



Building Division 2021 Annual Report

Patricia Voelker
Director of
Planning, Building, &
Ordinance

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*The Building Division Annual Report is derived from data collected January 2, 2021 until December 31, 2021.

Building Division Mission Statement



“As representatives of the Bloomfield Township Planning, Building and Ordinance Department, we pledge to provide our services in a fair and consistent approach with the highest level of professionalism. We are dedicated to upholding the Township adopted plans, codes, and ordinances to ensure a safe, sustainable and enjoyable community for present and future residents.”

Building Division Personnel

Name and Title	Years of Service
Patricia Voelker, Director	19
George Kilpatrick, Building Official	15
Kristi Thompson, Building Administrative Assistant	18
Danielle Brent, Building Technical Assistant	8
Sheryl Saliba, Building Clerk	1
Christian Fox, Project Coordinator, Building Inspector & Plan Reviewer	10
William Myers, Building & Mechanical Inspector	8
Ross Chapman, Electrical Inspector	1
Steven Fink, Plumbing Inspector	2
Thomas Benson, Mechanical Inspector	16
Bob Thibeault Building Inspector	10

Effective Codes

The State of Michigan Building Codes continue to be under local authority, and are enforced in a fair and equitable manor. Bloomfield Township Building Division provides “inhouse” operations. This means that inspections and permit services are not contacted out to private companies. Having a localized operation provides sooner inspection requests, expedient permit reviews, increased availability of staff for questions and information.

Building

2015 Michigan Building Code

2015 Michigan Rehabilitation Code

2015 Michigan Residential Code

Electrical

2015 Michigan Electrical Code

2017 National Electrical Code

*Including 2017 MI Part 8 Rules

Mechanical

2015 Michigan Mechanical Code

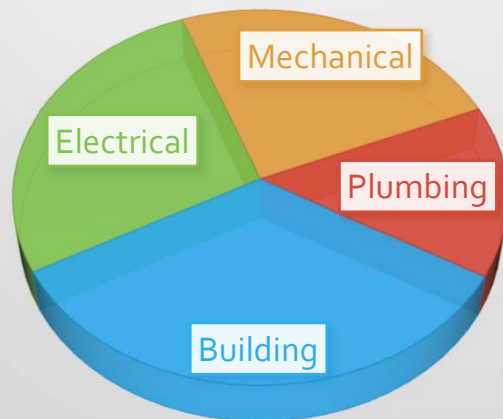
Plumbing

2015 Michigan Plumbing Code

Inspection Totals

Building inspections are performed by state-certified inspectors to assure compliance with code requirements. During inspections, inspectors provide public safety by enforcing municipal and state codes relating to construction, alteration, and installation of electrical, mechanical and plumbing equipment and systems. Below are the total number of inspections for commercial and residential properties.

Inspection Type	Total Amount	Weekly Average
Building	4,933	95
Electrical	3,433	66
Mechanical	3,146	61
Plumbing	2,171	42



Permit Services

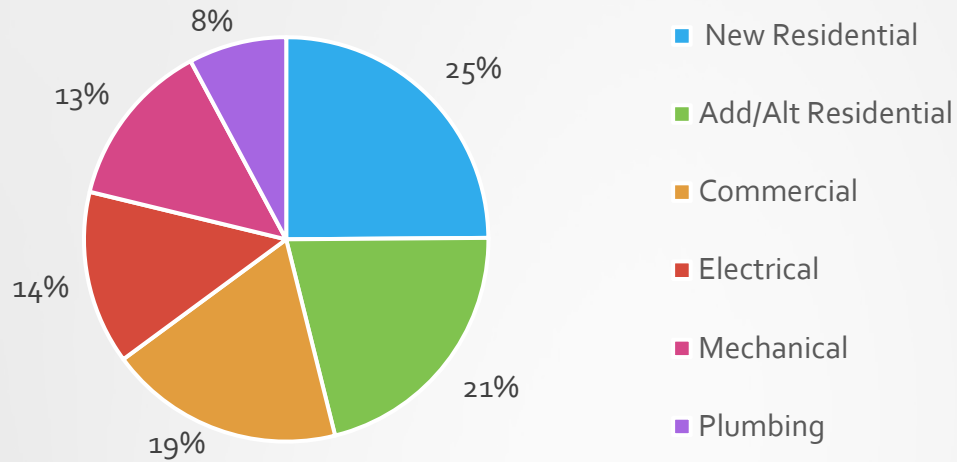
Permit services involves all permit activities from the time an application is submitted until a permit is issued. The functions include screening applications/plans, and routing plans to building, mechanical, plumbing, electrical, fire and engineering staff for review. Permit services also collect fees for all permits and occupancy applications.

