

# Bloomfield Township



## Building Division

# 2009 Annual Report

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





March 22, 2010

Dear Residents of Bloomfield Township:

*The Building Division has experienced a significant reduction in building activity over the past year due to the rippling effect the economy is having in our region. Funding for construction code activities is limited to the revenue generated by these activities, and we have been required to adjust our expenses when we experience significant reductions. Since staffing costs in the Building Division account for over 80% of all expenses in this fund, the reduction in expenses has resulted in staff changes that went into effect on November 1, 2009. Staffing levels were reduced by three positions in plan review and building inspection. In addition, clerical duties have been assigned to other Township Departments as shared duties.*

*Despite these challenges, the Building Division has maintained the highest quality of service to its residents. Charged with enforcement of codes and ordinances through the permit process, the Building Division staff was devoted in their plan review and inspections involving new construction, alterations, repairs, and demolition projects within the Township.*

*A major initiative for 2009 was the implementation of the Minor Home Repair Program, in concert with the Bloomfield Senior Services Department. This Program assists qualified seniors with financial assistance from Community Development Block Grant (CDBG) to complete their minor home repairs.*

*Initiated more than 10 years ago, the Township hosted the annual Spring and Fall Building Industry Association (BIA) of Southeastern Michigan task force meetings in April and November of 2009. These meetings offer the opportunity for builders and Planning, Building & Ordinance Department staff to discuss pertinent topics relating to construction in the Township.*

*The success of the Building Division is attributed to the professionalism and dedication of its employees and employees from other Township Departments who share in the common goal of ensuring the health, safety and welfare of our residents and their property. We look forward to continuing the highest level of community service that Bloomfield Township residents have come to appreciate.*

Respectfully Submitted,

Patricia Voelker, Director  
Planning, Building & Ordinance





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Annual Report is derived from data collected January 2, 2009 until December 31, 2009.





