Carl's Golf Land, also 37000 Woodward which will be a mixed use building with a first floor bank, retail and restaurant and second/third floor office with the option of residential space. Discussions of the Township's agreement with the City of Pontiac to perform reviews and inspection services for the Raleigh Michigan Studios project at South Boulevard and Opdyke Road. The Township agreement to perform reviews and inspection services for the City of Sylvan Lake Building Department.

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.

Consolidation of Services:

Township entered into an agreement with the City of Sylvan Lake to perform reviews and inspection services for the Building Department.

Goals for 2012

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.

2012 Annual Fall Township Open House:

During the Open House, provide information or offer demonstrations to residents regarding the importance of public safety through compliance with the adopted building codes for commercial and residential structures.