2021 Permit Applications Entered:

- Building - 1,537
- Ordinance - 121
- Tree Preservation - 70
- Fire Suppression - 25
- Fire Alarm - 25
- Natural Feature Setback - 6
- Soil Fill/Removal - 4

Certificate of Occupancy by Type	Total Amount	Monthly Average
Temporary Certificate of Occupancy	48	4
Change of Occupancy (Full Certificate)	27	2
Full Certificate of Occupancy	135	11

Permit Fees Collected by Type

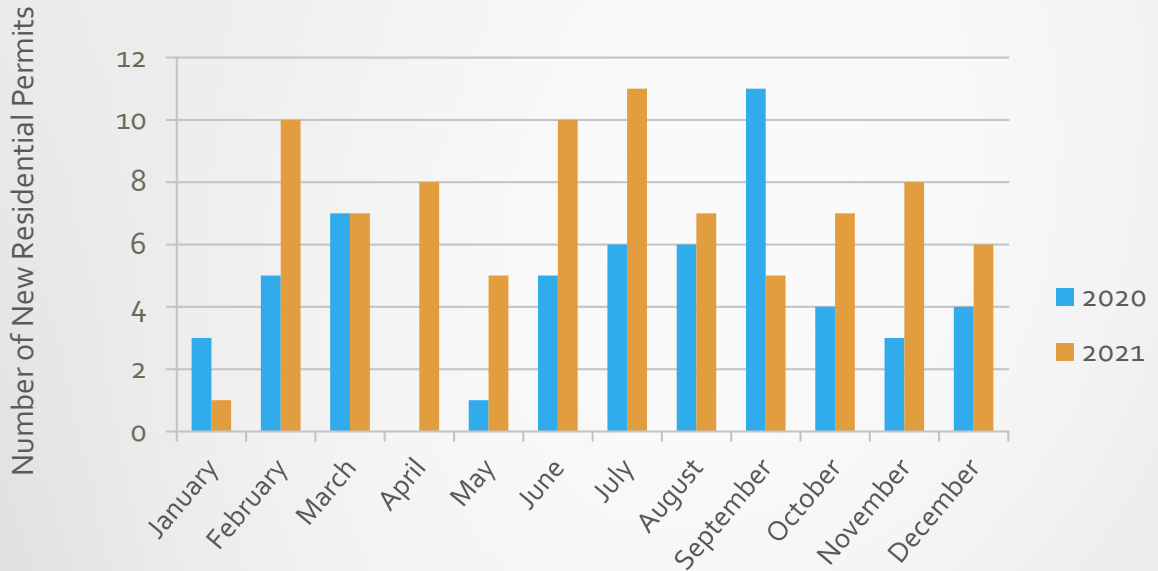


* All other categories are 1% or below

Permit Types	Total Fees Collected
Residential New Construction	\$610,032
Residential Addition/Alteration & Replacements	\$520,266
Demolition (includes all types)	\$18,940
Deck	\$16,103
Swimming Pool	\$17,819
Pool Fencing & Signs	\$13,587
Accessory & Ordinance	\$17,242
Commercial (not including demolition)	\$460,743
Tree (includes all types)	\$11,750
Electrical	\$340,133
Mechanical	\$328,310
Plumbing	\$191,846
TOTAL	\$2,546,771

