



Bloomfield Township

Building Division

2014 Annual Report

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

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Annual Report is derived from data collected January 2, 2014 until December 31, 2014.

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.



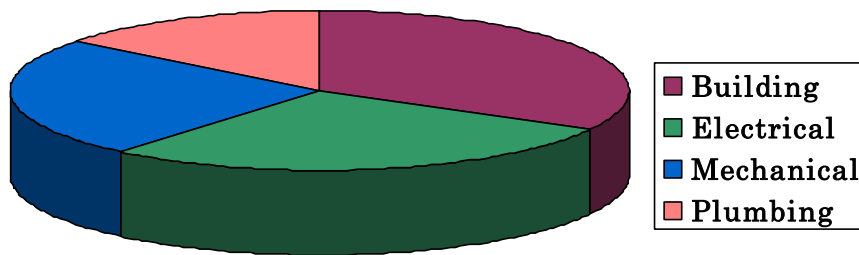
Building Division Personnel

Name and Title	Years of Service
Patricia Voelker, Director	12
George Kilpatrick, Building Official	8
Kathy Davis, Administrative Assistant	18
Kristi Thompson, Planning & Building Clerk	11
Danielle Brent, Building Clerk	1
Christian Fox, Project Coordinator, Building Inspector, & Plan Reviewer	3
William Myers, Building & Mechanical Inspector	1
Rick Firlik, Electrical Inspector	5
Todd Haneckow, Plumbing Inspector	25
Thomas Benson, Mechanical Inspector	9
Bob Thibeault Building Inspector	3

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	3,934	76
Electrical	3,353	65
Mechanical	2,914	56
Plumbing	1,718	33



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

**Effective Codes
& Staff
Qualifications**

**Township
Zoning
Ordinance**

**Applications,
Fees & Complete
Packets**

Effective Codes

For the Building Division in 2014

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

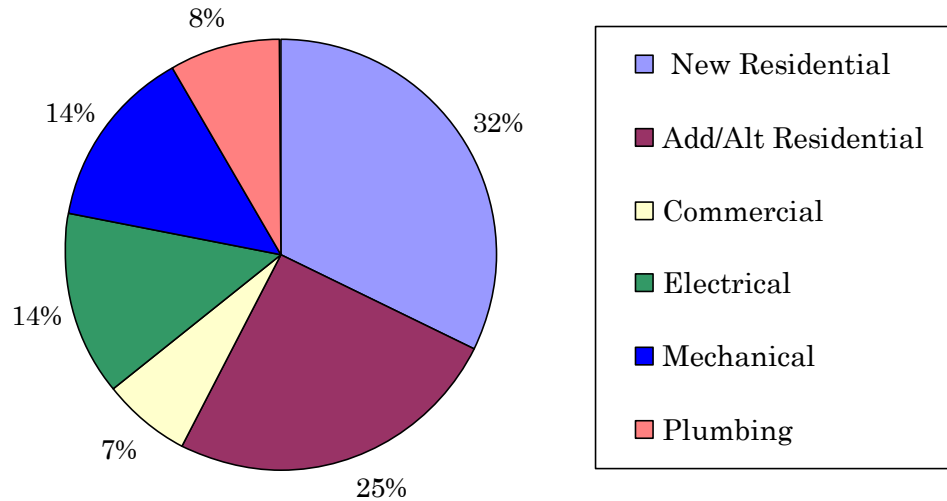


Permit services is responsible for all permit processes from when an application is submitted until a permit is issued. The functions include screening applications/ plans, and routing plans to building, mechanical, plumbing, electrical, fire and engineering staff for review. Permit services also assesses and collects fees for all permits and change of occupancy applications.

- ◆ Received **1,286** building applications
- ◆ Accepted **772** building revisions
- ◆ Received **82** tree applications
- ◆ Received **17** fire suppression applications
- ◆ Received **14** fire alarm applications
- ◆ Received **33** change of occupancy applications

Certificate of Occupancy Type	Total Amount	Monthly Average
Temporary Certificate of Occupancy	39	3
Change of Occupancy (Full Certificate)	16	1
Full Certificate of Occupancy	111	9

