



Legislation Text

File #: 17-3758, Version: 2

Title:

Budget Amendment - LUESA/Code Enforcement, Mega Multifamily Team

Summary

ACTION:

1. Recognize and appropriate \$2,014,114 in additional permit revenue
2. Approve the addition of 26 positions to complete Phase III of the Mega Multifamily Inspection Team realignment, Veteran's Apprentice Program and Inspection Services
 - 10 Mega Inspector/Plans Examiners (Code Official)
 - 10 Inspector III
 - 5 Inspector I (Veteran Trainees)
 - 1 Administrative Support Coordinator

Staff Contact: Patrick Granson, Director of Code Enforcement, LUESA

Presentation: No

BACKGROUND/JUSTIFICATION:

Creation of the Mega Multifamily Inspection Team began in July 2015, when Code Enforcement saw a significant number of large "mega" projects at the design/construction phase in Charlotte - Mecklenburg. Phase I and II are complete. The Mega Multifamily Team was created as a specialized team targeting inspection resources for the most complex mega projects.

The realignment concept for Phase III will provide mega projects with an assigned group of Code Officials for consistency and collaboration, throughout the plan review, permitting and inspection process. The role of a plans examiner and inspector will be combined, allowing continuous collaboration from the beginning of a project's design phase through issuance of the project's Certificate of Occupancy (individual Code Official assists project from start to finish). The final realignment for the Mega Multifamily Team is scheduled to be complete by the current fiscal year end.

(10) Mega Inspector/Plans Examiners

These positions are being requested to assist two areas. The first area is dealing with the last

phase of the Mega Plan Review and Mega Inspection merger. In looking at plan review numbers from last year, we currently have 23 projects scheduled for review in the first six months of FY17. These projects include large multifamily projects, very complex projects and high rise buildings (hotels and offices) located mainly in the downtown area. Based on project volume from FY16, we anticipate a 30-40 percent increase in volume for the first half of FY18. This will aid in keeping us in front of the curve by proactively filling these positions to meet expected goals and objectives for the Department and the BDC.

These positions will also be used to finalize the reorganization of the Mega Multifamily Team; providing a seamless process from start to finish on larger projects, maintaining consistency from project development through final construction phase, as requested by industry, Gartner and the BDC.

(10) Inspector III Positions

This request is in response to an anticipated work load issue in residential inspection activity. The BDC Performance Goal states that 85-90 percent of all inspections are to be completed within the first 24 hours and the current work load of 117,804 inspection requests since November 30, 2016, annualized at 282,730 inspections. This equates to an increase of 6.5 percent compared to FY16 EOY total at 265,520 (8% above FY15 EOY numbers).

(5) Veteran's Program Supporting Residential Training

These positions are being requested to support a training program for our Veteran's Program. We consider this the entry point for training new candidates for inspector and plan review positions in the construction industry. We have seen success in our first year of the program. We have a total of five positions transferred from FY17's pilot program. We think this is a much needed investment.

The continued development of this program is a much needed investment for Code Enforcement and is based on the current market and difficulties in filling vacant Inspector I and Plans Examiner positions in Residential Plan Review and Permitting; a projected work volume increase of 25 percent in Plan Review and Permitting. These positions will primarily provide support for plan intake, using current electronic systems, customer service problem solving and permitting processes.

(1) Adm Support Coordinator Position Supporting Commercial / Residential Permitting

This position is being requested to support the new betterments proposed within the Commercial and Residential Plan Review and Permitting area. With the work volume increase of 25 percent in plan review and permitting, this position will primarily provide support with plan intake using our current electronic systems, customer service problem solving and the permitting processes.

LUESA's Director presented during the February 7, 2017 BOCC meeting with Agenda Item 17-3767 Code Enforcement Update.

On January 17, 2017, the Building Development Commission (BDC) voted unanimously, in support of this proposal.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

After six months, Code Enforcement permit fee is running 14 percent above monthly projections. Therefore, the \$2,014,114 additional staffing cost in FY 17 is covered 100 percent by projected permit fee revenue.

The annualized cost for FY 18 is \$2,303,261.