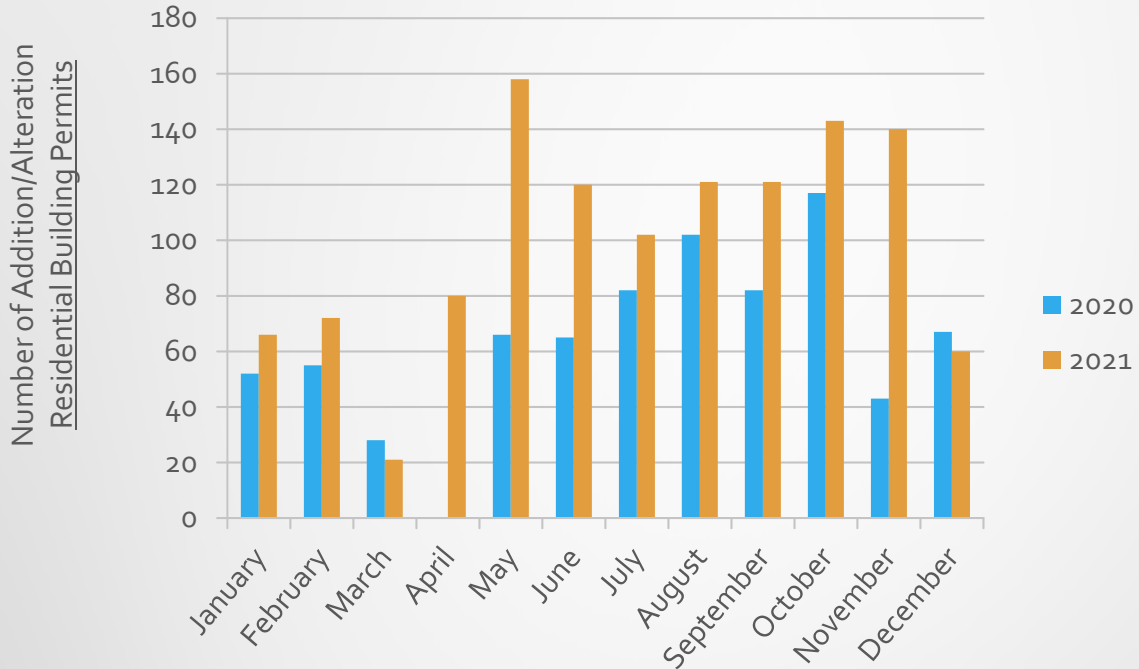
Building Permits: Residential New Construction