## 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 Electrical Code 2005  
2008 Part 8 Rules effective 12/2/2009

### 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 As of December 31, 2009

## 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

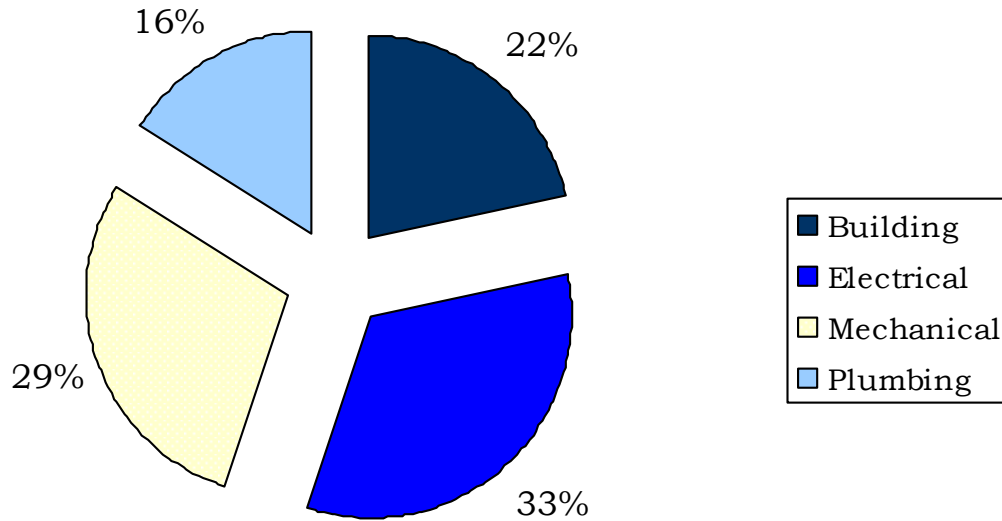
Todd Haneckow

## Mechanical Inspector

Tom Benson



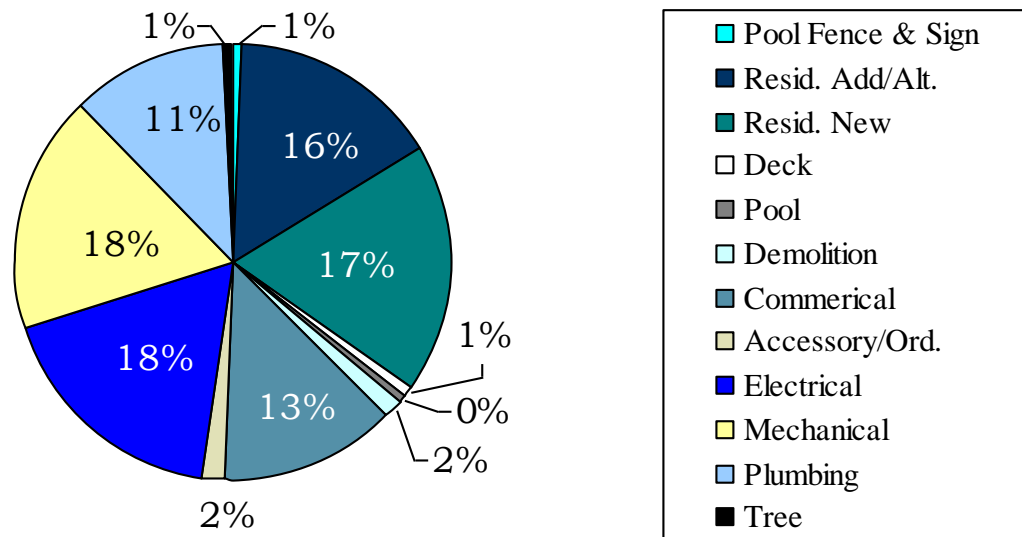
# Building Division 2009 Inspections and Certificate of Occupancy



Type of Inspections	Total Amount	Weekly Average
Building	1969	38
Electrical	3080	59
Mechanical	2648	51
Plumbing	1461	28

Type of Occupancy Issued	Total Amount	Monthly Average
Full Certificate of Occupancy	226	19
Temporary Certificate of Occupancy	44	4

## Building Division Permit Fees by Category



Permit Types	Total Fees Collected
Pool Fencing & Sign Permits	\$5,700
Residential Addition/Alteration Permits	\$108,935
Residential New Construction Permits	\$125,913
Deck Permits	\$7,362
Swimming Pool Permits	\$3,089
*Demolition Permits	\$10,560
Commercial Permits	\$90,328
Accessory & Ordinance Permit	\$11,343
Electrical Permits	\$122,565
Mechanical Permits	\$124,885
Plumbing Permits	\$78,554
Tree	\$6,100

Total Estimated Value of Construction \$40,207,243

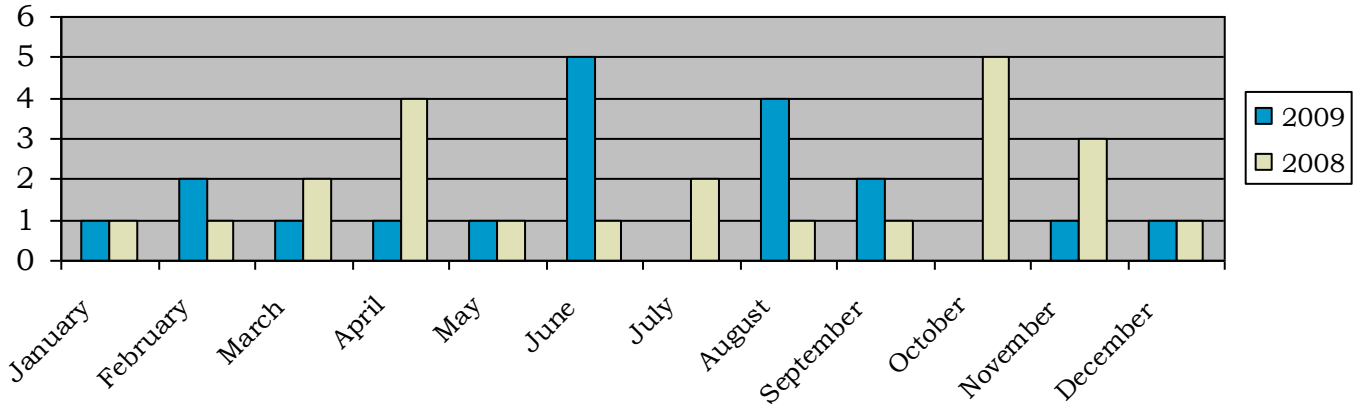
\*Demolition total includes all types of demolition