Permit Fees



* All other categories are 1% or below

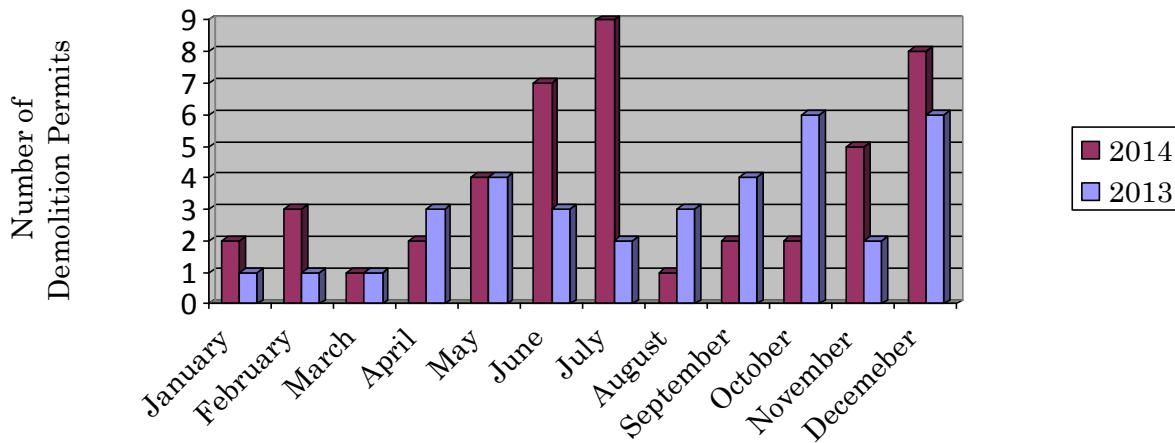
Permit Types	Total Fees Collected
Residential New Construction	\$471,454
Residential Addition/Alteration	\$367,949
Demolition (includes all types)	\$13,175
Deck	\$15,180
Swimming Pool	\$10,806
Pool Fencing & Signs	\$11,345
Accessory & Ordinance	\$20,712
Commercial (not including demolition)	\$95,326
Tree (includes all types)	\$13,525
Electrical	\$213,348
Mechanical	\$202,550
Plumbing	\$120,035
TOTAL	\$1,555,405

