

Bloomfield Township



2008 Annual Report

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



Dear Residents of Bloomfield Township:

I am pleased to present the 2008 Bloomfield Township Building Division Annual Report. This report has been prepared to offer insight into the accomplishments of the Division this year and also provide information about the Building Division. The Division's principal activities involve enforcement of codes and ordinances by means of plan review and inspections. The Building Division permit process oversees construction, alteration, repair, and demolition within the Township.

The major initiative for 2008 was the addition of a dedicated inspection line that allows contractors to leave a message any time day or night to request an inspection. By initiating this service, it has freed up time for the clerical staff to attend to other callers during the high volume calling times and to let the contractors leave a message for the inspection they are looking to schedule.

The charts in the annual report compare the division of workload, fees, reviews and inspections of the Building Division. The Goals Section identifies several major Division activities for 2009, including implementation of the new tree permit process, and expediting certificate of occupancy requests.

The Accomplishments Section notes our hosting of the annual Spring and Fall Building Industry Association (BIA) of Southeastern Michigan task force meetings. Initiated more than 10 years ago, 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, 2008 until December 31, 2008.

Building Division Codes

◆Building

Michigan Residential Building 2003 (between 1/1/08 to 8/1/08)
Michigan Residential Building 2006 effective 8/1/08
Michigan Building 2003 (between 1/1/08 to 8/1/08)
Michigan Building 2006 effective 8/1/08
Michigan Rehabilitation Code for existing buildings 2003 (between 1/1/08 to 8/1/08)
Michigan Rehabilitation Code for existing buildings 2006 effective 8/1/08

◆Electrical

Michigan Residential Code 2006
National Electrical Code 2005
2006 Part 8 Rules effective 11/23/2007

◆Mechanical

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

◆Plumbing

Michigan Residential Code 2006
Michigan Plumbing Code 2006



Building Division Employee List

Director

Patricia McCullough
(As of 3/7/09 Patricia Voelker)

Building Official

Patrick Jenkinson

Building Inspector/Plan Reviewer

George Kilpatrick
Mark Richards
Jim Wright

Plan Reviewer

Tamara Coolman

Building Secretary

Kathy Davis

Building Clerk

Kristi Thompson

Electrical Inspector

Fred Radner
(As of 1/1/09 Rick Firlik)

Plumbing Inspector

Todd Haneckow

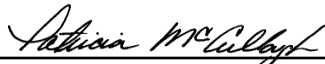
Mechanical Inspector

Tom Benson



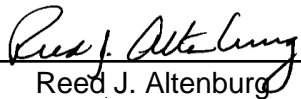
Our Mission Statement:

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.



Patricia McCullough

Director Planning Building & Ordinance



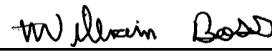
Reed J. Altenburg

Ordinance Officer



Thomas Benson

Mechanical Inspector



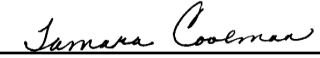
William Boss

Ordinance Officer



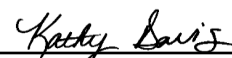
Robin R. Carley

Development Coordinator



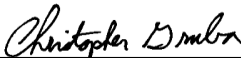
Tamara Coolman

Plan Reviewer



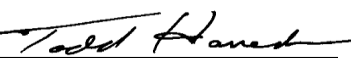
Kathy Davis

Building Secretary



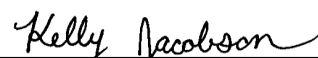
Christopher Gruba

Assistant Planner



Todd Haneckow

Plumbing Inspector



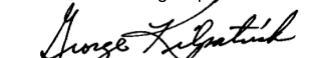
Kelly Jacobson

Ordinance Secretary



Patrick C. Jenkinson Jr.