# Comparison of Permits Issued in 2009

## New Construction Building Permits Issued

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

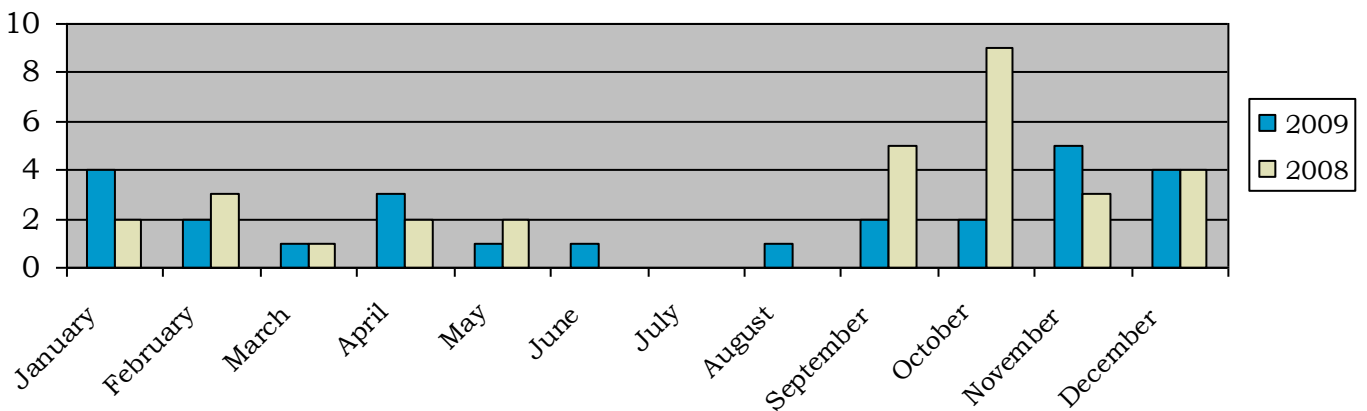
Total of 23 permits issued in 2008 with a Monthly Average of 2