Building Permits

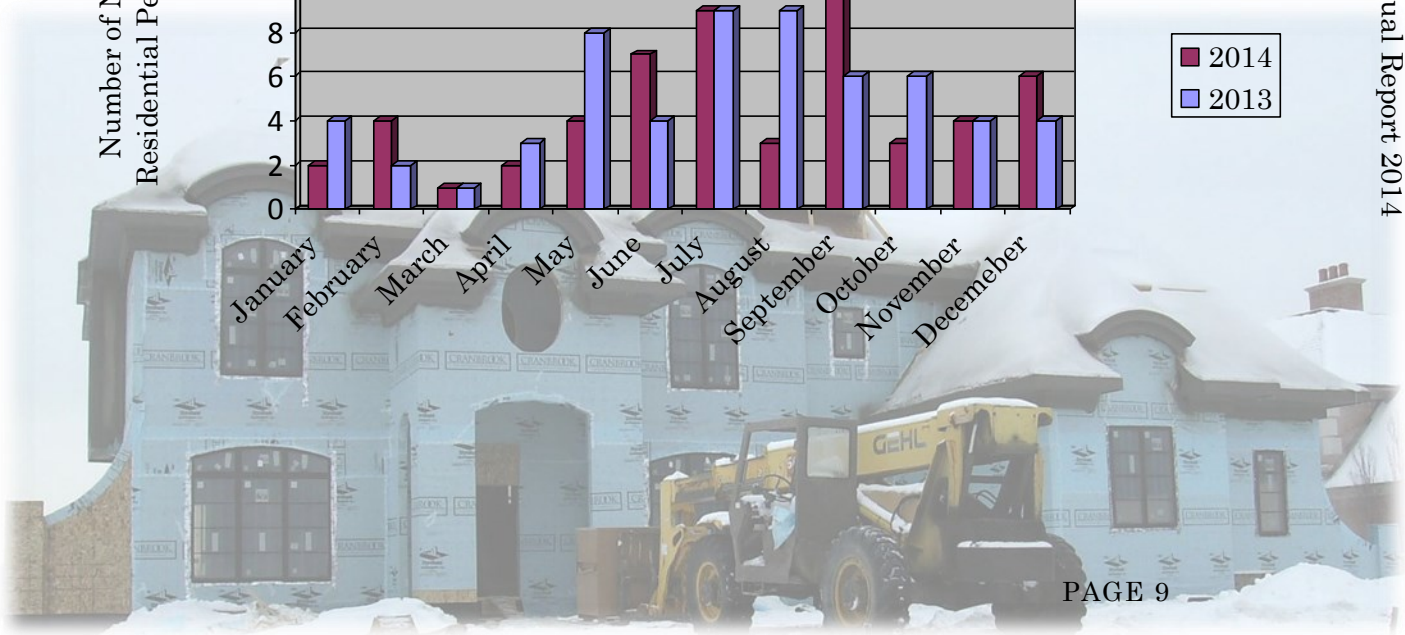
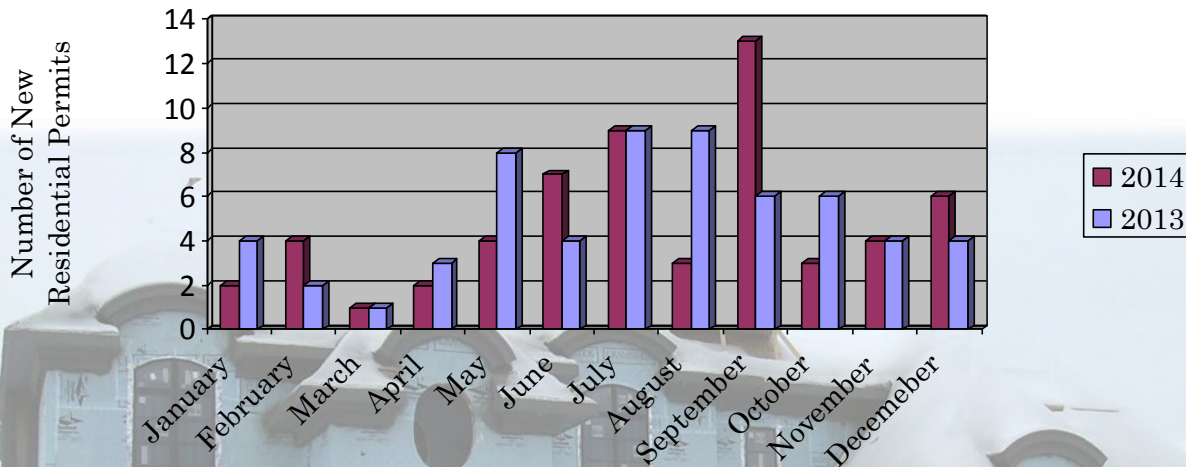
Comparison Charts



- ◆ In 2014, the Building Division issued **36 Complete Demolition** building permits, with a monthly average of **3**.



