

BUILDING SERVICES

Franklin County Economic Development and Planning Department



2012 Annual Report

Franklin County
Commissioners
John O'Grady, President
Paula Brooks
Marilyn Brown

Franklin County Board of Commissioners



Commissioner John O'Grady
President



Commissioner Paula Brooks



Commissioner Marilyn Brown

Franklin County Economic Development & Planning Building Services

OUR

MISSION

To protect the lives and safety of residents and visitors of Franklin County, preserve the quality of life and contribute to economic development.

VALUES

Respect: Open to all, honoring the diverse nature of those we serve.

Excellence: Striving for the ideal outcome in everything we do.

Passion: Dedication to and passion for building safety.

Trust: Demonstrating character and integrity to customers, associates and communities.

GOAL

To promote building safety and guide the pursuit of information and knowledge of building codes and standards.



Overview



James Schimmer, Director
Franklin County Economic
Development & Planning

BUILDING SERVICES 2012 ANNUAL REPORT

The Franklin County Economic and Planning Department is pleased to present its 2012 Annual Report of the Building Services Section. More than just an overview of statistics, this publication tells the story of services provided townships and villages throughout Franklin County that help ensure that families have safe new homes to live in.

These services are delivered by dedicated staff who oversee the entire new construction process from examination of plans to on-site inspections to permit issuance, including serving as an important resource and support for contractors and homeowners as they go

through the process of building a home. Building Services staff also provide timely and professional response to public complaints, issue building condemnations that protect the public from harm, provide in-court expert testimony as well as technical assistance and consults when called upon to do so.

This report outlines the progress of the Building Services Section on a yearly basis from 2008 through 2012. It outlines the growth and change of a number of our main services such as permits and inspections.

Resources

Building Services Section

Residential building permits
614-525-3166
Building Clerk

Community Services Section

In addition to building services that help ensure that new homes are built safely, the Community Development Section of the Economic Development and Planning Department provides services that help communities meet the needs of residents.

Listed below are programs and services available to people of limited income that will help them secure and improve their home. To qualify, the property must be located outside the city of Columbus.

- Single Family Rehabilitation Loans
- Handicap Accessibility and Minor Home Repair Grants
- Urgent Repair Grants
- Tool Lending Library
- Homebuyer Down Payment Assistance
- Sewer Tap-In Assistance
- Community Gardens Grant
- Fair Housing Services

For more information on these services go to www.franklincountyho-hio.gov/commissioners/edp

New Residential Code of Ohio

On January 1, 2013, changes in the Ohio Residential Code (RCO) went into effect. Based on changes made to the International Residential Code in 2009, the new RCO requires and recognizes many new safety and energy efficient innovations.

These updates can add value to residential property and realize the homeowner significant savings in reduced energy consumption. Franklin County is highlighting these changes in order to help new homeowners and contractors alike to ensure efficient implementation and conversely avoid costly mistakes.

The following is a highlight of changes to the RCO. For more comprehensive information on the RCO as well as newly implemented changes, contact the Ohio Board of Building Standards at (614) 644-2613 or e-mail at dic.bbs@com.state.oh.us. Staff professionals are available to assist.

- Carbon monoxide alarms are now required for newly constructed dwellings that have fuel-fired appliances or attached garages. Like smoke detectors, carbon monoxide alarms save lives by sensing the presence of this silent killer.
- Protection of engineered light frame construction is now required. New construction materials (I-beams made of wood composite material) have become popular due to lower costs, eco-friendly manufacturing, and ease of installation. The material however can be more easily flammable. Retardants and/or added membrane can slow fire progression, thus allowing more time to escape the building and first responders to arrive and suppress or contain the fire.
- Codes changes now allow for an overall energy rating for new construction which provides greater flexibility in the building's design. Energy rating analysis can be complicated and requires a depth of description. In order to decide the best method for your project, consultation with a design professional is strongly encouraged.

Though not required until 2014, newly incorporated into the RCO is a "Blower Door Test," it is a method by which to identify and assess air leakage in new construction. Identifying and addressing air leakage can help deter heated or cooled air from escaping the dwelling and thus reduce energy costs.

Safety Tip

The latest innovation in safety technology for distribution of electricity throughout our homes is Arc-Fault sensor devices.

Arcs produce spikes in the current and the voltage that happen so quickly that regular breakers do not detect them. Arc-faults are also produced by faulty old extension cords or lamp cords or other electrical appliances. Arc-fault devices are designed to de-energize a circuit when it senses this type of fault before the fire can start. They do this by simultaneously monitoring the current and voltage.



Arc-faults are now required on all new circuits in the following areas of the house: family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas.

