

Bloomfield Township



Building Division

2010 Annual Report

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



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Annual Report is derived from data collected January 2, 2010 until December 31, 2010.



In 2010, Building Division Codes in effect

Building

Michigan Residential Building 2006
Michigan Building 2006
Michigan Rehabilitation Code for existing buildings 2006
IPMC 2006

Electrical

Michigan Residential Code 2006
National Code 2008 Part 8 Rules

Mechanical

Michigan Residential Code 2006
Michigan Mechanical Code 2006
International Fuel Gas Code 2006 (Residential & Commercial)

Plumbing

Michigan Plumbing Code 2006
Michigan Residential Code 2006

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

Jim Wright

Electrical Inspector

Rick Firlik

Plumbing Inspector

Todd Haneckow

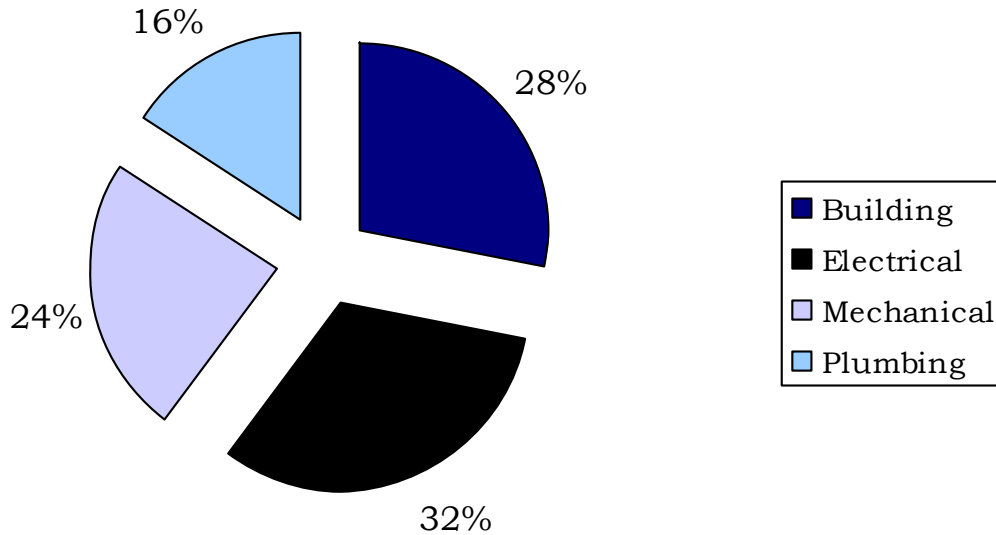
Mechanical Inspector

Tom Benson



Building Division 2010 Inspections and Certificate of Occupancy

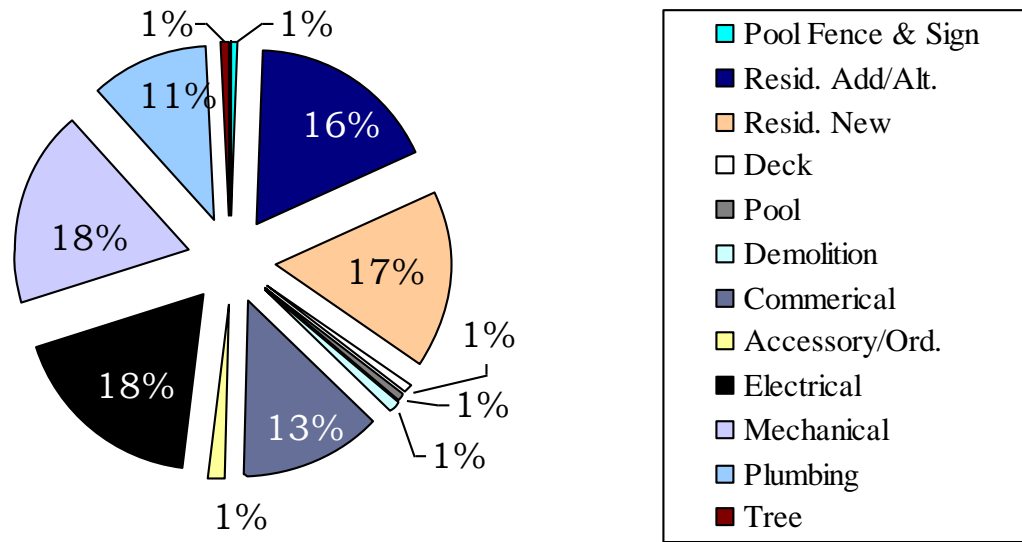
2010 Inspections



Type of Inspections	Total Amount	Weekly Average
Building	2249	43
Electrical	2580	50
Mechanical	1943	37
Plumbing	1278	25