## Complete Demolition Building Permits Issued

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

Total of 31 permits issued in 2008 with a Monthly Average of 3

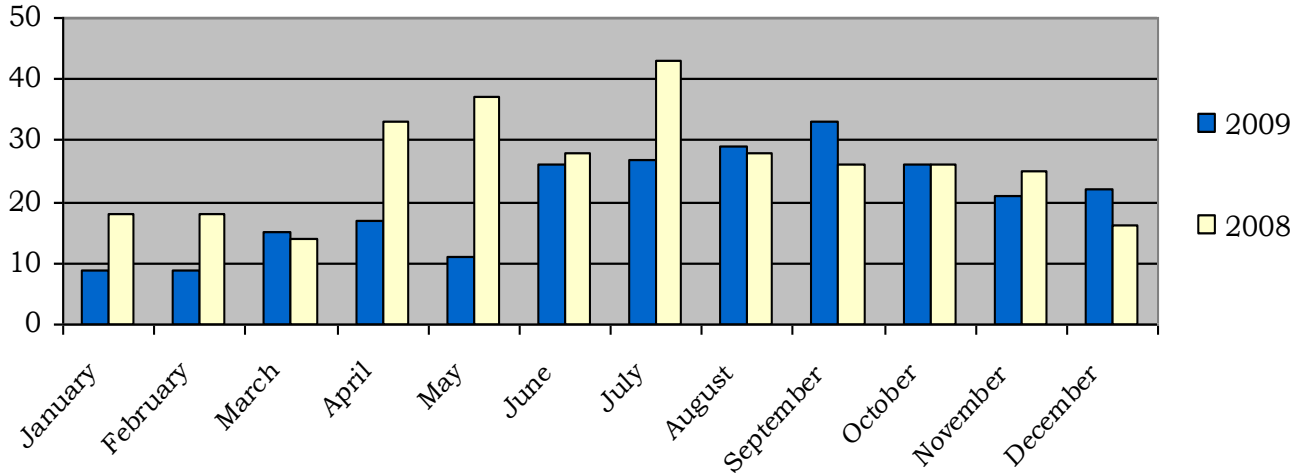


# Comparison of Permits Issued in 2009

## Residential Addition/ Alteration Building Permits Issued

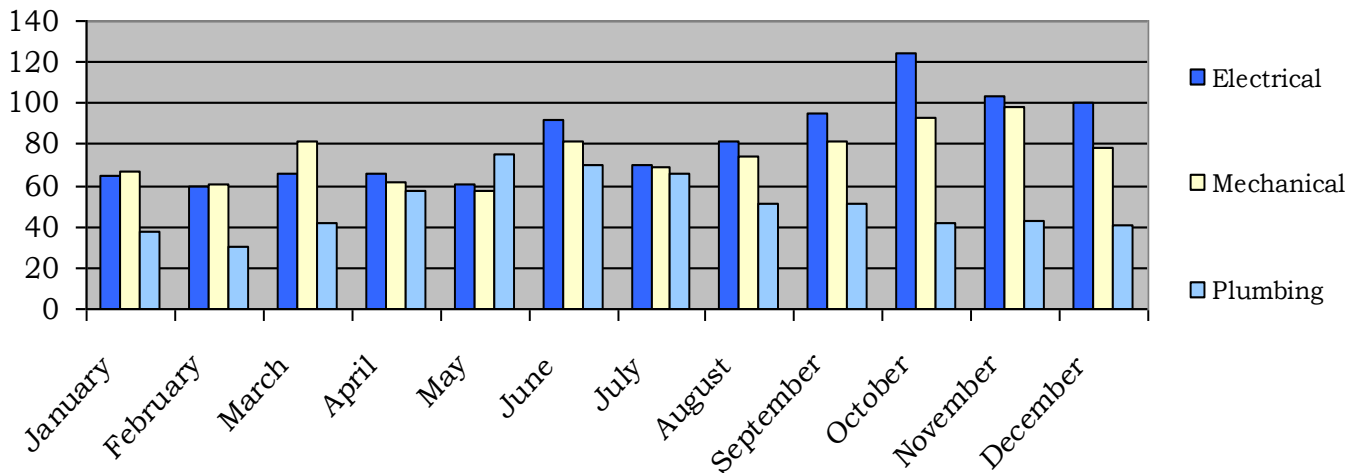
Total of 245 permits issued in 2009 with a Monthly Average of 20