Arc-faults will definitely reduce the number of house fires caused by faulty electrical conductors or equipment. People are quick to blame new devices as being faulty. Most of the time the device is just doing its job. If you suspect nuisance tripping, call an electrician. I remember people replacing the old edison- base fuses with pennies, later only to burn their house down.

REMEMBER SAFETY IS NO ACCIDENT!

Building Services

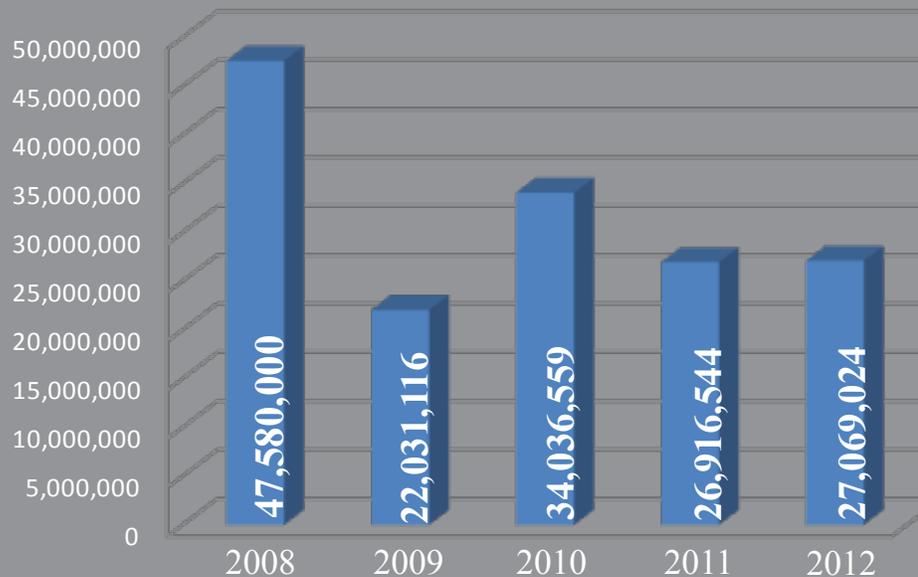
By The Numbers

65 families moved into warm and safe new homes in Franklin County townships

Total new construction valuation increased \$152,480

Total building inspections increased 5%

Total Valuation of All Construction



\$27,069,024

Total Valuation of All
2012 Construction

Total Number of New Builds



\$176,532

**Total Building Division
Receipts Taken In**

Total Number of Building Inspections



Inspections by Permit Types

Permit Type	Number
HVAC Permits	1,285
Electrical Permit	1,575
TOTAL	2,860

Community Services

Audrey Nelson Award

Franklin County is among an elite group of ten peer communities receiving the Audrey Nelson Community Development Achievement Award this year.

'Round the Kitchen Table, a program of the Community Development Section of Franklin County EDP, was recognized by the National Community Development Association for exemplary use of federal HUD monies to assist low-income and moderate-income persons.

In 2012, to address the chronic problem of lack of access to healthy, nutritious foods by many Franklin County residents living in lower-income neighborhoods Franklin County invested \$95,000 of federal CDBG dollars – matched by \$153,113 of private and other dollars – in three key community efforts:

Community Garden Grants: grants to local agencies and churches for new community gardens leading to the creation of 20 gardens in fringe urban areas.



Gantz Road Community Garden

Project OpenHand: nutritionally-enriched meals, pantry items, nutritional supplements, nutritional assessments and counseling are home-delivered to men, women, and children living with HIV/AIDS in Central Ohio.

Healthy Corner Stores: in partnership with United Way of Central Ohio, local convenience stores in low-income neighborhoods on Columbus' west side and in Franklinton received technical assistance to provide increased access to fresh, healthy food choices.



Healthy Corner Stores

'Round the Kitchen Table
Made Possible:

2,100	County residents received nutritious meals and fresh produce
3,788	Pounds of fruits and vegetables harvested from gardens
22,448	Home-delivered meals to home-bound people
10,600	Bags of Fresh Produce delivered to home-bound people living with HIV/AIDS

Franklin County Nuisance Abatement Demolition Program



2096 Minnesota Ave. in Mifflin Township

Targeting more than a dozen abandoned houses that were dragging down home values in township neighborhoods, Franklin County kicked off a new federally-funded series of housing demolitions in August 2012 as part of

the Township Nuisance Abatement Program.

Five townships have participated in the first and second rounds of demolition (Clinton, Franklin, Hamilton, Madison, and Mifflin townships), completing the demolition of 14 structurally unsafe properties.

