



Building Division 2023 Annual Report

Patricia Voelker
Director of
Planning, Building, & Ordinance

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*The Building Division Annual Report is derived from data collected January 3, 2023 until December 28, 2023.

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	20
Olivia Romano, Building Administrative Assistant	1
Sharon VanHorne, Building Technical Assistant	2
Dianne Massa, Building Clerk	1
Christian Fox, Building Official	12
William Myers, Building & Mechanical Inspector	10
Ross Chapman, Electrical Inspector	3
Steven Fink, Plumbing Inspector	9
Thomas Benson, Mechanical Inspector	18
Bob Thibeault Project Coordinator, Building Inspector & Plan Reviewer	12
Dean Lugashi, Building Inspector	1
Kim McInerney PBO Assistant	2
George Kilpatrick, Building Official (retired)	17 years

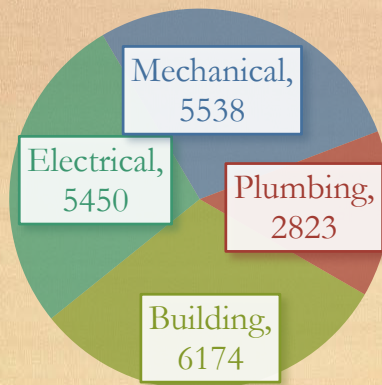
Effective Codes

- 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	6,174	118
Electrical	5,450	105
Mechanical	5,538	104
Plumbing	2,823	54

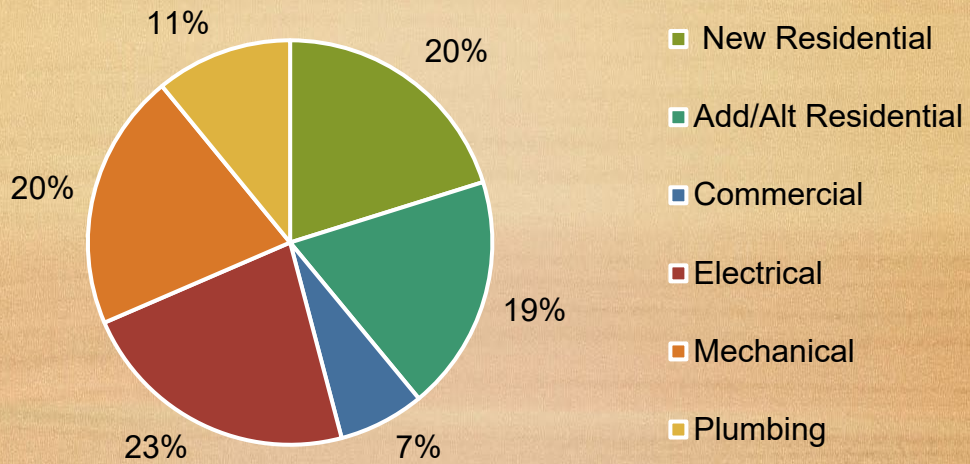


Permit Services

- 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.
- 2023 Permit Applications Entered:
 - Building -1,489
 - Ordinance – 90
 - Tree Preservation - 55
 - Fire Suppression - 39
 - Fire Alarm - 23
 - Natural Feature Setback - 9
 - Soil Fill/Removal - 2

Certificate of Occupancy by Type	Total Amount	Monthly Average
Temporary Certificate of Occupancy	87	7
Change of Occupancy (Full Certificate)	23	2
Full Certificate of Occupancy	170	14