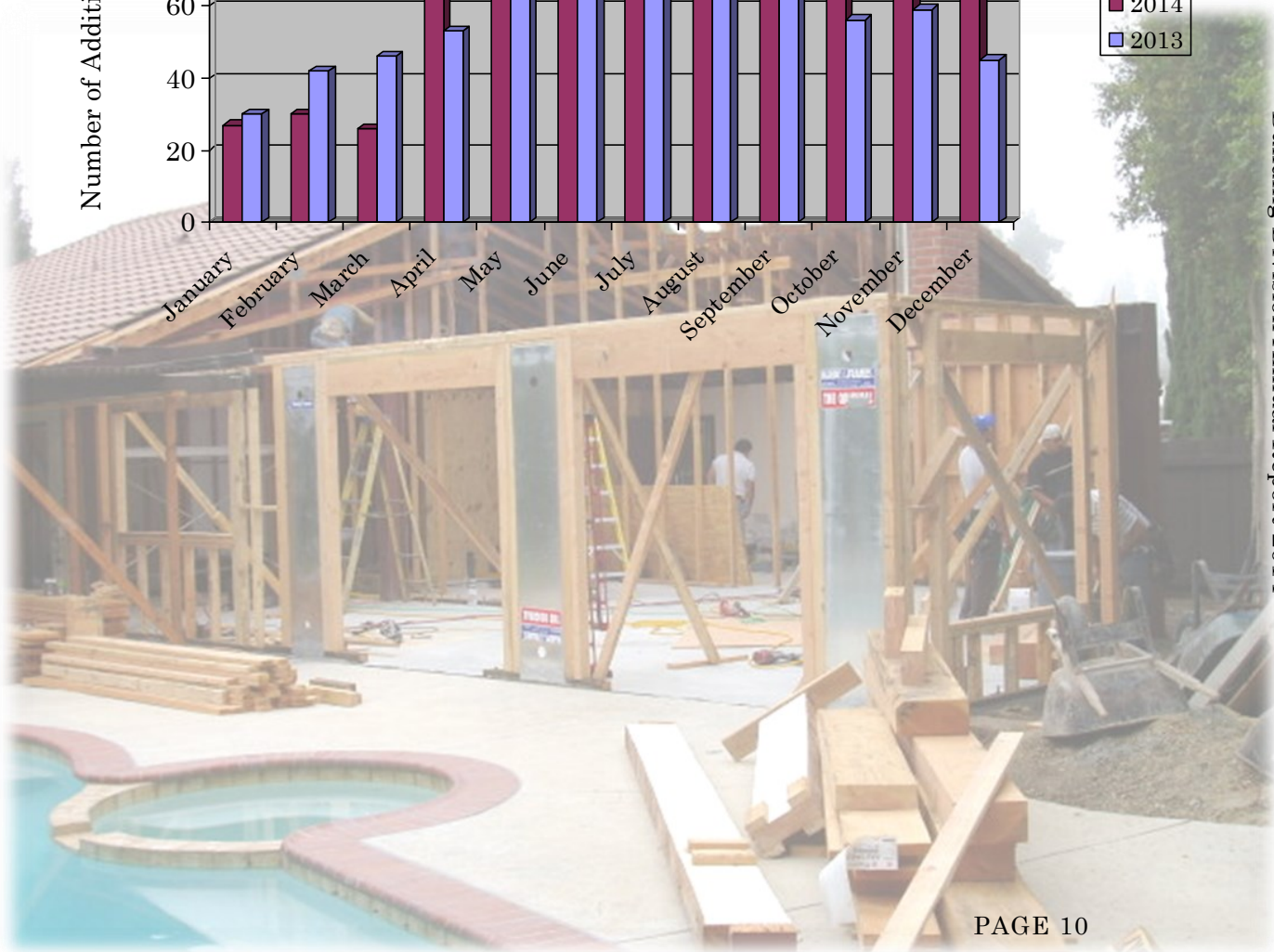
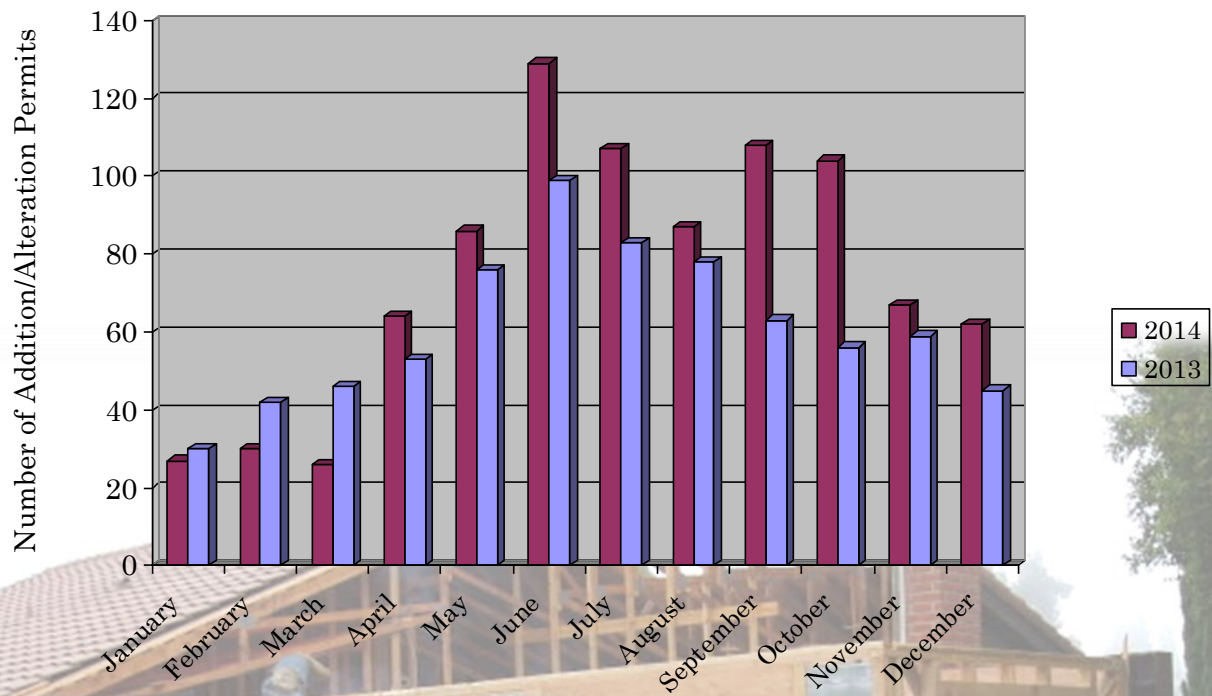
- ◆ In 2014, the Building Division issued **64 New Construction** building permits, with a monthly average of **5**.



