

Bloomfield Township



2015 Annual Report

Patricia Voelker, Director

Planning, Building, & Ordinance

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Annual Report is derived from data collected January 2, 2015 until December 31, 2015

Mission Statement

Our 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, ordinances and standards that maintain the quality of life and safety for current and future generations.



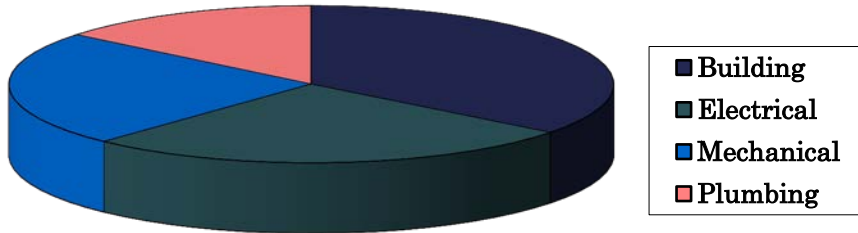
Building Division Personnel

Name and Title	Years of Service
Patricia Voelker, Director	13
George Kilpatrick, Building Official	9
Kathy Davis, Administrative Assistant	19
Kristi Thompson, Planning & Building Clerk	12
Danielle Brent, Building Clerk	2
Christian Fox, Project Coordinator, Building Inspector, & Plan Reviewer	4
William Myers, Building & Mechanical Inspector	2
Rick Firlik, Electrical Inspector	6
Todd Haneckow, Plumbing Inspector	26
Thomas Benson, Mechanical Inspector	10
Bob Thibeault Building Inspector	4

Inspection Totals

Building inspections are performed by state certified employees to assure compliance with code requirements and with the approved plans submitted for building permits. The inspectors provide public safety by enforcing municipal and state codes relating to construction, alteration, and installation of electrical, mechanical and plumbing equipment and systems.

Inspection Type	Total Amount	Weekly Average
Building	4,473	86
Electrical	3,328	64
Mechanical	3,002	58
Plumbing	1,782	34



Get involved! Stay informed! Click on the links to get started.

[Effective Codes & Staff Qualifications](#)

[Township Zoning Ordinance](#)

[Applications, Fees & Complete Packets](#)

Effective Codes

Building	2009 Michigan Residential Code 2009 Michigan Uniform Energy Code 2009 Michigan Building Code 2009 Michigan Rehabilitation Code
Electrical	2009 Michigan Electrical Code 2008 National Electrical Code *Including 2008 MI Part 8 Rules
Mechanical	2009 Michigan Mechanical Code
Plumbing	2009 Michigan Plumbing Code

Commercial Codes effective October 9, 2014:

Building	2012 Michigan Building Code 2012 Michigan Uniform Energy Code
Electrical	2012 Michigan Electrical Code 2011 National Electrical Code *Including 2011 MI Part 8 Rules
Mechanical	2012 Michigan Mechanical Code
Plumbing	2012 Michigan Plumbing Code

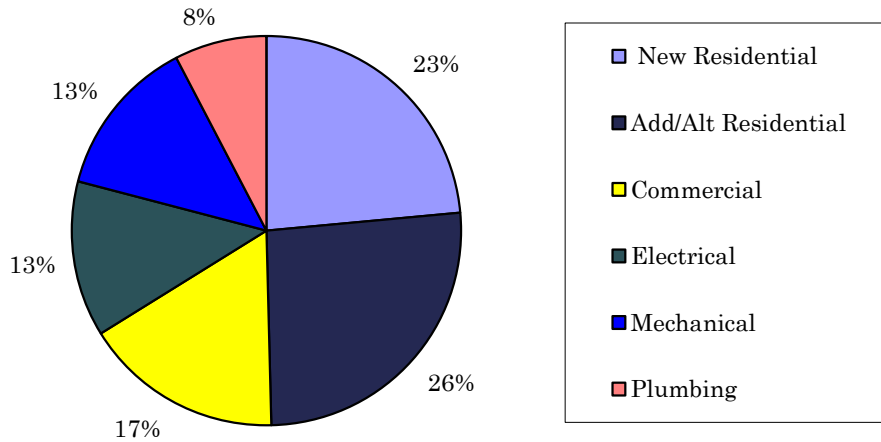
Permit Services

Permit services involves all permit activities from when 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 assess and collect fees for all permits and change of occupancy applications.