Permit Fees Collected by Type



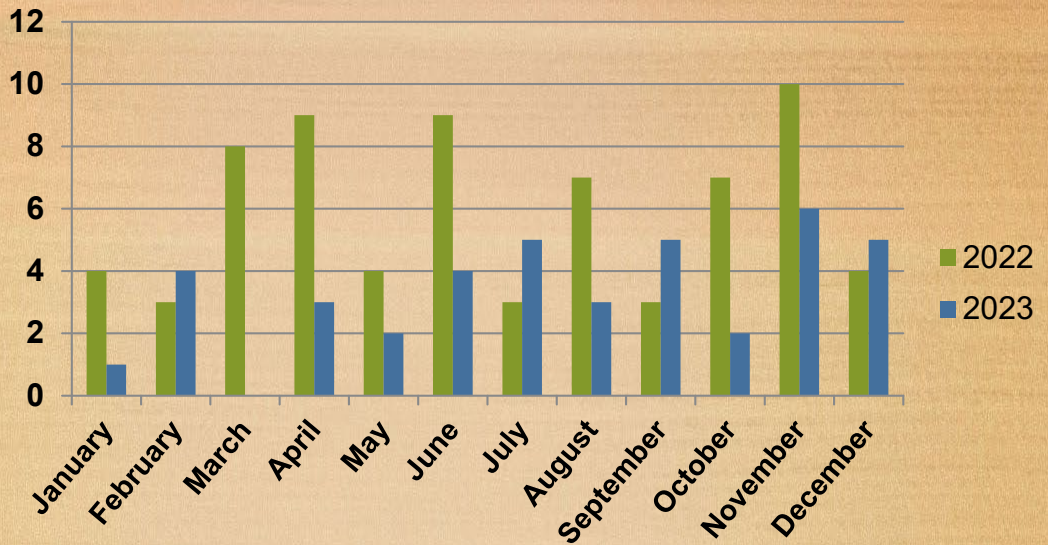
* All other categories are 1% or below

Permit Types	Total Fees Collected
Residential New Construction	\$422,836
Residential Addition/Alteration & Replacements	\$395,261
Demolition (includes all types)	\$25,995
Deck	\$20,784
Swimming Pool	\$21,624
Pool Fencing & Signs	\$14,540
Accessory & Ordinance	\$33,822
Commercial (not including demolition)	\$144,150
Tree (includes all types)	\$11,000
Electrical	\$474,271
Mechanical	\$431,131
Plumbing	\$228,967
TOTAL	\$2,585,283

Building Permits: Residential New Construction

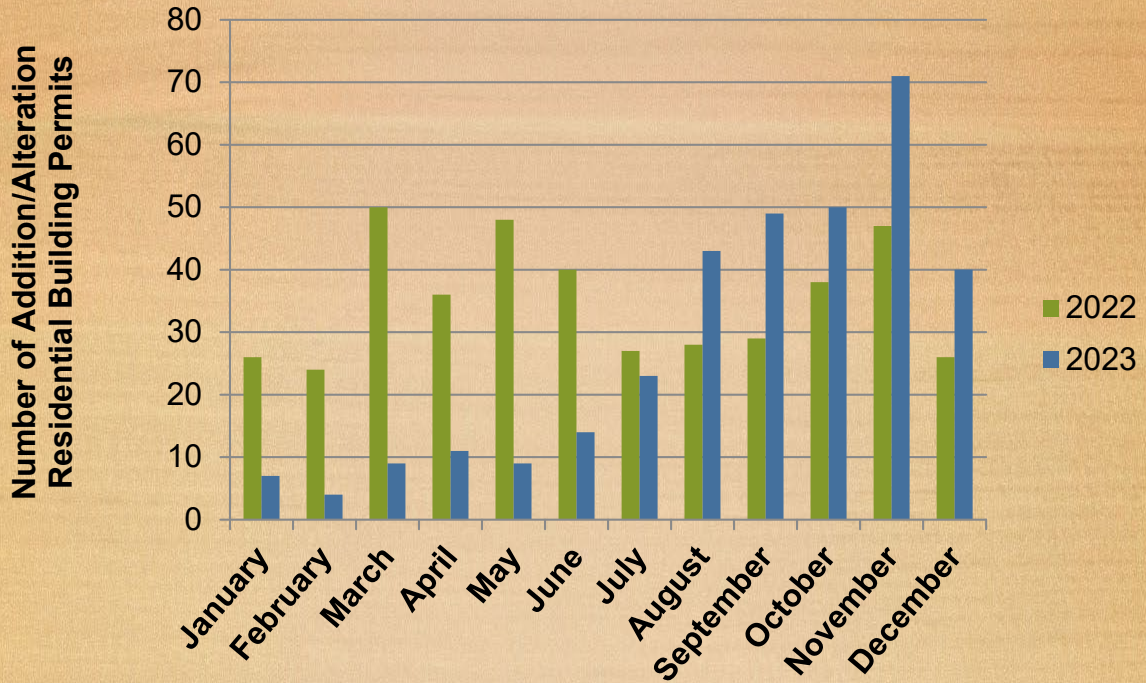
In 2023, the Building Division issued **40** new residential building permits