Type of Occupancy Issued	Total Amount	Monthly Average
Full Certificate of Occupancy	212	18
Temporary Certificate of Occupancy	40	3

2010 Building Division Permit Fees by Category



Permit Types	Total Fees Collected
Pool Fencing & Sign Permits	\$5,705
Residential Addition/Alteration Permits	\$212,215
Residential New Construction Permits	\$126,647
Deck Permits	\$7,303
Swimming Pool Permits	\$4,143
Demolition Permits (includes all types of demolition)	\$8,565
Commercial Permits	\$103,328
Accessory & Ordinance Permit	\$10,476
Electrical Permits	\$142,730
Mechanical Permits	\$142,655
Plumbing Permits	\$86,516
Tree	\$5,550
Total	\$855,833

Total Estimated Value of Construction

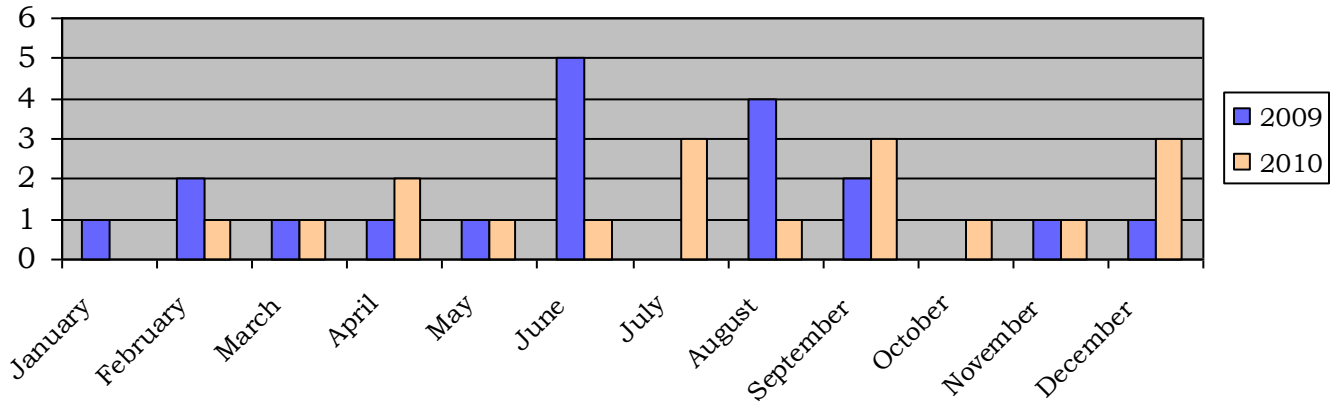
\$28,919,776

Comparison of Permits Issued in 2010

New Construction Building Permits Issued

Total of 19 permits issued in 2009 with a Monthly Average of 2

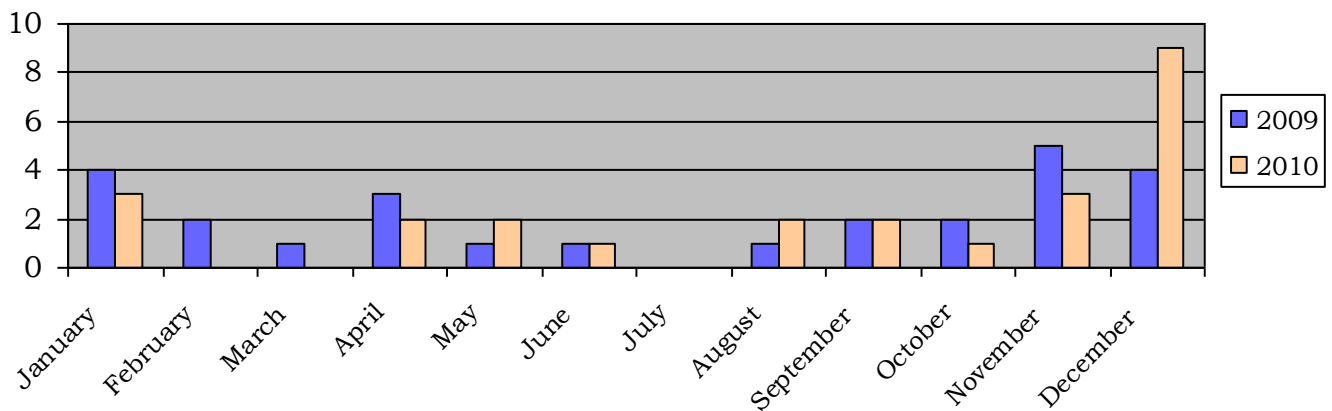
Total of 18 permits issued in 2010 with a Monthly Average of 2