Building Official



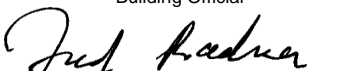
George Kilpatrick

Plan Reviewer



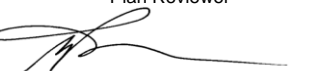
Carla Nettle

Planning Clerk



Fred Radner

Electrical Inspector



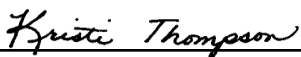
Mark Richards

Building Inspector



Brenda Schlutow

Lead Ordinance Officer



Kristi Thompson

Building Clerk

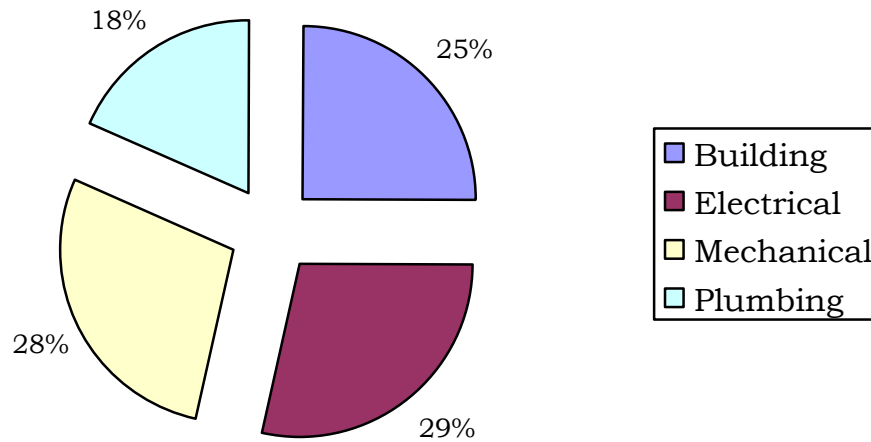


Jim Wright

Plan Reviewer/Building Inspector

Building Division Inspections and Certificate of
Occupancy Totals for 2008

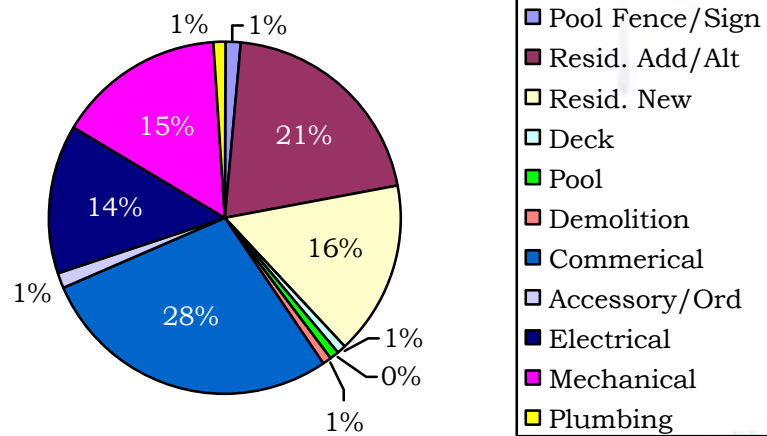
Inspections Performed



Type of Inspections	Total Amount	Weekly Average
Building	2462	47
Electrical	2802	54
Mechanical	2766	53
Plumbing	1805	35

Type of Occupancy Issued	Total Amount	Monthly Average
Full Certificate of Occupancy	234	20
Temporary Certificate of	49	4

Building Division Permit Fees by Category



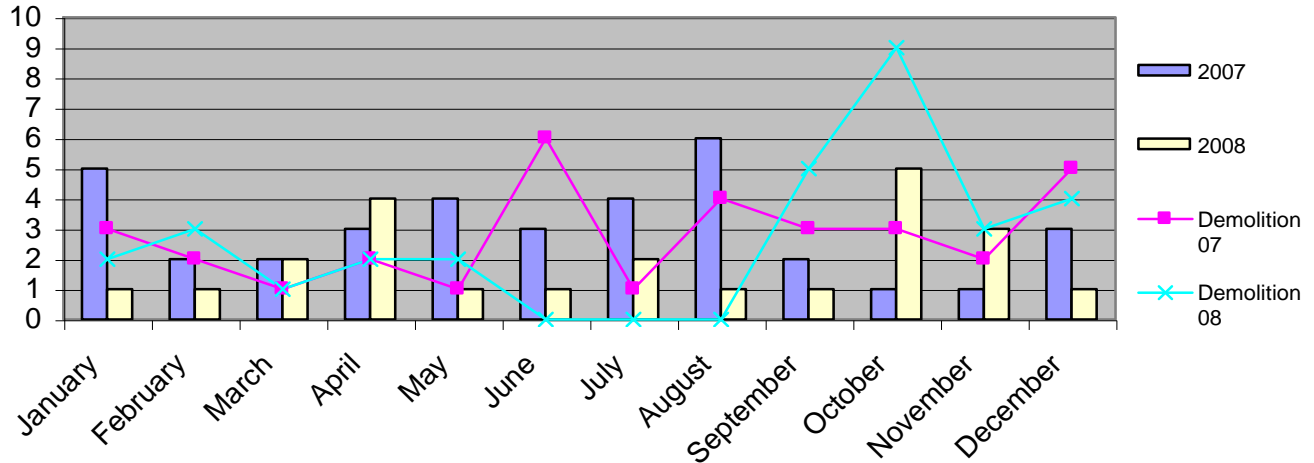
Permit Types	Total Fees Collected
Pool Fencing & Sign Permits	\$13,530
Residential Addition/Alteration Permits	\$215,133
Residential New Construction Permits	\$169,420
Deck Permits	\$8,634
Swimming Pool Permits	\$4,171
Demolition Permits	\$9,090
Commercial Permits	\$292,708
Accessory & Ordinance Permit	\$14,560
Electrical Permits	\$144,112
Mechanical Permits	\$159,125
Plumbing Permits	\$100,380