Number of New Residential Permits

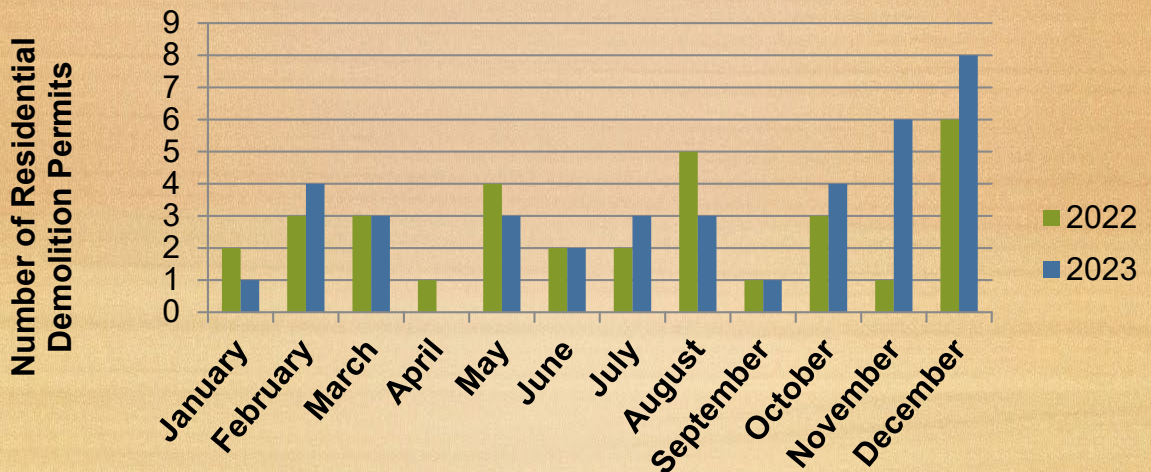


Building Permits: Comparison Charts

- In 2023, the Building Division issued **330** Addition/Alteration Residential building permits



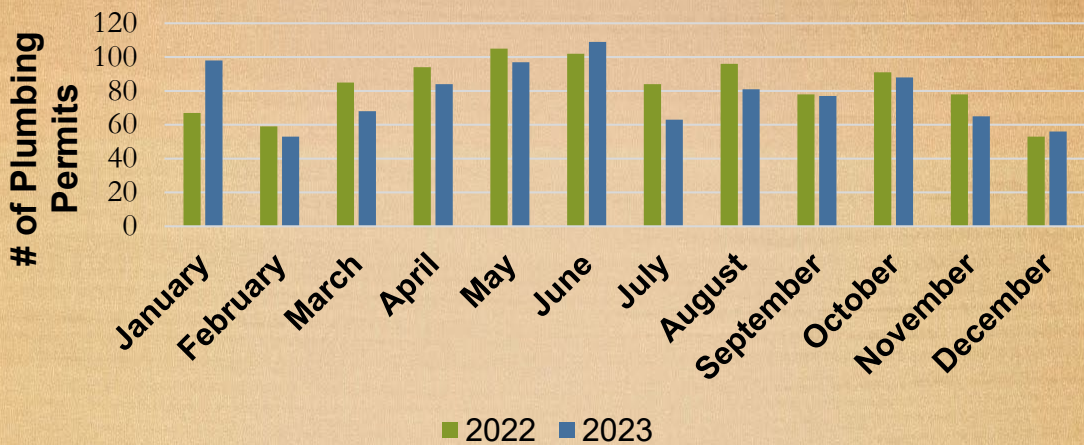
- In 2023, the Building Division issued **38** complete Residential Demolition building permits.