Complete Demolition Building Permits Issued

Total of 26 permits issued in 2009 with a Monthly Average of 2

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

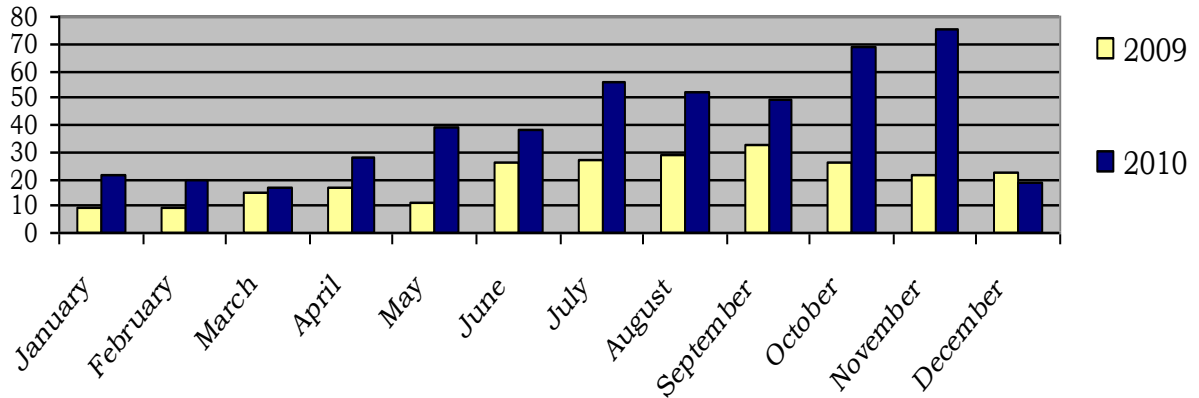


Comparison of Permits Issued in 2010

Residential Addition/ Alteration Building Permits Issued

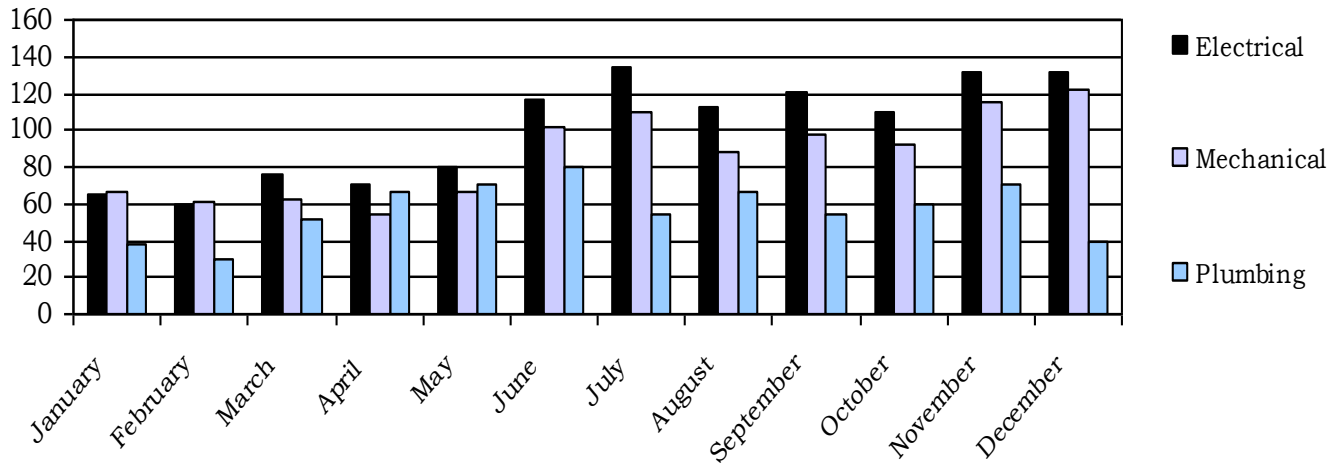
Total of 245 permits issued in 2009 with a Monthly Average of 20