◆ Total Estimated Value of Construction \$2,406,502,335

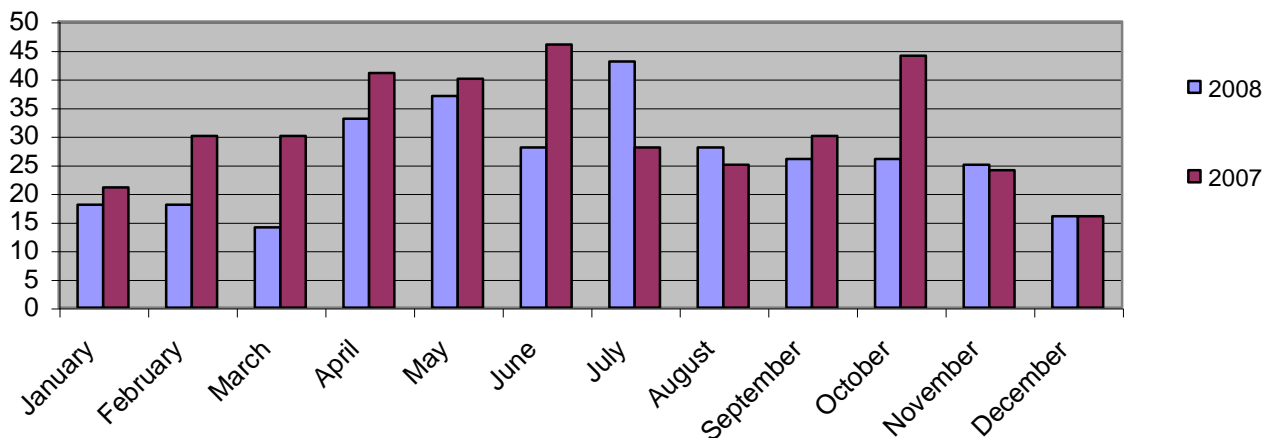
(Background picture: New construction including new sidewalks)

Comparison of Issued Permits

◆ Demolition & New Construction Issued Building Permits Issued
 2007 Monthly Average is 3 permits per month
 2008 Monthly Average is 5 permits per month