In 2021, the Building Division issued **85** new residential building permits

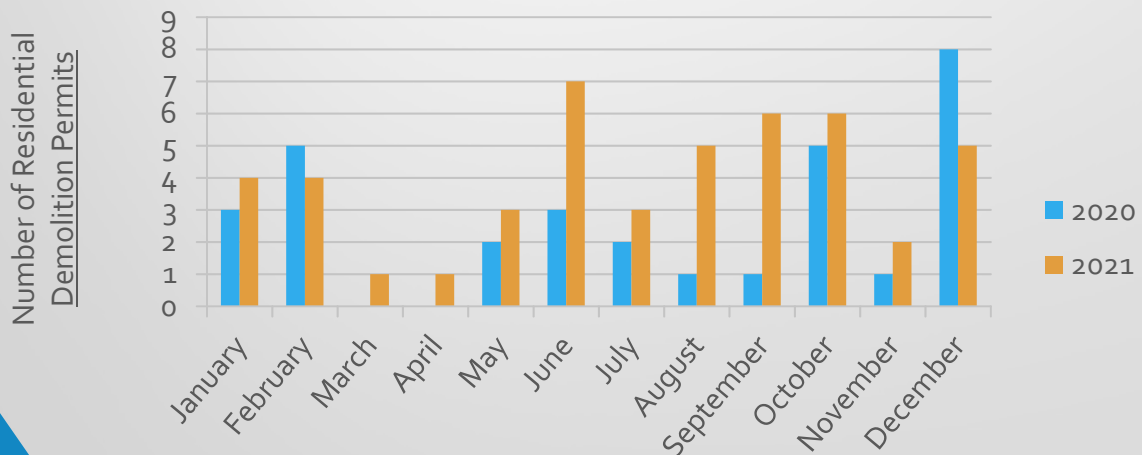


Building Permits: Comparison Charts

In 2021, the Building Division issued **1,204** Addition/Alteration Residential building permits



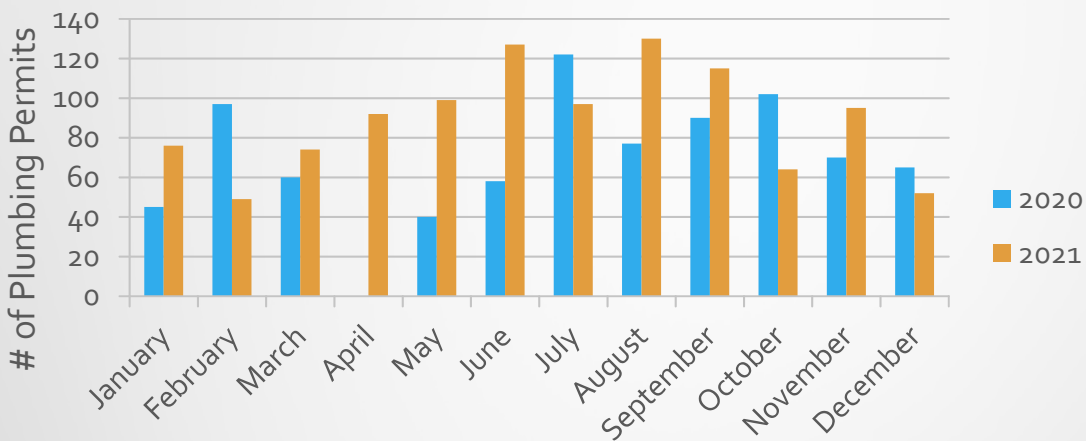
In 2021, the Building Division issued **47** complete Residential Demolition building permits.



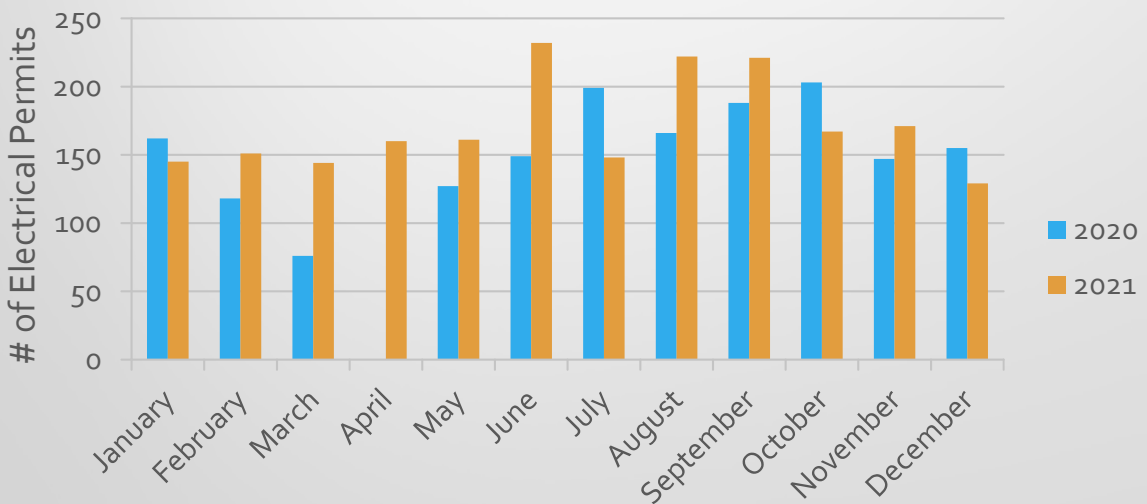
Subcontractor Permits Comparison Charts

A subcontractor is a skilled tradesman that hired by the project manager or main building contractor. The skilled trades include Plumbing, Mechanical and Electrical contractors.