Building Permits

Comparison Charts

- ◆ In 2014, the Building Division issued **907 Addition/Alteration** Residential building permits, with a monthly average of **76**.



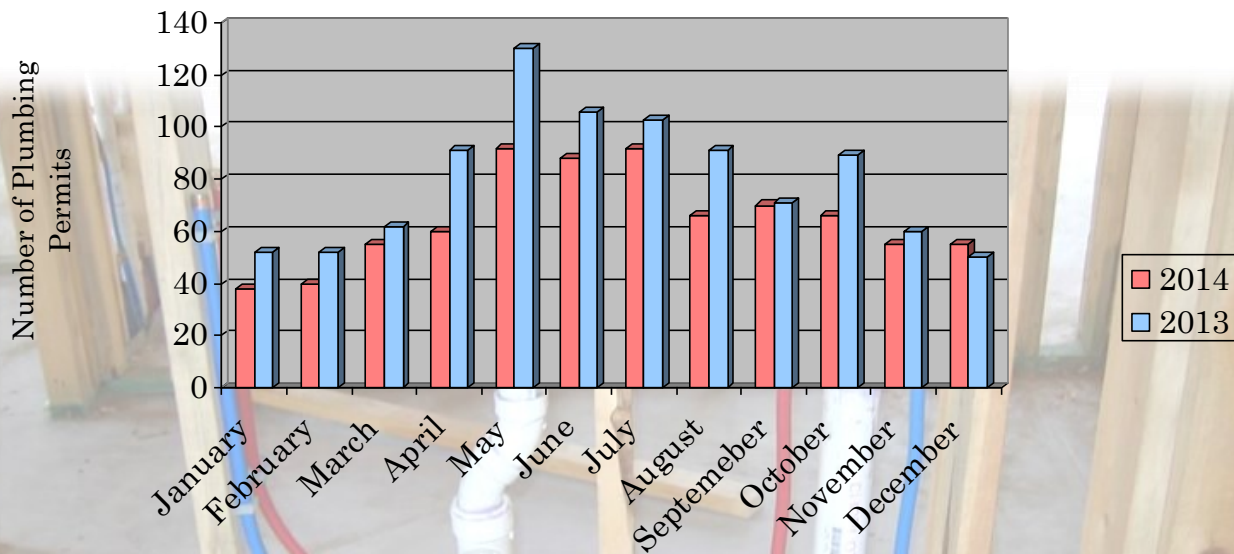
Subcontractor Permits

Comparison Charts



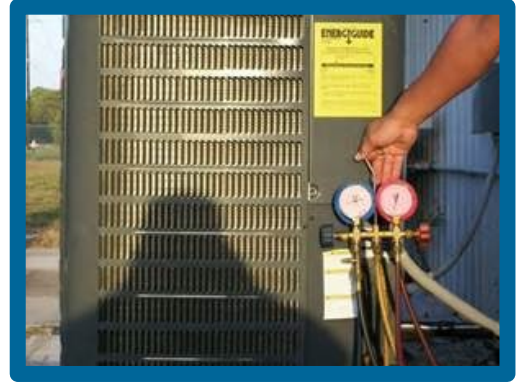
Subcontractors are individuals, or in many cases a business, that sign a contract to perform part or all of the obligations of another's contract. A subcontractor is generally hired by the general or building contractor. These contractors include Plumbing, Mechanical and Electrical.

- ◆ In 2014, the Building Division issued **777 Plumbing** permits, with a monthly average of **65**.