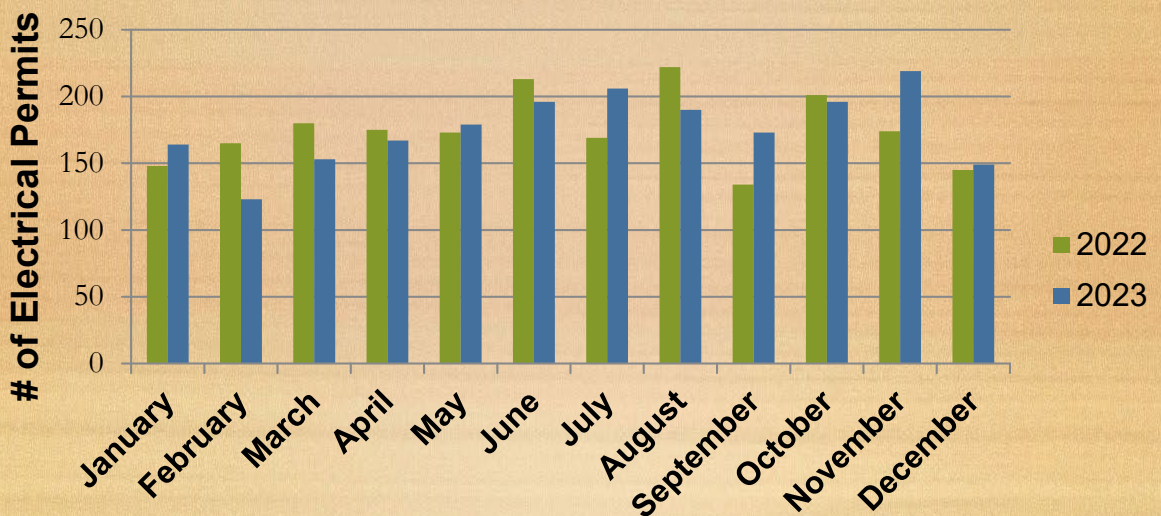
Subcontractor Permits Comparison Charts

- 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 **939** Plumbing Permits were issued in 2023