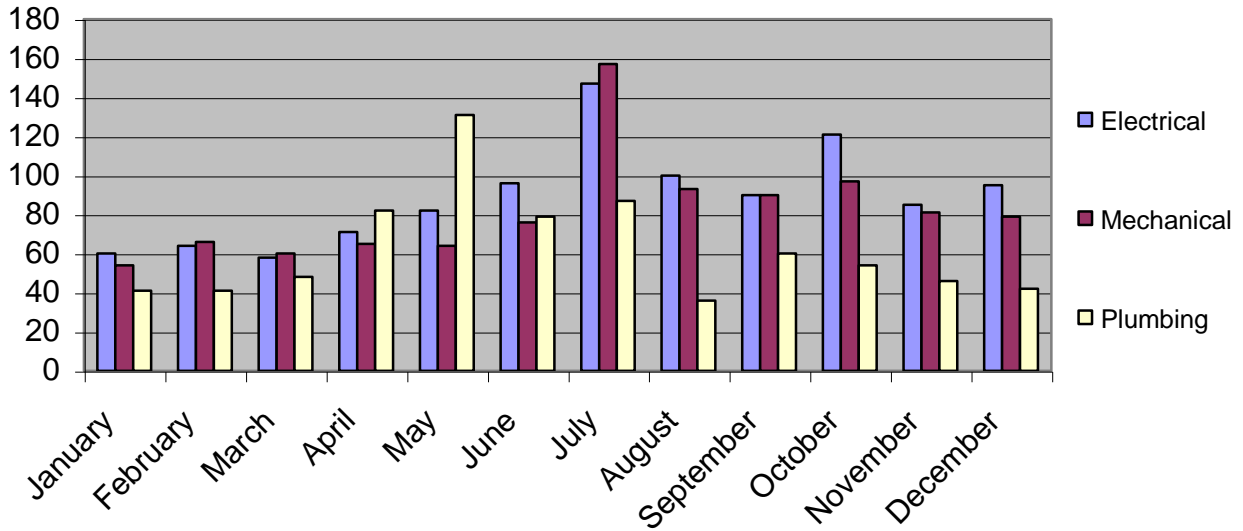


◆ Residential Addition/ Alteration Building Permits Issued
 2007 Monthly Average is 31 permits per month
 2008 Monthly Average is 26 permits per month



Comparison of Issued Permits

Issued Subcontractor* Permits 2008

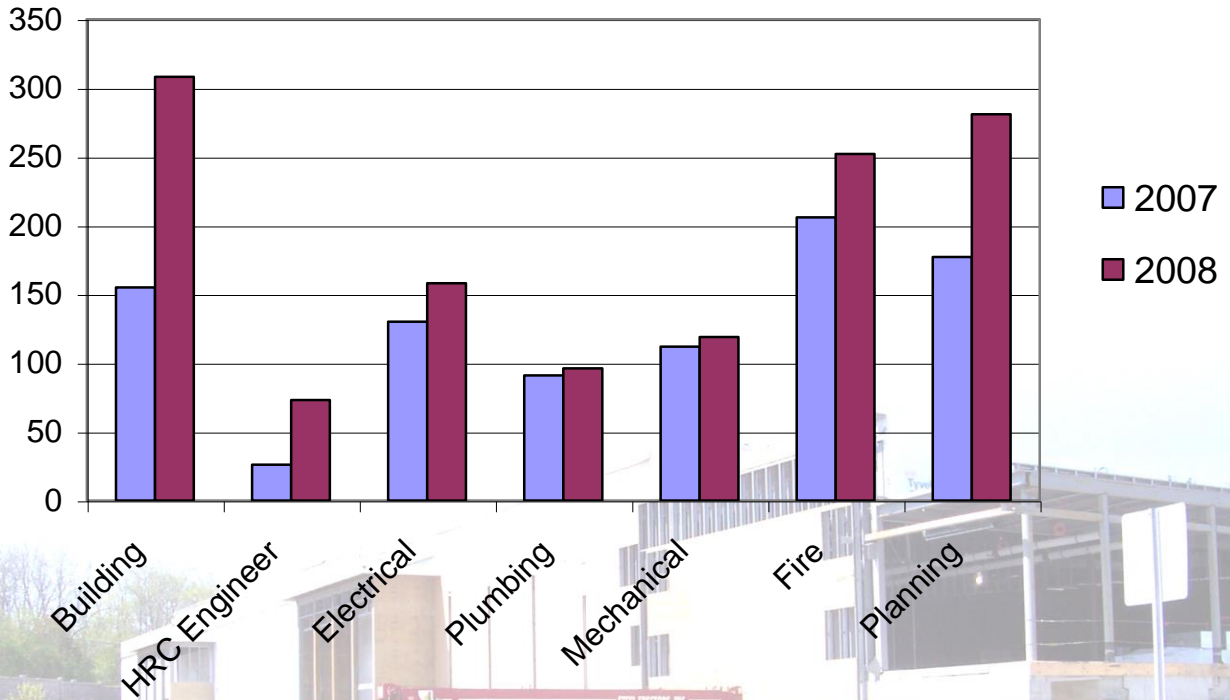


Note: A subcontractor is an individual or in many cases a business that signs a contract to perform part or all of the obligations of another's contract. A subcontractor is generally hired by the General or Building Contractor.