Total of 312 permits issued in 2008 with a Monthly Average of 26



# Comparison of Permits Issued in 2009

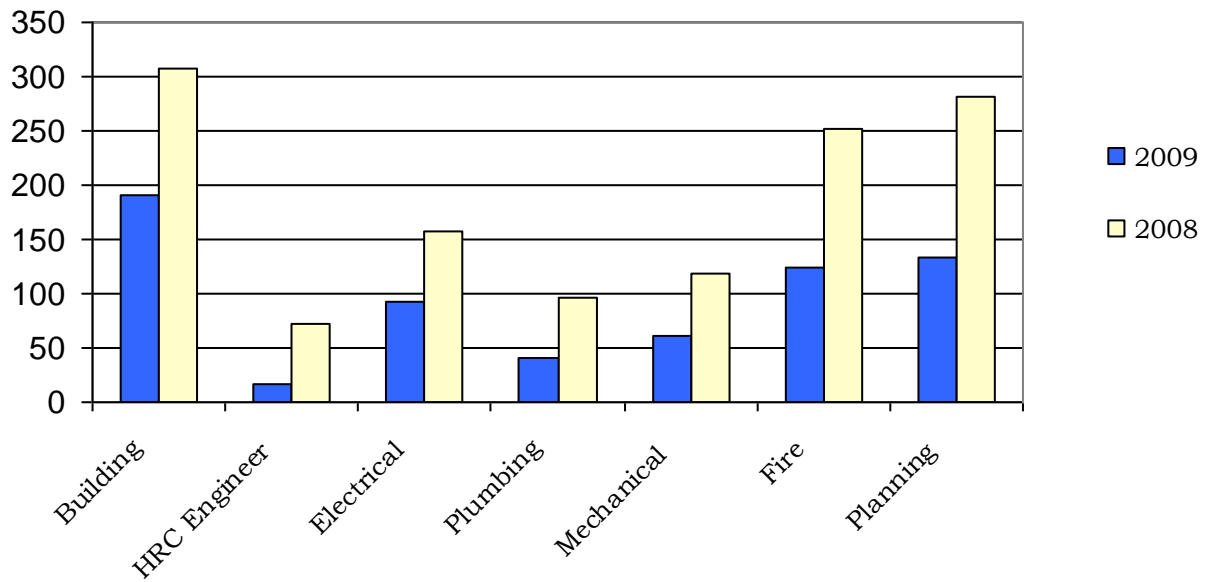
Issued Subcontractor\* Permits 2009



**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	2007	2008	2009
Residential Building	411	335	264
Commercial Building	59	99	39
Demolition	46	42	49
Ordinance	53	78	61
Electrical	1031	1069	983
Mechanical	948	982	903
Plumbing	841	747	606