A total of **1,071** Plumbing Permits were issued in 2021

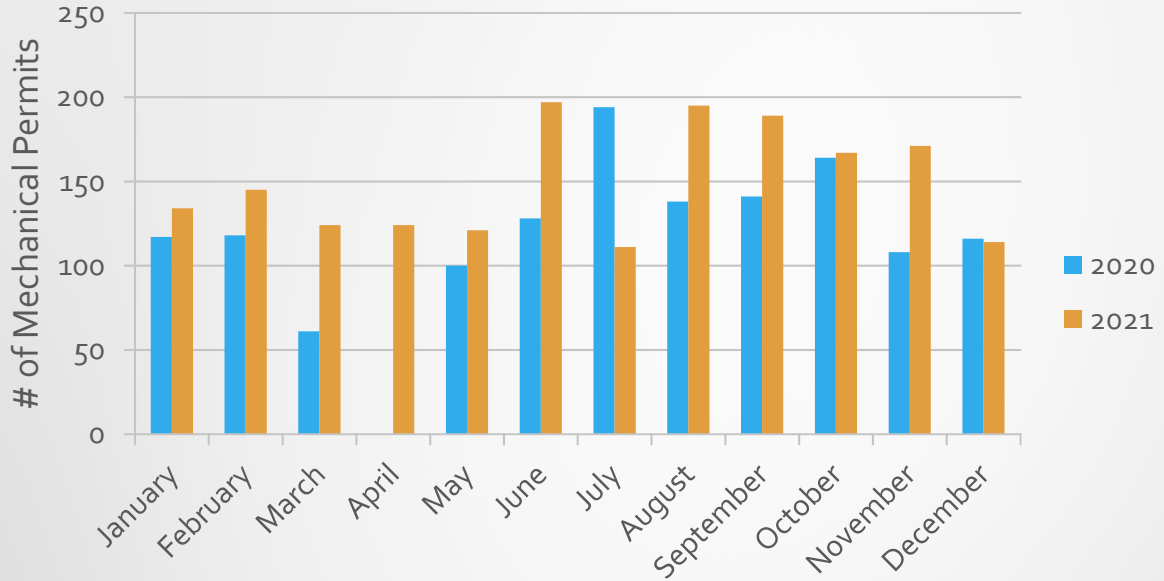


At total of **2,144** Electrical Permits were issued in 2021

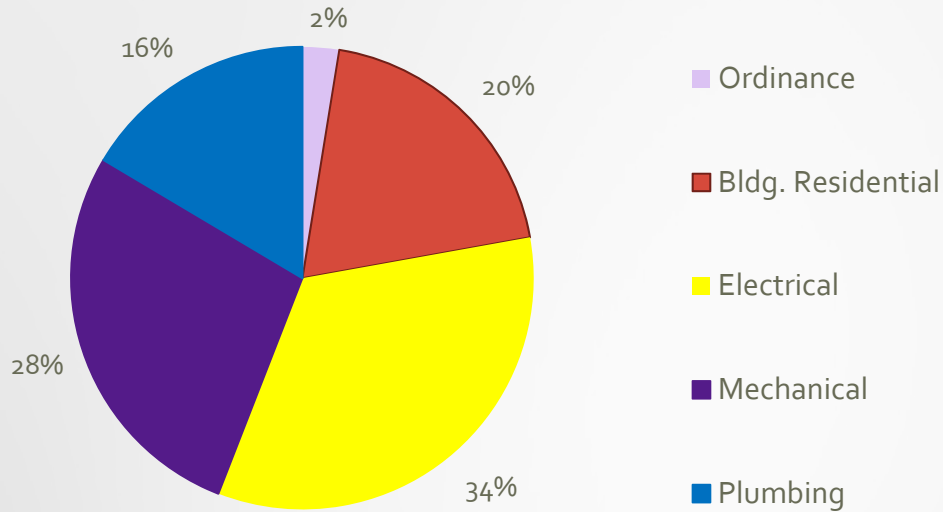


Subcontractor Permits Comparison Charts

A total of **1,792** Mechanical Permits were issued in 2021



Issued Permit Totals Comparison



All other categories are 1% or below

Permit Types	2019	2020	2021
Tree (includes all types)	71	36	69
Ordinance	149	120	121
Residential Building*	1,119	984	1,349
Commercial*	70	65	148
Demolition (includes all types)	57	46	55
Electrical	1,860	1,693	2,144
Mechanical	1,591	1,385	1,792
Plumbing	920	826	1,071
TOTAL	5,837	5,163	6,749

* not including demolition

Commercial Plan Reviews Comparison Chart

Commercial Plan Review	2020	2021
Building	79	123
Engineering Consultant	46	80
Electrical	35	53
Mechanical	26	46
Plumbing	32	56
Fire	94	84
Planning	38	70
TOTAL	350	512

