

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Building & Inspections Team Report
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Ray Allshouse, Building Official Joe Tovar, Director of Planning and Development Services

ISSUE STATEMENT:

This is one of a series of informational and discussion reports to the City Council on our various City programs. Each program briefing generally aligns with a program budget in the adopted 2006 budget. The intent is to provide Council an opportunity to review and discuss these areas in more depth than is usually available during the annual budget review process. It's an opportunity to discuss program staffing, activities, challenges, costs, performance measures, and future directions. The Building & Inspections staff of plans examiners and combination inspectors is responsible for technical plan review and construction inspection of all new construction, additions and/or alteration projects within the City, that require building permits. In 2004, the City expanded coverage to include plumbing permits, leaving electrical as the only construction trade not embraced under the City's permitting program.

To achieve published performance measures, the Team must work closely with other Planning and Development staff, Public Works, the Shoreline Fire Department, and utility purveyors as part of the overall development review team. This year, we expect to locally adopt the electric code and contract for electrical permitting with the Washington State Department of Labor and Industries as a major additional step towards "One-Stop" shop status. The team scores high on customer service measures. Another applicable technical quality measure is the WSRB's Building Code Effectiveness Grading Schedule past rating of "2", placing Shoreline in the top ten percent of municipalities across the State of Washington.

FINANCIAL IMPACT:

The 2006 budget for the Building & Inspections Team is \$625,714. In 2006, anticipated user fee revenue for plan review and inspection services is \$611,985 with the difference of \$13,729 from General Support.

RECOMMENDATION

This is informational only and no action is required.

Approved By: City Manager  City Attorney ____

BUILDING AND INSPECTION TEAM

PROGRAM PURPOSE:

The Building & Inspections Team perform reviews and make decisions on more complex building permits; to provide comprehensive inspections and approval of conditions for all permitted work ; and to provide enforcement and education of the adopted codes and ordinances

CRITICAL SUCCESS FACTOR

Quality Services and Facilities

Program Performance				
Effectiveness	2003	2004	2005	2006
Percentage of building permits issued on or before the target dates identified in SMC 20.30.040 (data includes days waiting for information)	93.80%	92.30%	93.60%	
Workload	2003	2004	2005	2006
Number of Addition/Remodel Commercial Permits submitted	66	55	79	75
Number of Demolition Permits submitted	34	36	67	42
Number of Fire Systems Permits submitted	271	105	152	119
Number of inspections completed annually	1,014	3,969	4,222	4,149
Number of Mechanical Permits submitted	200	208	286	215
Number of Miscellaneous Structures - Complex Permits submitted (retaining walls/rockeries, wireless facilities)	18	14	12	15
Number of New Construction Commercial Permits submitted	23	15	41	25

2005 Budget	
Program Expenditures	\$584,711
Program Revenues	\$559,050
General Support	\$25,661
Program Revenue v. General Support	

2006 Budget	
Program Expenditures	\$625,714
Program Revenues	\$611,985
General Support	\$13,729
Program Revenue v. General Support	

