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CITY COUNCIL MEETING
MAY 29, 1985

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COUNCIL AUTHORIZES
THE RETAINING OF A
COMMERCIAL-INDUST-
RIAL BUILDING
INSPECTOR FOR A
SIX MONTH PERIOD

City Manager Peterson reported that construction activity in the City of Lodi is at an all-time high. The month of April set a record and the Community Development Director advises that the month of May will be even higher. As a result of this activity the City's building permit fee revenue estimates have been revised from \$239,995 to \$306,345 and these revised figures may be a bit conservative.

City Manager Peterson further reported that with the increase in building activity, the waiting period for a single family plan check has increased from five working days to twelve. This is not fair to builders and others who have a right to expect reasonably rapid service for the fees they pay. In response to this increased activity, it is recommended that the City contract with an experienced individual to perform commercial and industrial inspections for a period of six months. The person contracted with would not be a City employee. City Manager Peterson further advised that the anticipated hourly rate for this contract inspector would be in the range of \$15.00 - \$20.00. The contract inspector would be responsible for all costs involved in the operation of the vehicle, and is to provide the City of Lodi with a Certificate of Insurance, naming the City of Lodi as "additional insured".

Discussion followed regarding the requested contract inspector with questions regarding the subject being posed by the Council.

On motion of Council Member Snider, Olson second, Council authorized the retaining of a Contract Commercial-Industrial Building Inspector for a six month period at an hourly rate to be in the range of \$15.00 - \$20.00.

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL

DATE

NO.

FROM: THE CITY MANAGER'S OFFICE

May 23, 1985

SUBJECT: BUILDING INSPECTION SERVICES

RECOMMENDED ACTION: That the City Council authorize the retention of a Building Inspector on a contract basis for a six-month period.

BACKGROUND INFORMATION: Construction activity in the City of Lodi is at an all-time high. The month of April set a record. The Community Development Director advises that the month of May will be even higher. He and Chief Building Inspector Roger Houston discussed this with me about two weeks ago and, at my request, the attached Activity Report was prepared. The numbers are astounding. As a result of this activity, we have revised our building permit fee revenue estimate from \$239,995 to \$306,345. Based on what is occurring this month, the higher estimate may be a bit conservative.

The downside of all of this is a significant decrease in level of service. As Mr. Houston's memo points out, the waiting period for a single family plan check has increased from five working days to 12. This is not fair to builders and others who have a right to expect reasonably rapid service for the fees they pay. In response to this increased activity, it is recommended that the City contract with an experienced individual to perform commercial and industrial inspections for a period of six months. The person contracted with would not be a City employee. We are not recommending additional permanent full-time staff. This contract alternative allows us to address the immediate problem while retaining the flexibility to evaluate our position with maximum options at a later date. The increased building permit fees being collected are more than sufficient to fund this recommendation. The Community Development Director is developing specific cost figures and he will be prepared to review that information at Wednesday night's meeting.

The Staff will, at that time, be prepared to answer any questions Council Members may have.

Respectfully submitted,



Thomas A. Peterson
City Manager

TAP:jj

MEMORANDUM, CITY OF LODI, COMMUNITY DEVELOPMENT DEPARTMENT

TO: Mr. James Schroeder
FROM: Roger G. Houston
DATE: May 20, 1985
RE: Status of activity - January 1 thru May 17, 1985

The Building Inspection Division is experiencing an extreme increase in permit activity and workload. All areas of construction, residential, commercial and industrial have shown drastic increases.

The residential construction is being processed and inspected by Jack Hagen and David Noel, using 80 hours of overtime so far this year. The waiting period for a single family plan check has gone from 5 working days to 12, due to the work overload. In addition, all inspections must be requested 24 hours in advance to allow the inspectors time to organize their day into periods of plan checking and field inspection.

Commercial and industrial projects are being plan checked and inspected by Phil Schrock with help from me. Phil and I have put in 201 hours of overtime this year.

Areas where I normally function, such as responding to complaints from the general public, fire department and health department are being left unserved. All of my time is spent helping the staff deal with current new construction.

We know this activity will continue through the end of the year and quite possibly next year, also.

All this has, of course, put a burden on the division secretary, Diana Gonzales. She has worked 6 hours overtime and is being assisted by Sheri Mallory 3 days a week. We should consider making Sheri's position fulltime.

Bottom line, we need a fulltime commercial-industrial inspector added to our staff. This position could be filled by a permanent employee or a contract inspector.

I have enclosed a comparison of activity for your review. Please keep in mind that the 1984 figures represent our prior all-time high.

Thank you for your consideration in this matter.

Roger G. Houston

ROGER G. HOUSTON
Chief Building Inspector

RGH:sm
Enclosure

CITY OF LODI
BUILDING INSPECTION DIVISION

1/1/84 - 5/17/84 compared to 1/1/85 - 5/17/85

	1984	1985	1984	1985	1984	1985
CLASSIFICATION	PERMITS ISSUED	PERMITS ISSUED	NO. OF UNITS	NO. OF UNITS	VALUATION	VALUATION
<u>NEW RESIDENTIAL</u>						
Single-family dwellings	133	158	133	158	\$ 7,656,400	\$ 11,826,300
Duplexes	1	16	2	32	80,600	1,918,390
Three- & four-family dwellings	4	10	16	37	435,000	2,223,000
Five-or-more family dwellings	9	17	103	216	2,037,000	6,192,000
<u>MOVED OR RELOCATED BUILDINGS</u>						
<u>DEMOLITIONS</u>						
Houses	16	6	- 16	- 6	-0-	-0-
Other	3	4	0	0	-0-	-0-
<u>NEW NONRESIDENTIAL BUILDINGS</u>						
Amusement & Recreational		1				51,000
Churches						
Industrial	7	5			1,207,000	4,407,000
Parking Garages						
Residential Garages & Carports		5				70,200
Service Stations & Repair Garages	1	1			303,000	21,000
Hospitals & Institutional						
Office, Bank & Professional	1	4			1,079,000	441,000
Public Works & Utilities						
Schools & Educational						
Stores & Mercantile		5				3,474,000
Other Nonresidential						
Structures Other Than Buildings	6	23			86,000	248,562
<u>ADDITIONS & ALTERATIONS</u>						
Houses	132	87			617,422	332,307
Other	52	55			830,100	649,724
TOTAL	365	397	238	437	\$ 14,331,522	\$ 31,854,483