

RichmondWorks

Department of Community
Development -
Code Enforcement
July 24, 2008





Department of Community Development Code Enforcement Presentation Agenda

1. Challenges and Impediments to Success of Department
2. Potential Solutions to Challenges and Impediments

Department of Community Development Code Enforcement Challenges & Impediments

- ◆ As follow up to the June 12, 2008 meeting, the following actions were to be taken:
 - Partner with other localities on increasing penalties for building code violations
 - Perform a multi-jurisdictional survey of development fees
 - Arrange for demonstrations of available software
 - Develop a plan of action and timetable to develop system requirements, establish a funding source and acquire software



Department of Community Development Code Enforcement Challenges & Impediments

- ◆ DIT estimates that \$1,300,000 has been spent in the past 10 years to maintain and upgrade the permitting and code enforcement systems
- ◆ DIT estimates that the costs to maintain these systems in the past 3 months is \$55,587.



Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

- ◆ Discussed the concept of increased building code penalties with VBCOA and DHCD
 - Working through the Housing Study Commission's Derelict Building Study Group may be a viable option
 - A meeting with Realtor Association, Delegate McClellan and others is set for July 28th at 9am
 - Discussion with Virginia First Cities is needed

Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

- ◆ A survey on developmental costs/permit fees has been sent to Henrico, Chesterfield, Norfolk and Alexandria
 - Results are summarized in an attached chart
 - Fees for 2 example projects are shown on the following slides

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Challenges & Impediments – Potential Solutions

Example #1 Construct a new 100,000 square foot office building on 4 acres	
Project Assumptions	
Building cost	\$7,000,000.00
Electrical cost	\$1,000,000.00
Plumbing cost	\$280,000.00
Mechanical cost	\$1,100,000.00
Sprinkler cost	\$300,000.00
Total cost of construction less land	\$9,680,000.00

Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

Development Costs and Permit Fees				
	Chesterfield	Henrico	Richmond	
Building permit	\$51,800.00	\$28,032.00	\$50,575.68	
Sprinkler	\$2,032.40	\$1,232.00	\$2,275.47	
Electrical permit	\$6,652.40	\$4,032.00	\$7,321.76	
Plumbing permit	\$1,900.40	\$1,152.00	\$2,131.29	
Mechanical permit	\$7,312.40	\$4,432.00	\$8,042.66	
Water connection 4" service	\$99,250.00	\$191,165.00	\$25,200.00	
Sewer fee	\$68,125.00	\$256,740.00	\$29,480.00	
Environmental site	\$50.00			
Planning Department fee	\$25.00			
Water line fee	\$1,836.00	\$3,870.00		

Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

Land Development Elements	Chesterfield	Henrico	Richmond	
CUPD with rezoning	\$2,300.00	\$665.00	\$1,265.00	Rezoning only
Subdivision plat	\$0.00	\$25.00		POD below
record plat	\$20.00			
Planning Commission hearing	\$310.00	\$1,600.00		
Land disturbing permit	\$1,360.00		\$600.00	
POD		\$570.00	\$1,265.00	
Technical Check		\$50.00	\$0.00	
TOTAL	\$242,973.60	\$493,565.00	\$128,156.86	

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Challenges & Impediments – Potential Solutions

Example # 2 Permit a 10 Unit Subdivision and Construct the First 2000 Square Foot House		
Building cost	\$138,000.00	
Electrical cost	\$3,300.00	
Plumbing cost	\$3,700.00	
Mechanical cost	\$6,700.00	
Total Cost less land	\$151,700.00	

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Challenges & Impediments – Potential Solutions

Development Costs and Permit Fees			
	Chesterfield	Henrico	Richmond
Proffer	\$18,080.00	\$0.00	\$0.00
Building permit	\$684.00	\$584.00	\$860.19
Electrical permit	\$171.00	\$48.00	\$72.80
Plumbing permit	\$228.00	\$48.00	\$72.80
Mechanical permit	\$114.00	\$56.00	\$72.80
Water connection 5/8 service	\$3,970.00	\$6,030.00	\$4,450.00
Sewer fee	\$2,725.00	\$7,920.00	\$1,430.00
Environmental site	\$50.00		
Planning Department fee	\$25.00		
Water line fee	\$777.00	\$3,870.00	

Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

Land Development Elements	Chesterfield	Henrico	Richmond
CUPD with rezoning	\$5,100.00	\$665.00	\$1,375.00
Subdivision plat	\$110.00	\$25.00	\$550.00
record plat	\$20.00		\$550.00
Planning Commission hearing	\$310.00		\$0.00
Land disturbing permit	\$1,360.00		\$1,000.00
Technical Check		\$50.00	\$0.00
TOTAL	\$33,724.00	\$19,296.00	\$10,433.59

Department of Community Development Code Enforcement Challenges & Impediments – Potential Solutions

- ◆ A demonstration of the Accela software was presented on July 16th
 - DIT, DPW, DPU, 311, and DCD staff were in attendance
 - Overall reaction to available technology was very favorable

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Challenges & Impediments – Potential Solutions

- ◆ A plan of action is being developed
 - A fee analysis has been performed and a 5% construction permit fee increase will yield approximately \$200,000 per year
 - A 7% increase is needed to cover initial costs
 - 10% of permit fees (existing and proposed) is needed to cover all anticipated costs
 - A draft O&R is attached to implement these fees is attached
 - A rough draft of technical requirements has been prepared and should be reviewed by other departments