In December 2012, EDP sent out Round 3 application requests to the county's 17 townships to identify additional residential structures needing demolition. Currently, applications are being received and reviewed to award these last demolition programmatic dollars.

Please contact Hope Kingsborough at hkkingsb@franklincountyohio.gov for more information on the Nuisance Abatement Demolition Program.

Neighborhood Stabilization Program Update

Utilizing more than \$5.4 million in federal funding through the Neighborhood Stabilization Program (NSP), Franklin County launched and completed a number of projects in 2012 aimed at reversing the debilitating effects of foreclosed and vacant homes on local communities and providing affordable housing to at-risk residents and families.

In order to maximize the County's investments in these neighborhoods, the County adopted in the AWARE (Accessibility, Water conservation, Air quality, Resource conscious, Energy-efficient) Manual for Sustainable Accessible Living. The AWARE Manual

the performance standard for all federally funded residential projects throughout Franklin County.

To date, 30 formerly vacant and structurally deficient homes have been reconstructed under NSP 1 to meet the AWARE standards.

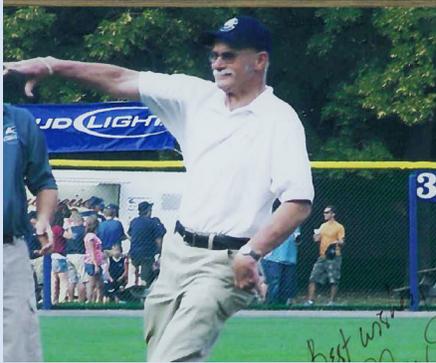
Franklin County also received

NSP 2 funding in collaboration with the City of Columbus. Through NSP 2, ten additional AWARE properties have been rehabbed or newly constructed. The Building Services department provides house inspections throughout the construction process, assuring AWARE standards have been met.

Commons at Third pictured at right, a permanent supportive housing project for the homeless, received \$1.25 million in NSP dollars



Staff Highlight Jack Todd



Few people in Franklin County have witnessed more changes than Building Services Inspector Jack Todd. Hired by then-Commissioner Mike Dorrian in 1977, Todd has served for 36 years as one of the County's key building inspectors. Hired fresh from the commercial construction industry, Todd then and still today performs on-site and in-house inspections.

Born and raised in Franklinton, Todd lives there still today just blocks from his parents' home. As a boy, Todd remembers German spoken often at home, a legacy of his grandparents who emigrated from Germany and settled in German Village. Other childhood memories include high jinks with boyhood friend Dewey Stokes, whose own career included serving three terms as Franklin County Commissioner.

Outside of his family, Todd's two great loves are golf and baseball. He's a Yankees fan and can be found at Huntington Park virtually every night the Clippers play at home.

Performing hundreds of inspections annually, Todd is intricate to the success and responsiveness of Franklin County Building Services.

Jack Todd plans to retire in 2013. Please join us in wishing Jack that the best is yet to come.

Who We Are

Bertram Walker returned to the Economic Development and Planning Department on September 4, 2012, serving as a Building Permit Tech. Bert offers technical assistance regarding building code requirements, ordinances, and building permits. Prior to his return, he served as the permit clerk for 19 years.



Rick Erbe is a state-certified Residential Building Inspector and an interim Residential Plans Examiner. Rick works directly with hundreds of homeowners and contractors to ensure a safe and code compliant project. Mr. Erbe also performs on-site and in-house inspections to ensure code compliance, including over-site of all county AWARE housing projects.



Mike Kelleher is a Professional Engineer with more than thirty-five years of experience in the construction business. He is a state-certified Electrical Safety Inspector, Commercial Building Inspector and Residential Building Official. His responsibilities include overseeing all Building Services activities in his capacity as Residential Building Official.





Franklin County



Where Government Works

Jurisdictions We Serve

Building Services is responsible to ensure compliance with Ohio Residential Building Code for 1, 2, and 3-family dwellings in townships, villages, and six other jurisdictions in Franklin County. They are:

Townships

Blendon
Brown
Clinton
Franklin
Hamilton
Jackson
Jefferson
Madison
Mifflin
Norwich
Perry
Plain
Pleasant
Prairie
Sharon
Truro
Washington

Villages

Harrisburg
Lockbourne
Minerva Park
Riverlea
Urbancrest
Valleyview

Produced by:

 **Franklin County**
Economic Development & Planning Department
James Schimmer, Director
Rollin Seward, Assistant Director

Economic Development and Planning Department
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104

Tel. 614-525-3166
Fax 614-525-7155
www.franklincountyohio.gov/edp

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Project Team

Rick Erbe
Mike Kelleher
Jack Todd
Bertram Walker

Produced By:
Jacob Mercer