- Received 1,379 building applications
- Accepted 772 building revisions
- Received 92 tree applications
- Received 43 fire suppression applications
- Received 39 fire alarm applications
- Received 32 change of occupancy applications

Certificate of Occupancy Type	Total Amount	Monthly Average
Temporary Certificate of Occupancy	15	1
Change of Occupancy (Full Certificate)	28	2
Full Certificate of Occupancy	129	11

Permit Fees

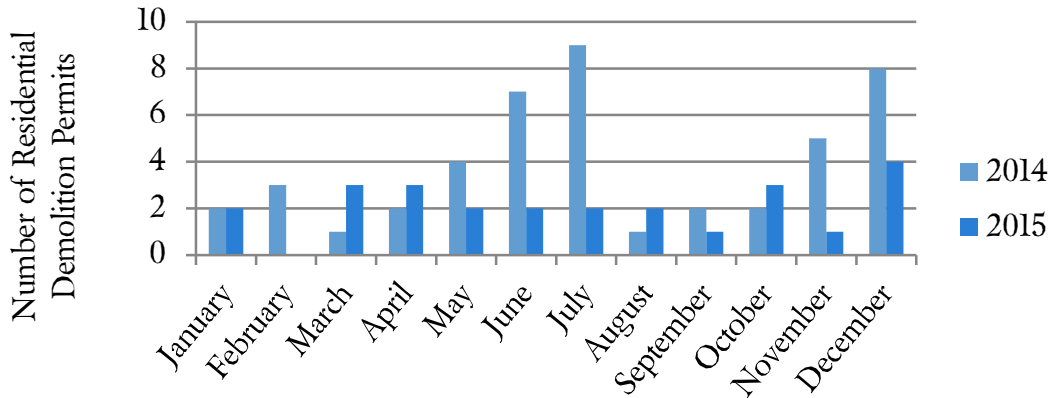


* All other categories are 1% or below

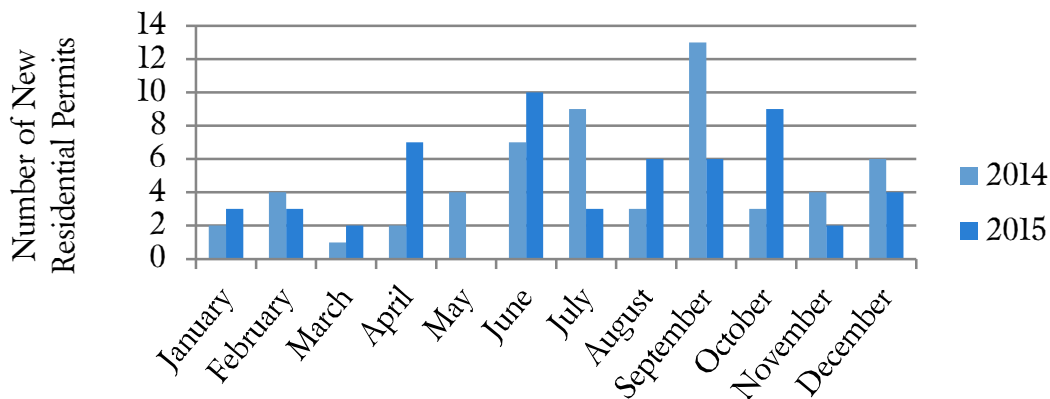
Permit Types	Total Fees Collected
Residential New Construction	\$387,930
Residential Addition/Alteration	\$429,598
Demolition (includes all types)	\$11,460
Deck	\$13,463
Swimming Pool	\$8,346
Pool Fencing & Signs	\$11,940
Accessory & Ordinance	\$26,064
Commercial (not including demolition)	\$273,104
Tree (includes all types)	\$14,900
Electrical	\$212,972
Mechanical	\$218,725
Plumbing	\$126,200
TOTAL	\$1,734,702

Building Permits Comparison Charts

- In 2015, the Building Division issued 25 complete residential demolition building permits, with a monthly average of 2.