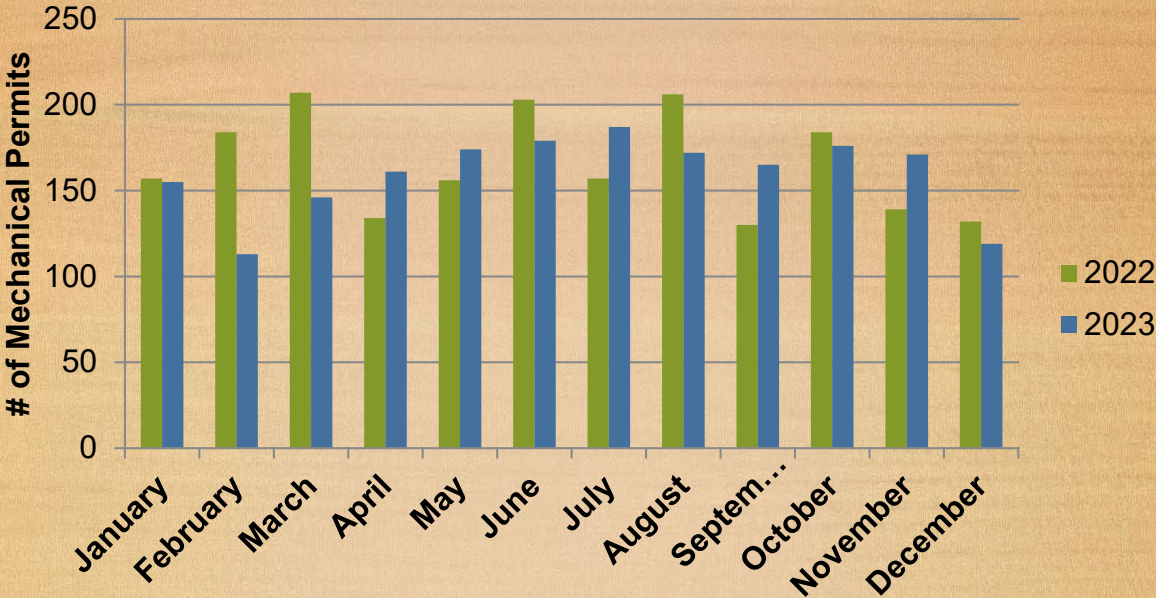


A total of **2,115** Electrical Permits were issued in 2023

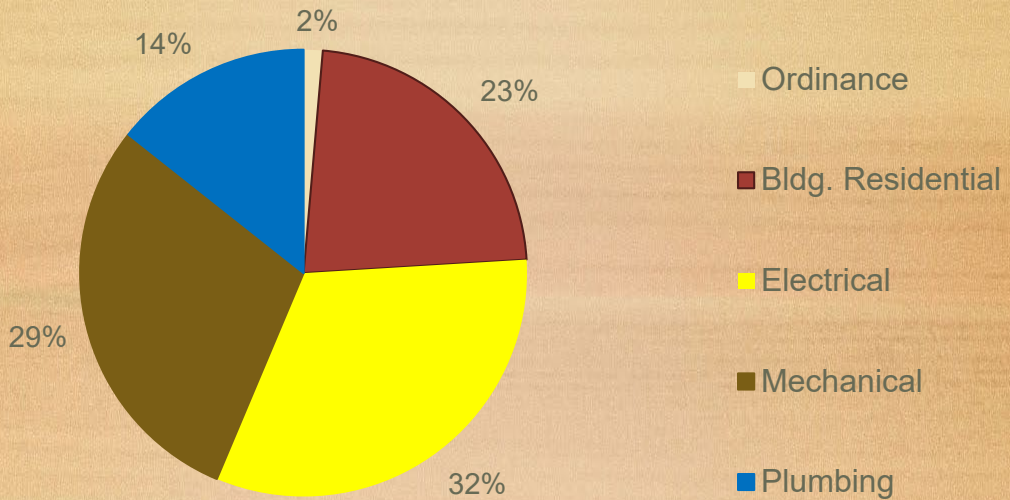


Subcontractor Permits Comparison Charts

A total of **1,918** Mechanical Permits were issued in 2023



Issued Permit Comparison Chart



All other categories are 1% or below

Permit Types	2021	2022	2023
Tree (includes all types)	69	61	55
Ordinance	121	81	90
Residential Building*	1,349	1,321	1,489
Commercial*	148	75	77
Demolition (includes all types)	55	35	38
Electrical	2,144	2,099	2,115
Mechanical	1,792	1,989	1,918
Plumbing	1,071	992	939
TOTAL	6,749	6,651	6,721

* not including demolition

Commercial Plan Reviews Comparison Chart

Commercial Plan Review	2022	2023
Building	108	80
Engineering Consultant	37	31
Electrical (includes signs)	41	104
Mechanical	78	51
Plumbing	88	60
Fire	173	69
Planning	87	102
TOTAL	612	497



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.