## Comparison Chart of Commercial Plan Review

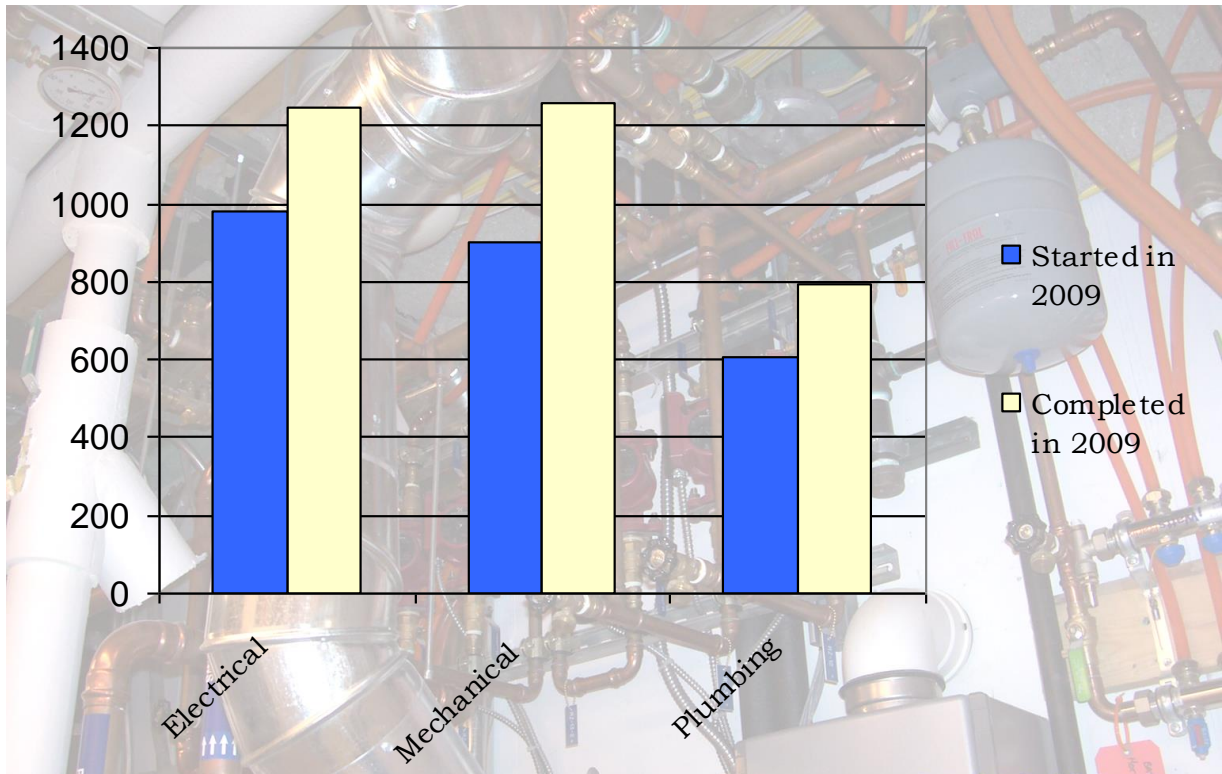


Commercial Plan Review	2008	2009
Building	308	191
HRC Engineer	73	16
Electrical	158	92
Plumbing	96	40
Mechanical	119	61
Fire	248	124
Planning	281	133

# Accomplishments of 2009

## Expired Permit Program Results:

The Building Inspectors have worked to resolve expired permits that had not been closed out for several years. The expired permit program has increased the number of permits completed in 2009.



Permit Type	Issued in 2009	Completed in 2009
Electrical	983	1248
Mechanical	903	1261
Plumbing	606	796

Background picture: Residential Mechanical Room



# Accomplishments of 2009

## 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 2009, four Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the approved repairs include:
  - *Hot water heater, Air conditioner*
  - *Window replacements*
  - *Plumbing and Electrical repairs*





## Accomplishments of 2009

### 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 2009, the Township Building Division hosted two task force meetings on April 16<sup>th</sup> and November 12<sup>th</sup>. 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 the Tree Preservation and Protection requirements, Energy Code issues with building additions, Low E glass standards, smoke alarm regulations, fence requirements for demolished homes, Electrical Part 8 Rules, and lead paint assessments.

### Created an Informational Video:

The Division has worked in conjunction with the Community Relations' staff, to create, "***Your Building Division: Defenders of Public Safety***," a video that educates the public on the importance of public safety with all building activities. The video highlights the day-to-day responsibilities of our Building Division to ensure the public's safety during all levels of a construction project. The 4-minute video has been aired on our Bloomfield Community cable station as part of our continued public education efforts. The video is also available for viewing on the Township's website.

### Tree Permits:

With the adoption of the Tree Preservation and Protection Ordinance, the building permit process has been amended to include the review of tree removal requests due to a proposed construction project. For those construction projects that involve the removal of trees or any clear-cutting activity, a tree permit application is required along with a building permit application as an integrated step to the building permit application process. In addition, based on the proposed scope of work, tree protection measures are required and inspected prior to the commencement of any construction activity. Coordination of reviews with the Engineering & Environmental Services Department is important to maintain proper records. Educating builders, homeowners, and the general public will be ongoing.



## Goals for 2010

### Resource Management:

By continuing to refine and streamline our internal procedures, we will consistently improve with expediting our permit process while utilizing our staff more efficiently.

### Promote Building Division Services:

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.

### Cross Training:

Identify additional tasks that may be shared across Township departments, such as the Township's Backflow Prevention Program, and Minor Home Repair Program.

### Consolidation of Services:

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