Permits Issued	2006	2007	2008
Residential Building	518	411	335
Commercial Building	83	59	99
Demolition	65	46	42
Ordinance	49	53	78
Electrical	1027	1031	1069
Mechanical	984	948	982
Plumbing	925	841	747

Comparison Chart of Reviews

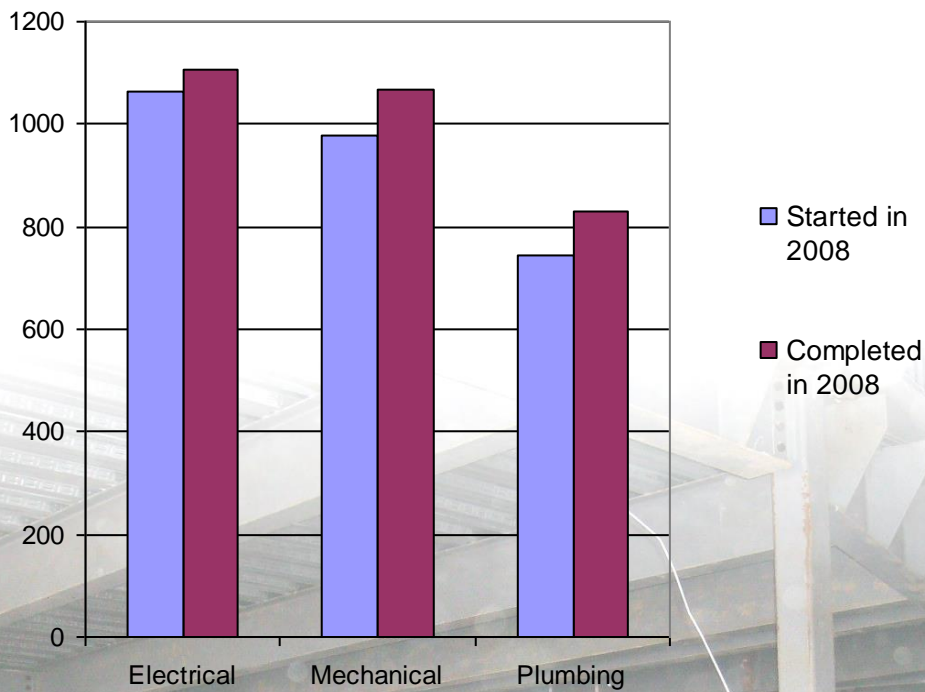
Commerical Plan Review



Commercial Plan Review	2007	2008	Change
Building	155	308	99%
HRC Engineer	26	73	181%
Electrical	130	158	22%
Plumbing	91	96	5%
Mechanical	112	119	6%
Fire	206	248	20%
Planning	177	281	59%

(Background picture: Commercial rough construction)

Expired Permit Program Results



Permit Type	Issued in 2008	Completed in 2008
Electrical	1065	1107
Mechanical	977	1067
Plumbing	743	831

Notes: Permits that are issued are not always completed within that year. The expired permit program has increased the number of permits completed in 2008.

(Background Picture: Commercial Duct Work)

2008 Major Division Activities

◆BIA Meetings:

The Building Industry Association (BIA) of Southeastern Michigan has sponsored builder and community forums at the Township for approximately 11 years. The BIA meets on a regular basis in the Spring and in the Fall of the year. In 2008, the Township Building Division hosted two task force meetings on April 3rd and October 2nd. The meetings present an opportunity for builders to meet with the inspectors and staff in a friendly atmosphere. The discussion includes pertinent topics, such as; code changes, soil erosion & sediment control permits, ordinance requirements, site maintenance, and DTE Energy issues.

◆Creating an Informational Video:

The Division has worked with the Township Cable Studio to create a video depicting the importance of the Building Division as defenders of public safety. It is anticipated that the video will be available for public viewing in early 2009 on the Township's website.

◆Inspection Line:

The Division has established a dedicated line allowing contractors to leave a message any time day or night to request an inspection. This service also provides the contractors the option to leave a message for the scheduling of their inspection(s) during high volume calling times.

◆Major Projects:

The Division has been actively involved in the Township Capital Building Project along with the completion of new commercial developments, such as the Target Store, the LA Fitness Facility, and the reconstructed Costco Warehouse store. The Division staff was very dedicated to the success of the 2008 PGA Championship Event held at Oakland Hills Country Club.

Goals for 2009

The Building Division has set specific goals for the coming year as part of the Annual Report.

◆ Full Certificates of Occupancy:

To service our residents and property owners more expeditiously, methods of streamline the process by which a certificate of occupancy is requested will be explored. Specifically, when final electrical inspection has been approved, the related divisions or departments will be notified to review the files in order to expedite the issuance of certificates of occupancy.

◆ 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. Coordination of reviews with the Engineering & Environmental Services Department will be important to maintain proper records. Educating builders, homeowners, and the general public will be ongoing.