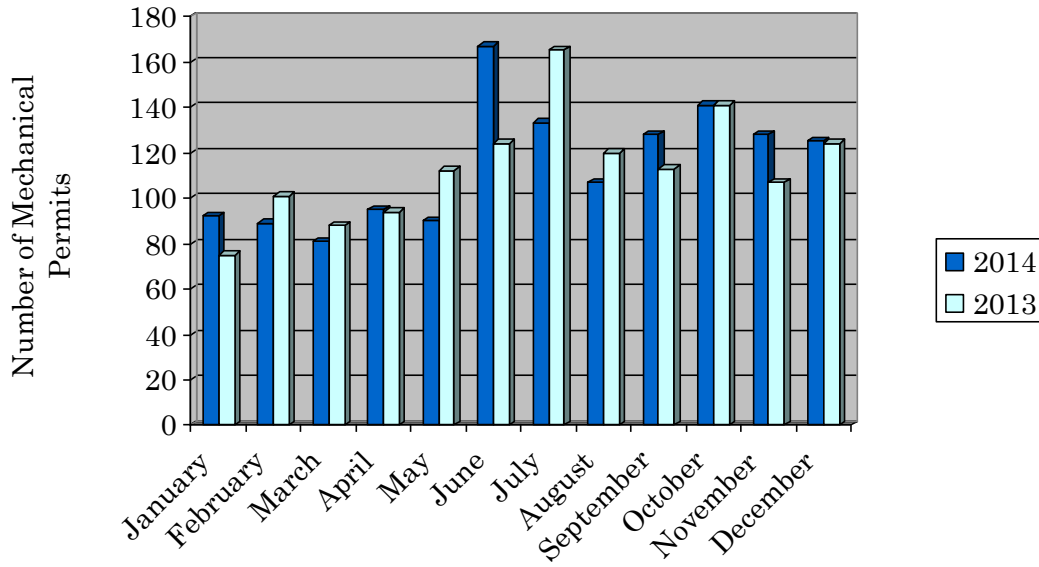


Subcontractor Permits

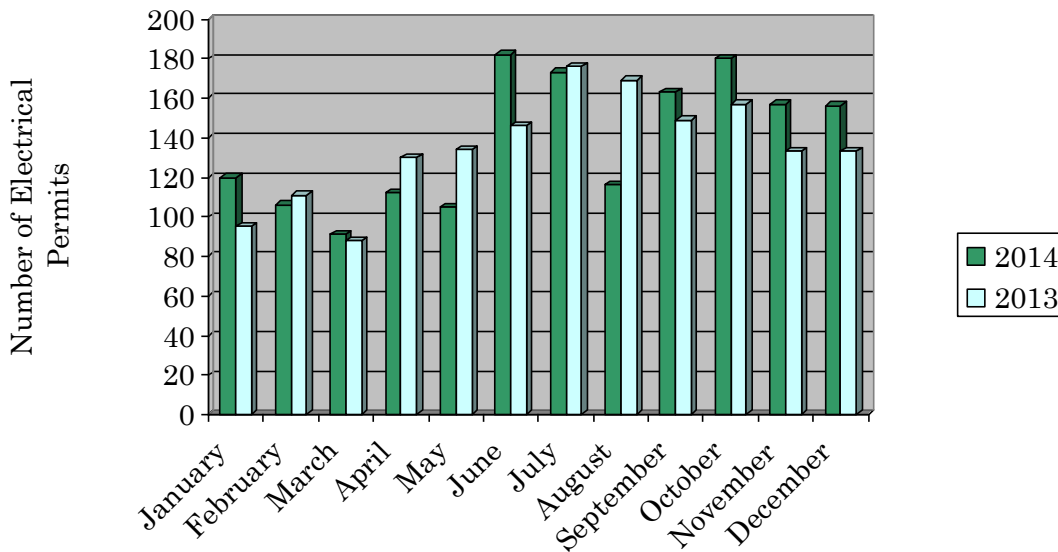
Comparison Charts



- ◆ In 2014, the Building Division issued **1,376 Mechanical** permits, with a monthly average of **115**.