The Building Division Plan Reviewers provide technical plan reviews of proposed construction plans and documents to verify conformance with structural and non-structural code requirements. These projects can include new buildings, alterations, additions, and repairs to existing buildings. The building plan reviewers conduct reviews in a timely, consistent, transparent, professional and courteous manner for each application. When necessary, pre-construction meetings are conducted for code interpretations and to resolve major code issues on larger projects prior to issuance of the permit.





Sylvan Lake Fees Collected and Staff Hours

Beginning of the Fall 2011, Bloomfield Township entered into an agreement with the City of Sylvan Lake to perform inspections, plan review and permitting services for the adjoining community. The City of Sylvan Lake consists primarily of residential homes with a limited amount of commercial properties.

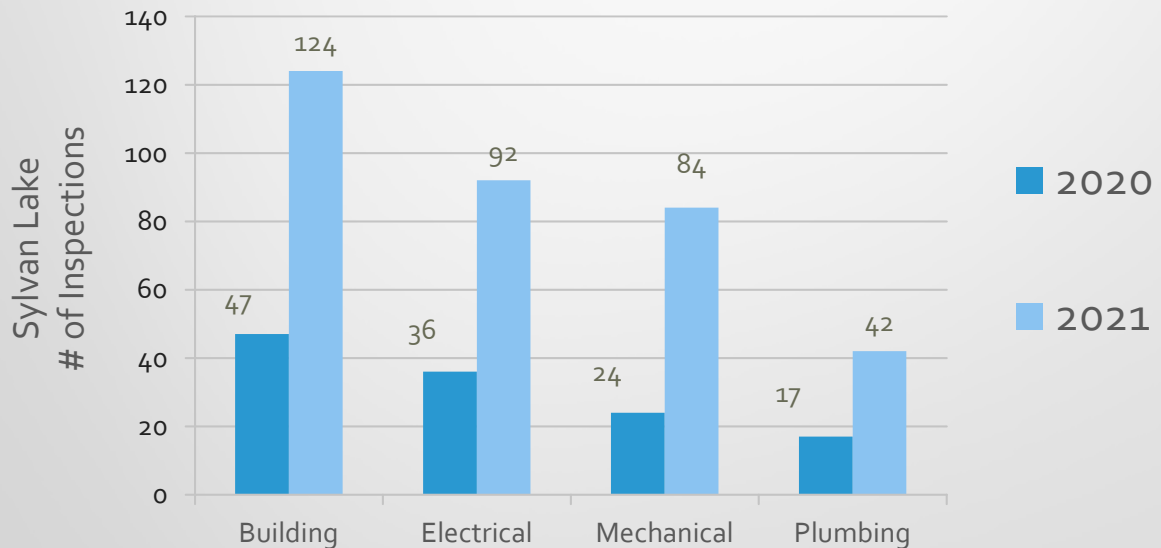
Permits Issued	Fees Collected	Est. Total Staff Hours
Building	\$47,655	310
Electrical	\$10,227	92
Mechanical	\$9,120	84
Plumbing	\$5,220	42
Total	\$72,222	528