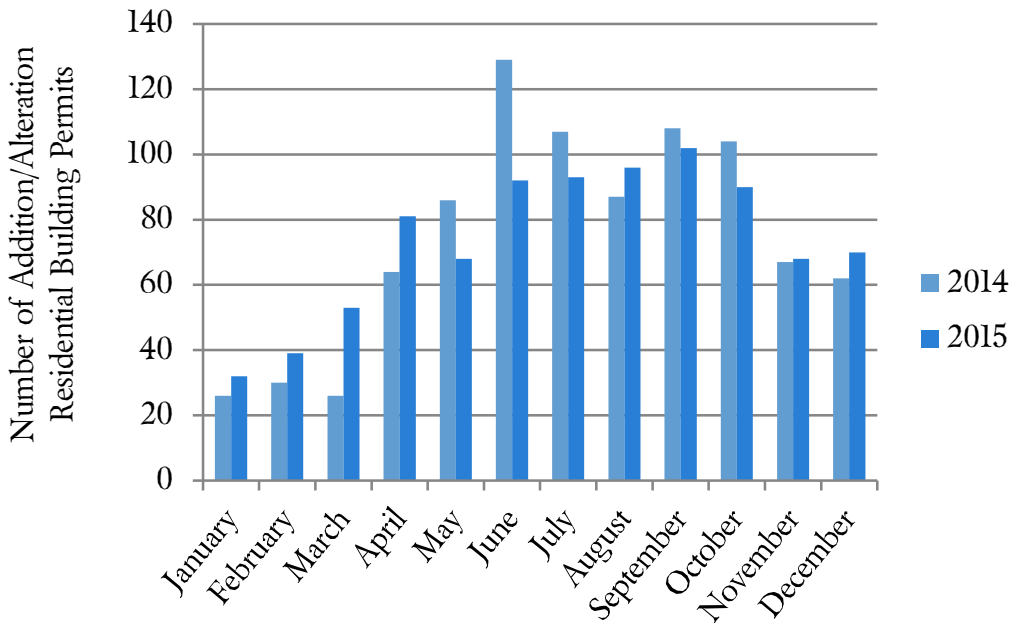


- In 2015, the Building Division issued 55 new residential building permits, with a monthly average of 5.



Building Permits Comparison Charts

- In 2015, the Building Division issued **884 addition/alteration** Residential building permits, with a monthly average of **74**.