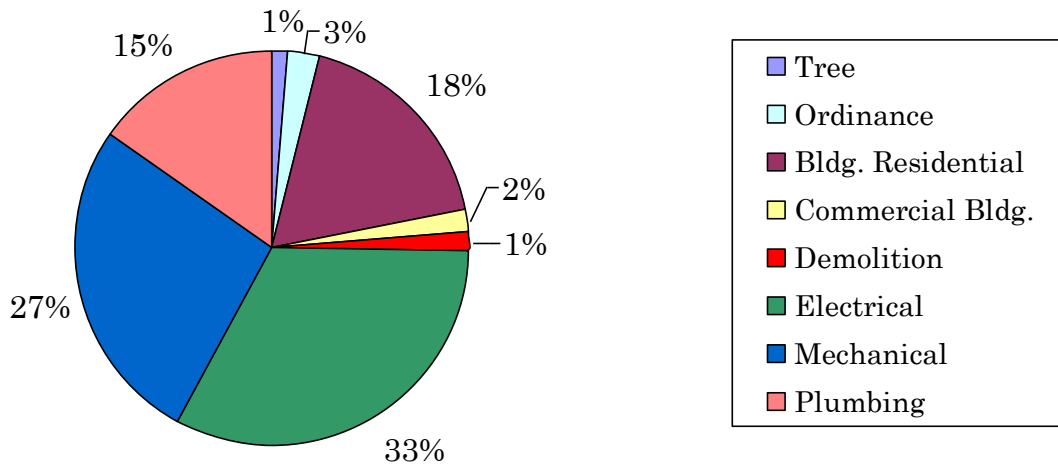


- ◆ In 2014, the Building Division issued **1,661 Electrical** permits, with a monthly average of **138**.



Issued Permits

Comparison Charts



Permit Type	2012	2013	2014
Tree	63	86	73
Ordinance	99	113	132
Residential Building	772	790	907
Commercial Building	92	87	110
Demolition (all types)	43	43	60
Electrical	1,500	1,621	1,661
Mechanical	1,234	1,364	1,376
Plumbing	880	957	777
Total	4,683	5,061	5,096

Plan Reviewers

Comparison Charts

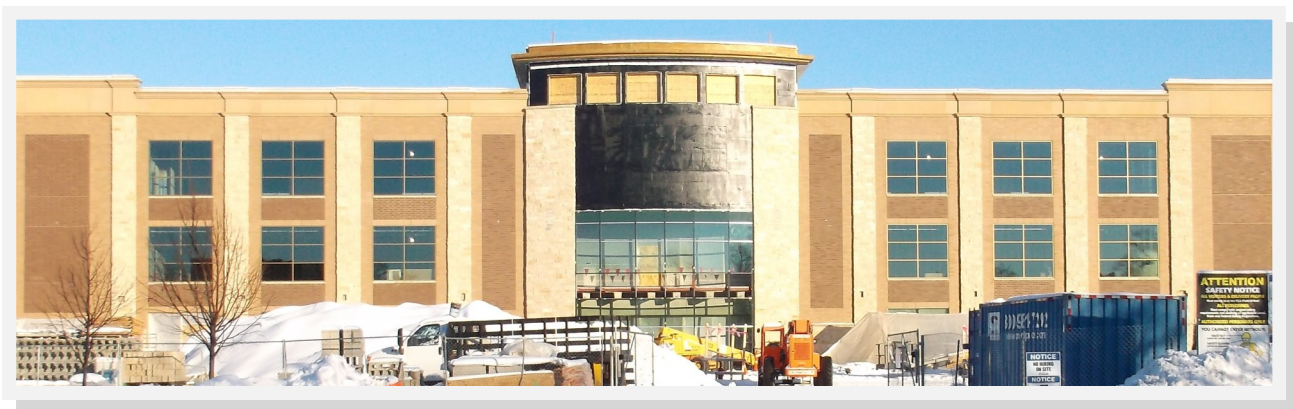


The **Building Plan Reviewers** provide technically proficient plan review of proposed construction plans and documents to verify conformance with structural and non-structural code requirements. These projects can include new buildings, alterations, additions, and repairs to existing buildings. The 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	2013	2014
Building	283	321
Engineering Consultant	34	65
Electrical	158	125
Mechanical	74	63
Plumbing	111	50
Fire	279	250
Planning	232	238
Total	1,171	1,112

Building Division Annual Report 2014

(New Construction Commercial Project: Lifetime Fitness)