*The average number of staff hours per permit for Building is **2.5 hrs.** and for subcontractors (Electrical, Mechanical and Plumbing) is **1 hr.**



Sylvan Lake Inspections Comparison Charts

Inspection Type	Sylvan Lake 2020	Sylvan Lake 2021
Building	47	124
Electrical	36	92
Mechanical	24	84
Plumbing	17	42
Total for 2021	124	342



Building Division Accomplishments:

Online Applications and Payments

Applications for permits are now accepted online via the BS&A website for Minor Building Projects, Electrical, Mechanical, Generator Use, Plumbing, Change of Occupancy and Tree Permit applications. The website is www.bsaonline.com. Online access to BS&A functions has increased customer service satisfaction, especially for on-the-go contractors or project managers.

In addition to permit applications, BS&A website also allows:

- Payments of permits and reinspection fees with a credit card
- View a property's inspection and permit history
- Schedule inspections



Accomplishments Continued:

Forms and Fees Updated

- Building Division permit, plan review and general fees were updated for the first time since 2005. An in depth study was conducted to ensure that the Building Division was recuperating operating costs consistent with current market standards. The updated fees and forms went into effect July 5, 2021.
- Online Building Division Forms and Applications were updated to reflect the fee change and any new application requirements.
- Driveway Permits are now accepted to ensure proper drainage and compliance with Township Ordinances.
- The Online Permit Information page and Frequently Asked Questions were updated to provide accurate and current information.

Accomplishments Continued:

Minor Home Repair Program

Bloomfield Township Senior Services facilitates the Minor Home Repair program with funding from Community Development Block Grant (CDBG) funds. To qualify, residents must be 60 years of age or older and a resident of Bloomfield Township. The Building Division supports the program by assisting with preliminary reviews, issuing permits and providing onsite inspections.

In 2021, three Bloomfield Township homeowners were approved for assistance with their home repair projects. Some of the repairs included:

- Repair fence, faucet, plumbing leak, basement leak, gutters, windows, gutters, light switches and bathroom caulking.
- Replacement of water heater, gate, doors, stove, toilet, faucet, front steps, sewer ejection pump, furnace, air conditioning, railing, filter, sink and molding.
- Install LED lights, disposal, walk in tub, locks, power wash home and shed, seal coat driveway, cut branches, paint, bathroom grab, clean septic and inspect chimney.

Building Division Goals for 2022

Bloomfield Township continues to remain a highly desired community for current and future residents and commercial businesses. Construction and development continue to grow which helps support the local economy. To aid in this growth, the Building Division will continue to provide the highest standards of customer service by:

- Providing technical information and application requirements at the counter, over the phone and by email.
- Promote and encourage the use of the BS&A website to increase efficiency and added convenience for customers.
- Provide website updates as needed to ensure that correct and accurate information is provided to the public.
- Collaborate with the Clerks Office to develop a plan to convert hard copy issued permit applications to an electronic copy. This will increase efficiency by making documents more accessible for staff. Scanning documents to an electric archive will also relieve capacity concerns in the Central Storage Facility.
- Remain fiscally responsible to the citizens of Bloomfield Township by working within the limits of the approved budget. Through the assessment of permit fees, the Building Division is self-sufficient and continues to operate without assistance from the general fund.
- Inspectors continue to participate in local, regional and state code official organizations and continuing-education programs to ensure current code enforcement and interpretation.