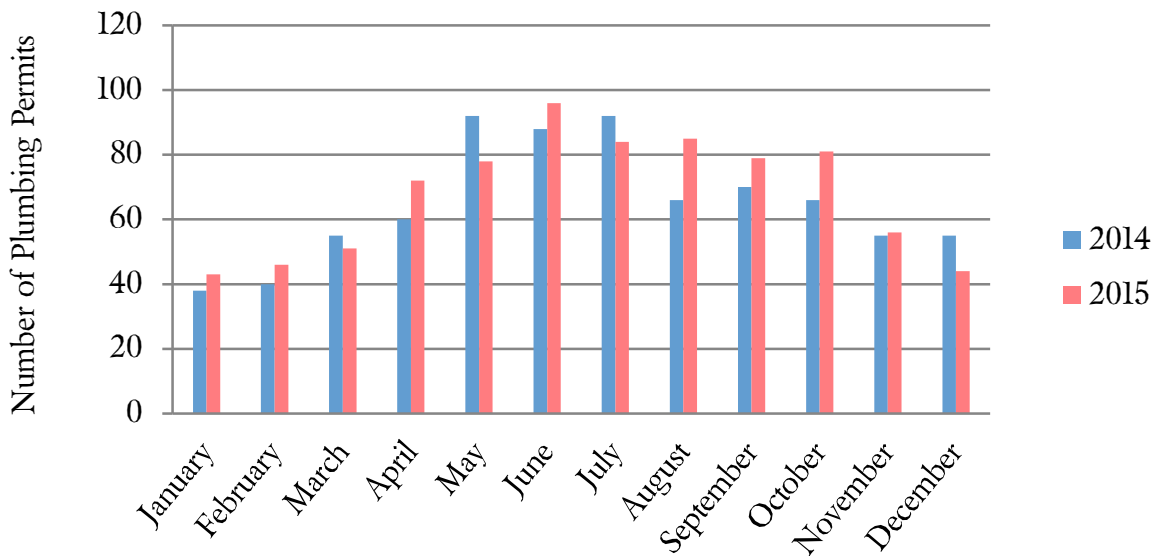


(Above picture: Second Floor Addition with façade renovation)

Subcontractor Permits Comparison Charts

Subcontractors are individuals, or in many cases a business, that sign 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. These contractors include Plumbing, Mechanical and Electrical trades.

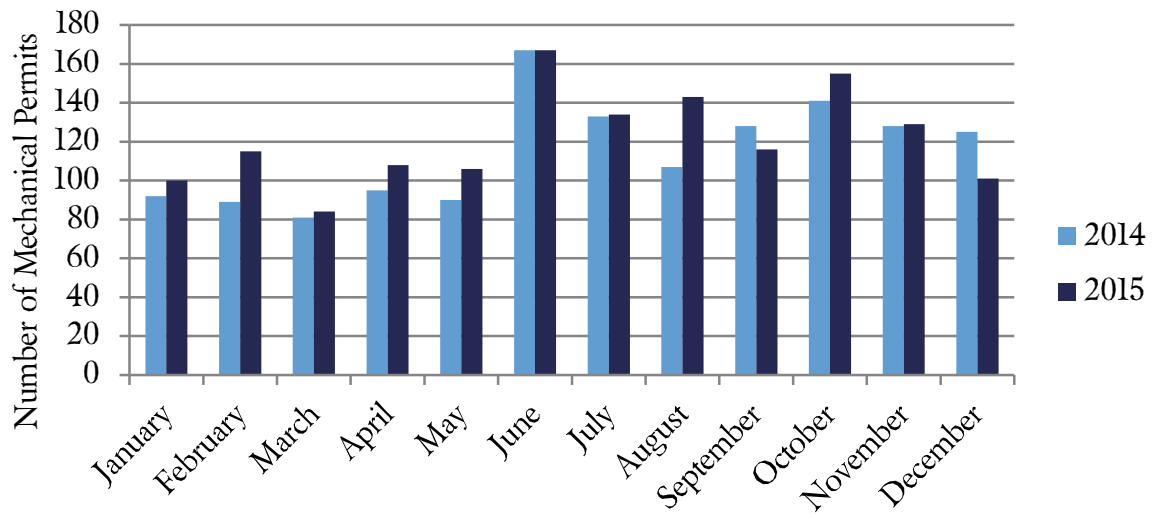
- In 2015, the Building Division issued **815 plumbing** permits, with a monthly average of **68**.