Sylvan Lake Inspections

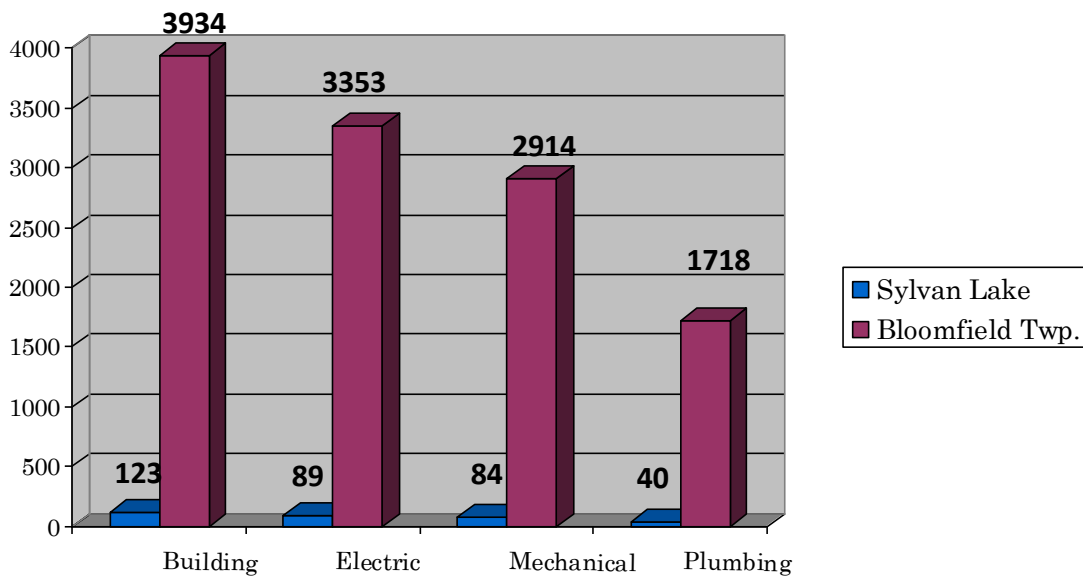
Comparison Charts



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.

Type of Inspection	Sylvan Lake	Bloomfield Twp.
Building	123	3,934
Electrical	89	3,353
Mechanical	84	2,914
Plumbing	40	1,718
Total for 2014	336	11,919

2014 Inspection Comparison



Sylvan Lake Permits

Comparison Charts

Permits Issued	2013	2014
Building	44	28
Electrical	54	32
Mechanical	41	30
Plumbing	38	17
Total	178	107

Fees Collected and Staff Hours

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

Permit Type	Fees Collected	Ave. Total Staff Hours
Building	\$12,278	70
Electrical	\$4,880	32
Mechanical	\$4,875	30
Plumbing	\$3,385	17
Total	\$25,868	149

Accomplishments

Open House

For the fifth year, the Building Division along with the Planning and Ordinance Divisions participated in the 2014 Annual Fall Township Open House.



Accomplishments

[Click here for more information on the Minor Home Repair Program](#)

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 2014, twenty Bloomfield Township homeowners were approved for assistance in their home repairs. Some of the repairs included:

- *Repairs to furnace, oven/stove top, chimney, porch, stairs, electrical, windows, and gutters*
- *Replacement of a water heater, disposal, toilet, faucet, light fixtures, entrance doors, exhaust fans, handrails, humidifier, driveways, weather stripping, or door wall*
- *Removal of dangerous trees or limb removal*
- *Adding smoke detectors, carbon-monoxide detectors, insulation, grab bars*



Accomplishments

Building Industry Association Meetings

The Building Industry Association (BIA) of Southeastern Michigan has sponsored builder and community task force meetings at the Township for approximately 17 years. In 2014, the Building Division hosted task force meetings on April 24th and October 23rd. 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:

- Projects that were recently approved or under way including 5th Tavern, Indian Motor Cycle, Lifetime and Beau's
- Erosion control – Spring is the worst to keep the streets clean and job sites maintained
- Provided builders with a “DRAFT” handout of the deck check list to be adopted in January of 2015
- New software upgrades expected in 2015 including a separate inspection module
- New Year Code Cycle and possible changes with the 2012 Code adoption
- Building Permit Forecast reported housing sales and construction activity is on an up rise compared to last year
- DTE indicated that new signs would be installed on properties under construction
- MIOSHA “Fall” classes regarding fall protection required on job sites
- A MIOSHA handout/check-list was provided regarding strict enforcement on all residential building sites



2015 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:

New software upgrades from BS&A Pervasive to the BS&A .Net system to be completed in 2015 including a separate inspection module.

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.

Cable TV Program:

Develop informational programs for the Township's local access channels to highlight ordinances, safety measures, or current projects.

2015 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.