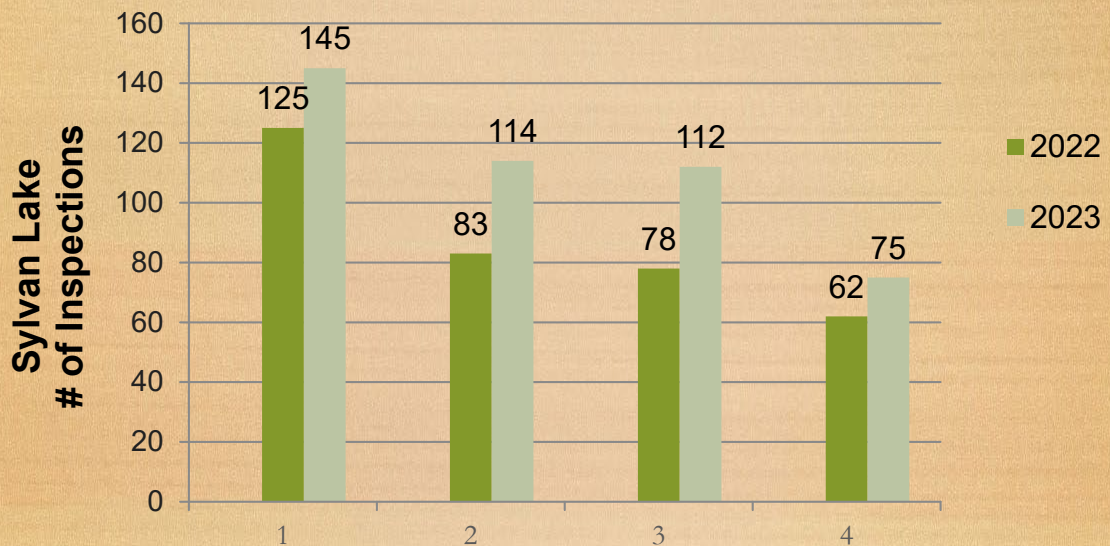
Permits Issued	Fees Collected 2022	Fees Collected 2023	Est. Total Staff Hours 2022	Est. Total Staff Hours 2023
Building	\$38,873	\$49,856	312	363
Electrical	\$11,765	\$13,785	83	114
Mechanical	\$10,162	\$8,710	78	112
Plumbing	\$7,655	\$9,355	62	75
Total	\$68,455	\$81,706	540	664

*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 Comparison Charts

Inspection Type	Sylvan Lake 2022	Sylvan Lake 2023
Building	125	145
Electrical	83	114
Mechanical	78	112
Plumbing	62	75
Totals	348	446



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 2023, a total of 7 Bloomfield Township homeowners were approved for assistance with their home repair projects. Some of the repairs included:
 - Repair/replace gutters and repair/replace cement driveway sections.
 - Remove and replace flooring
 - Remove and replace front storm door

Building Division Accomplishments

The Building Division continues to provide the highest standards of customer service by:

- Offers technical information and application requirements at the counter, over the phone and by email.
- Promotes and encourages the use of the BS&A website to increase efficiency and added convenience for customers.
- Online inspection scheduling through BS&A for streamlined services and eliminated the inspection phone line.
- Maintains website material to ensure that correct and accurate information is provided to the public.
- Collaborates with the Clerks Office to develop a master plan to scan hard copy issued permit applications to an electronic copy as part of the Township's Record Retention Program. This will increase efficiency by making documents more accessible in the Central Storage Facility.
- Participates in local, regional and state code official organizations and continuing-education programs to ensure current code enforcement and interpretation.
- Explores available software for electronic plan review.

Building Division Goals for 2024:

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.
- Promoting and encouraging the use of the BS&A website to increase efficiency and added convenience for customers.
- Updating website information as needed to ensure that correct and accurate information is provided to the public.
- Collaborating with the Township's consultant, Security Archives Data Management, to assist with the selection and implementation of a document management system that addresses best recordkeeping practices and requirements.
- Inspectors continue to participate in local, regional and state code official organizations and continuing-education programs to ensure current code enforcement and interpretation.
- Seeking additional opportunities to maximize online permit applications.
- Continuing to remind applicants to engage their Home Owners Association in their neighborhood residential improvements projects.