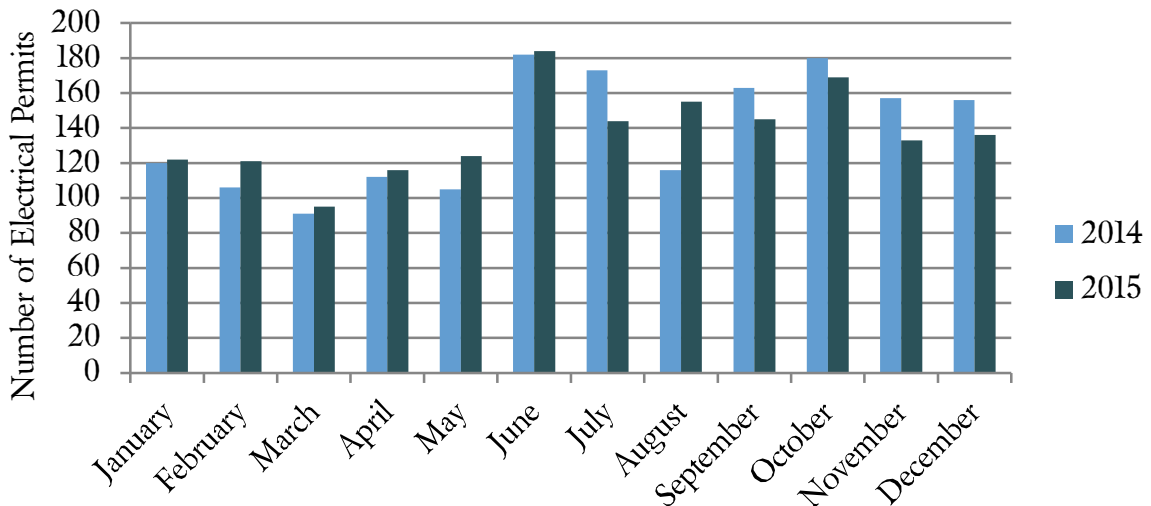
(Above picture: Installation of a shower pan)

Subcontractor Permits Comparison Charts

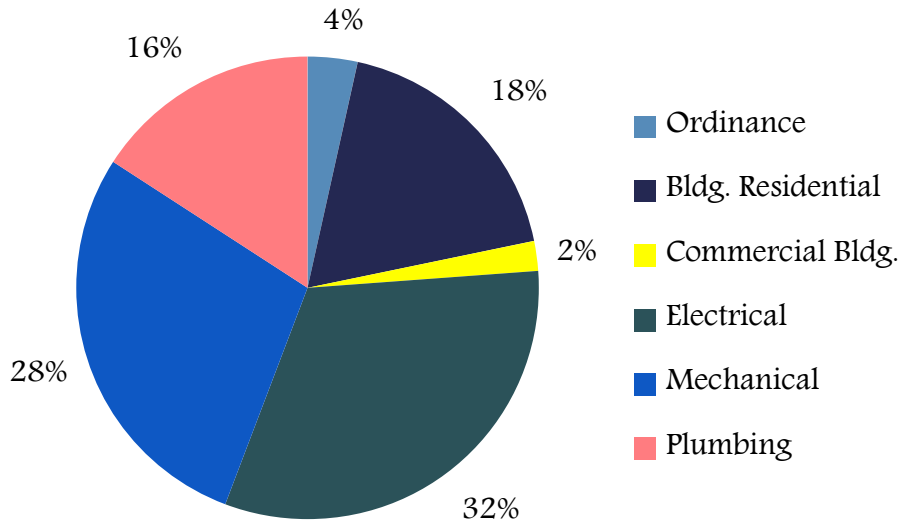
- In 2015, the Building Division issued **1,458 mechanical** permits, with a monthly average of **122**.



- In 2015, the Building Division issued **1,644 electrical** permits, with a monthly average of **137**.



Permit Totals Comparison



All other categories are 1% or below

Permit Types	2013	2014	2015
Tree (includes all types)	86	73	77
Ordinance	113	132	179
Residential Building*	790	907	939
Commercial*	87	110	107
Demolition (includes all types)	43	60	52
Electrical	1,621	1,661	1,644
Mechanical	1,364	1,376	1,458
Plumbing	957	777	815
TOTAL	5,061	5,096	5,271

* not including demolition

Plan Reviewers

Comparison Charts

The Building Plan Reviewers provide technically proficient plan review 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.