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



Comparison of Permits Issued in 2010

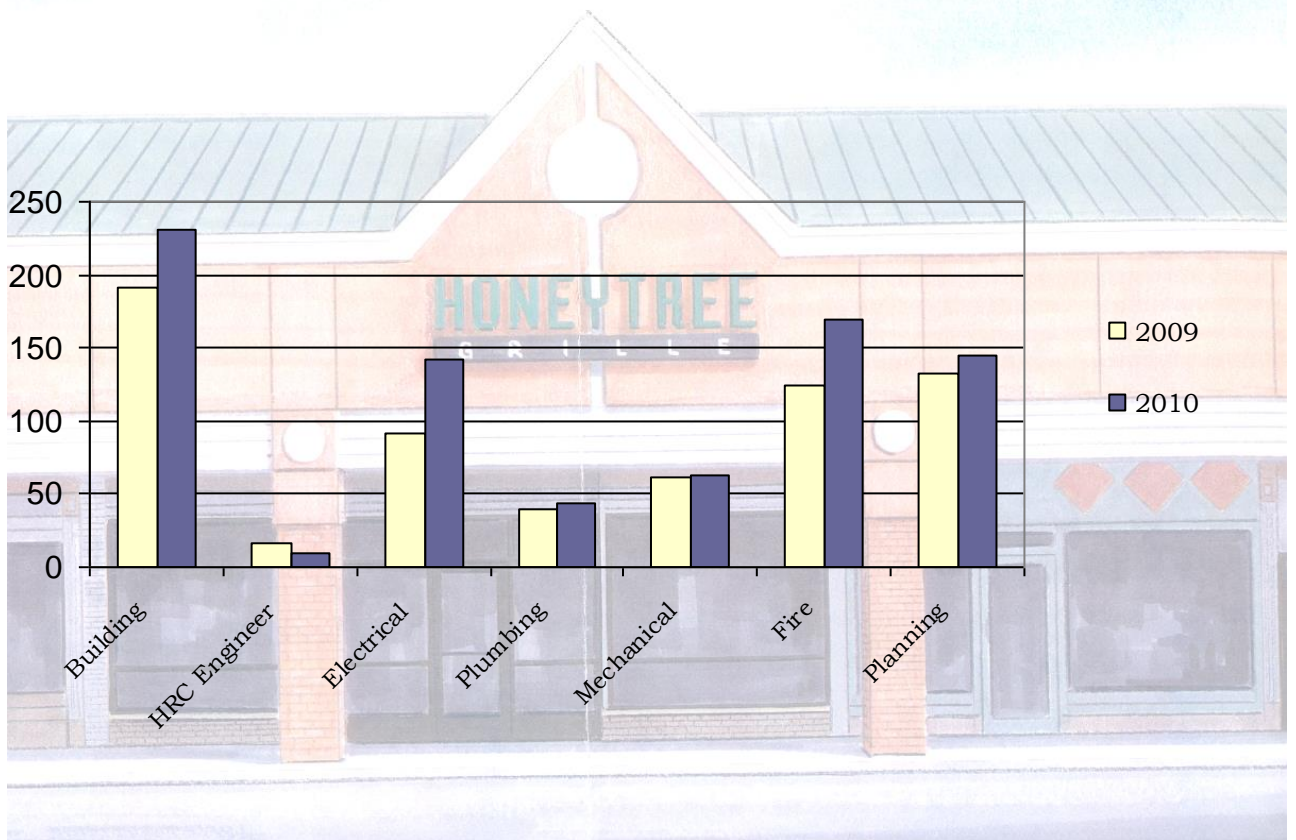
Issued Subcontractor* Permits 2010



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	2008	2009	2010
Residential Building	335	264	501
Commercial Building	99	39	58
Demolition (all types)	42	49	40
Ordinance	78	61	68
Electrical	1069	983	1208
Mechanical	982	903	1037
Plumbing	747	606	679
Total	3352	2905	3591

Comparison Chart of Commercial Plan Review



Commercial Plan Review	2009	2010
Building	191	231
HRC Engineer	16	10
Electrical	92	142
Plumbing	40	44
Mechanical	61	63
Fire	124	170
Planning	133	145
Total	657	805

Accomplishments of 2010

Promote Building Division Services:

For the first time, the Building Division along with the Planning and Ordinance Division participated in the 2010 Annual Fall Township Open House.



Accomplishments of 2010 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 2010, 14 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 2010 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 11 years. The BIA meets on a regular basis in the Spring and Fall of the year. In 2010, the Township Building Division hosted two task force meetings on April 29th and October 21th. 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 the maintenance and alteration permits, upcoming code changes, homeowner welcome packets and building brochure information.

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.

Employee Credentials on the Website:

The Township's website has been updated to include descriptions of employee credentials and their photos.

Example:

Mechanical Inspector – Tom Benson

- Act 54 Registered Mechanical Inspector
- Act 54 Registered Plan Reviewer
- Licensed Mechanical Contractor
- Licensed Builder



Professional Affiliations:

Michigan Mechanical Inspection Association
Mechanical Inspectors Association of Michigan

Township Hall Public Service Announcement:

The Home Electrical Safety announcement is available for public visitors to view at various lobbies in Township Hall.



Goals for 2011

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.

Consolidation of Services:

Explore opportunities to share inspection and permitting services with neighboring communities.

2011 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.