Commercial Plan Review	2014	2015
Building	321	419
Engineering Consultant	65	79
Electrical	125	193
Mechanical	63	123
Plumbing	50	101
Fire	250	351
Planning	238	329
TOTAL	1,112	1,595

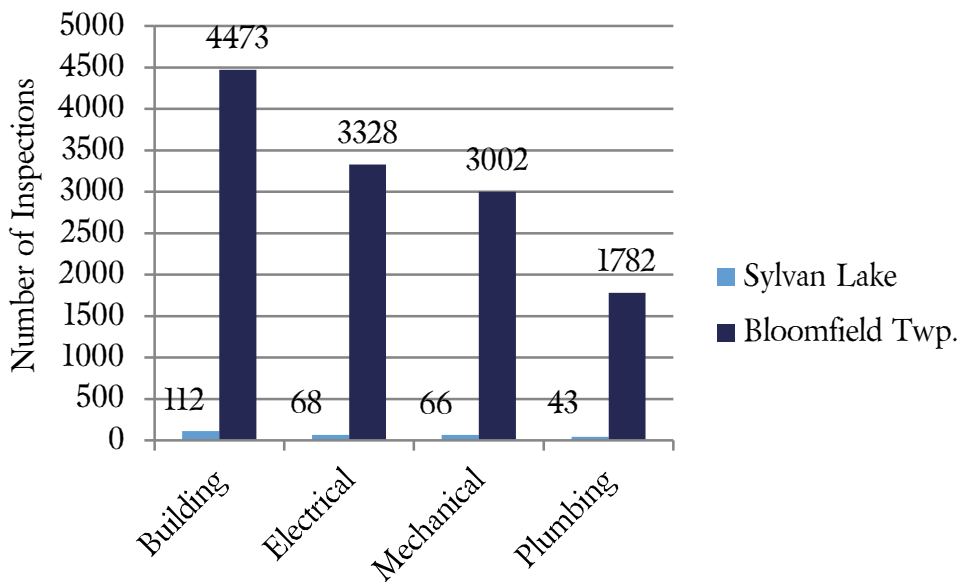


Sylvan Lake Inspections

Comparison Charts

Beginning in the Fall of 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.

Inspection Type	Sylvan Lake	Bloomfield Twp.
Building	112	4,473
Electrical	68	3,328
Mechanical	66	3,002
Plumbing	43	1,782
<i>Total for 2015</i>	289	12,585



Sylvan Lake Permits Comparison Charts

Permits Issued	2014	2015
Building	28	34
Electrical	32	35
Mechanical	30	33
Plumbing	17	24
Total	107	126

Fees Collected and Staff Hours

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

Permits Issued	Fees Collected	Ave. Total Staff Hours
Building	\$11,838	88
Electrical	\$4,295	35
Mechanical	\$4,430	33
Plumbing	\$3,020	24
Total	\$23,583	180

Accomplishments

Open House

For the sixth year, the Building Division along with the Planning and Ordinance Divisions participated in the 2015 Annual Fall Township Open House.



Accomplishments

Minor Home Repair Program

Bloomfield Township Senior Services facilitates the Minor Home Repair program with funding from Community Development Block Grant (CDBG) funds. The Building Division supports the Bloomfield Township Senior Services in their administration of this program.

In 2015, thirteen Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the repairs included:

- Repair/replace well pump, boiler, crank opener on bay window, gas-line, block glass for basement windows, exterior brick, water tank, dryer vents, water line, downspouts, sidewalks, deck, porch steps, kitchen leak, and counter top.
- Replacement of a toilet, kitchen floor, counter tops, screens, side garage door, back door, sewer line in basement, patio/porch light, garbage disposal, windows, closet doors, heaters, storm door, sinks in bathrooms & gutters
- Adding smoke detectors, carbon-monoxide detectors, insulation, grab bars, ground outlets in kitchen & bathrooms,
- Seal driveway, trim trees, clean septic tank, clean furnace & replace filter



Accomplishments

Building Industry Association Meeting



The Building Industry Association (BIA) of Southeastern Michigan has sponsored builder and community task force meetings at the Township for approximately 18 years. In 2015, the Building Division hosted task force meetings on April 23rd and October 22. The meetings provide an opportunity for builders to meet with the inspectors and staff in a friendly and informative forum. The discussion included pertinent topics such as the following:

- Building permit activity: Residential activity was on par with 2014 and Commercial was actively higher in 2015.
- New Projects: BMW Dealership, 1st and Main Senior Development, Office/Retail Building including Beau' s and Starbucks, Jimmy John's stand-alone restaurant, and new retail development including Starbucks, Potbelly and Chipolte.
- Spring time: Builders were reminded to continue to focus on keeping sites and roads clean.
- Informed the members that the former Bloomfield Park was purchased by Redico who has concept plans under way
- Identified that the 2015 MRC (Michigan Residential Code) would be adopted in February of 2016.
- The State giving over permits and inspections for stairlifts to City and Townships.
- Announced that Bloomfield Township implemented the ability to schedule and view inspections online with the new AccessMyGov.com website.
- Discussion on the changes in the energy code of the 2015 Residential Code to be implemented in 2016 .

From BIA to forum:

Received reports from the Bank representatives that lending is at an all-time high with low interest rates.

Received reports from DTE Utility Company explaining the installation process.

Received reports from Consumers Energy noting their joint efforts in working with DTE.

Permit forecast for single family homes remains strong for 2015 into 2016.

Accomplishments

Online inspections

Earlier this year, Bloomfield Township launched our new online inspection process. The website allows homeowners and contractors to search for permit records, review completed inspections, and permit holders can schedule and cancel inspections. The Building Division can create a new account for permit holders at the time of permit application or license registration. Alternatively, permits holders can create an account and link to Bloomfield Township records at www.accessmygov.com with a unique PIN number the Township can provide.



Enter the PIN provided to you by the municipality:

PIN:

Schedule an Inspection
Submit an inspection request for a permit online.

Select a Permit | **Select Inspection Type and Date** | **Contact Information**

Step 1: Select a Permit

Enter a Permit Number, including any dashes or spaces.

☆ Permit Number: ex: PB14-0013

Permit Number	Permit Type	Property Address
PD15-0004	Demolition	822 SCHUSTER AVE
PE14-0139	Electrical	
PBC15-0009	Building Commercial	3717 LOVERS LN
PBC15-0007	Building Commercial	27861 CARLTON WAY DR

Schedule an Inspection
Submit an inspection request for a permit online.

Select a Permit | **Select Inspection Type and Date** | **Contact Information** | **Add Attachments**

Permit PBR13-0014
1234 Main Street
Final: 9/25/2013

Step 3: Contact Information

Enter your contact information to be included with the request.

☆ Name:
 ☆ Phone:
 Notes:

Select Parties to Notify

Select one or more email addresses to include in notifications regarding inspection request updates.

Name	Email Address	
BSA Contractor	bsacontractor@bsa.com	<input checked="" type="checkbox"/>
John Smith	jsmith@abc.com	<input type="checkbox"/>
Chris Jones	cjones@abc.com	<input checked="" type="checkbox"/>

Success!

Inspection request was submitted successfully. You will be contacted at the following email address(es) when the status of your inspection request is modified:
Your email address will appear here

Inspection Request Details

Below is a summary of the inspection request you submitted

Record #: PM15-0236
 Record Type: Mechanical
 Address: 846 EDMONTON RUN
 Inspection Type: Final
 Requested Date/Time: 3/24/2015

2016 Goals

Enable highest standards of customer service:

Continue to provide good customer service by assisting walk-in customers and answering phone inquiries that request technical and code information.

Establish effective communications at the counter, on the phones, and with our website to assist residents and business professionals.

Resource Management:

Actively promote the public's use of the AccessMyGov.com website which allows access to permit and inspection history for Bloomfield Township properties.

By continuing to refine and streamline internal procedures, we strive to consistently improve on methods to expedite our permit process while utilizing the Building staff more efficiently.

Website Updates:

Provide information for the Township's website to highlight ordinances, safety measures, or current projects.

2016 Annual Fall Township Open House:

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.

Get involved! Stay informed! Click on the links to get started.

Effective Codes
& Staff
Qualifications

Online
Inspections
AccessMyGov.com