

BUILDING SERVICES 2010 ANNUAL REPORT

Franklin County Economic Development and Planning Department



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.

Commissioners
Marilyn Brown
Paula Brooks
John O'Grady



Overview

The Building Services Section of the Franklin County Economic Development and Planning Department is responsible for the unincorporated townships of Franklin County and six contract jurisdictions.

The **purpose** of the Building Services Program is to ensure compliance with the Ohio Residential Building Code for 1, 2, and 3 family dwellings.

Our **services** include plan examinations, new construction building inspections, building permits, electrical permits, HVAC permits, building condemnations, court testimonies, preventative inspections, complaint-based inspections, technical assistance, and consultations.

The 2010 Annual Report describes how Building Services works for the residents of Franklin County and how our programs have changed annually.

This report outlines the progress of the Building Services Section on a monthly and yearly basis from 2008 through 2010. 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
Franklin County Building Services Section
614-525-3166
Building Clerk

Community Services Section

The following is a list of services and programs offered by the Community Development section of the Economic Development and Planning Department that residents may find useful.

In order to receive these services, recipients must reside in Franklin County but outside the Columbus city limits and meet certain income eligibility guidelines.

- Single Family Rehabilitation Loans
- Handicap Accessibility and Minor Home Repair Grants
- Urgent Repair Grants
- Homebuyer Down Payment Assistance
- Sewer Tap-In Assistance
- Adaptive Equipment for the Hearing Impaired
- Fair Housing Services

For more information visit our website:
<http://www.franklincountyohio.gov/commissioners/edp/>

Jurisdictions We Serve

The following is a list of townships and jurisdictions in Franklin County that the Building Services Section serves. In addition to the Townships we work with, six other jurisdictions contract with us to conduct building inspections and other essential duties.

Townships

Blendon Township
 Brown Township
 Clinton Township
 Franklin Township
 Hamilton Township
 Jackson Township
 Jefferson Township
 Madison Township
 Mifflin Township

Norwich Township
 Perry Township
 Plain Township
 Pleasant Township
 Prairie Township
 Sharon Township
 Truro Township
 Washington Township

Villages

Harrisburg
 Lockbourne
 Minerva Park
 Riverlea
 Urbancrest
 Valleyview

Clinton Township



Trends

Universal Design

One of the emerging trends in both commercial and residential construction across Franklin County and the nation is universal design. Universal design means creating spaces that meet the needs of all people – young and old, abled and disabled. Some examples of universal design elements include:

- Allowing enough floor space to accommodate a wheelchair

- Zero-step entries to allow easier entry for persons using wheelchairs, walkers, or crutches
- Lever-style door handles for low-effort opening of doors
- Using floor materials that prevent slipping hazards
- Raising height of electrical outlets to limit bending down

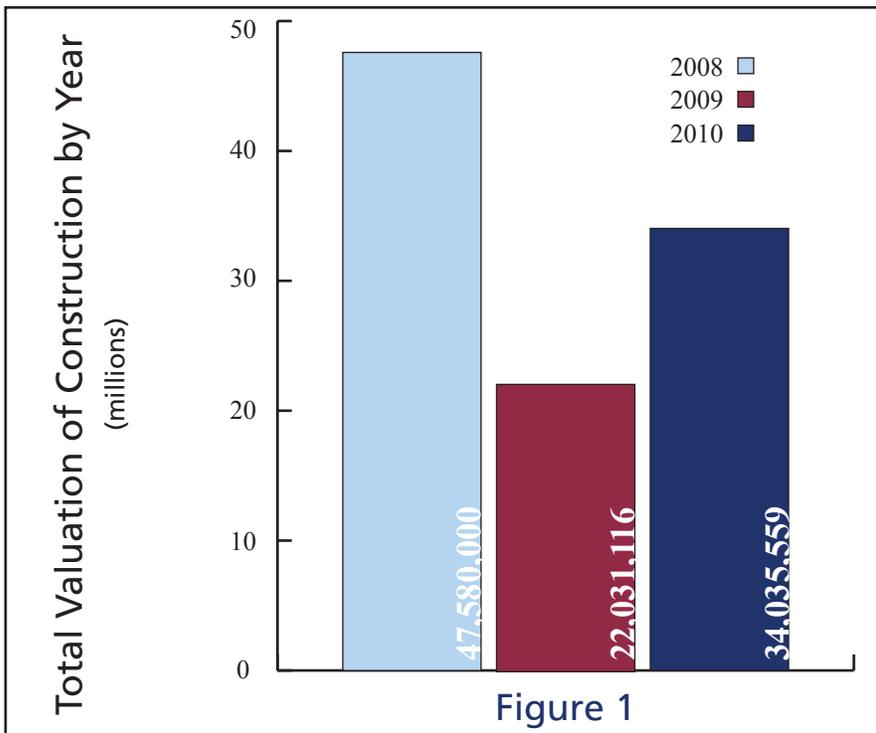
Green Building

Franklin County is seeing an increase in the number of buildings using green design elements, including energy-efficient and water-efficient appliances as well as recycled building materials. Using green design elements in buildings can reduce utility bill costs and has a lower impact on the environment.

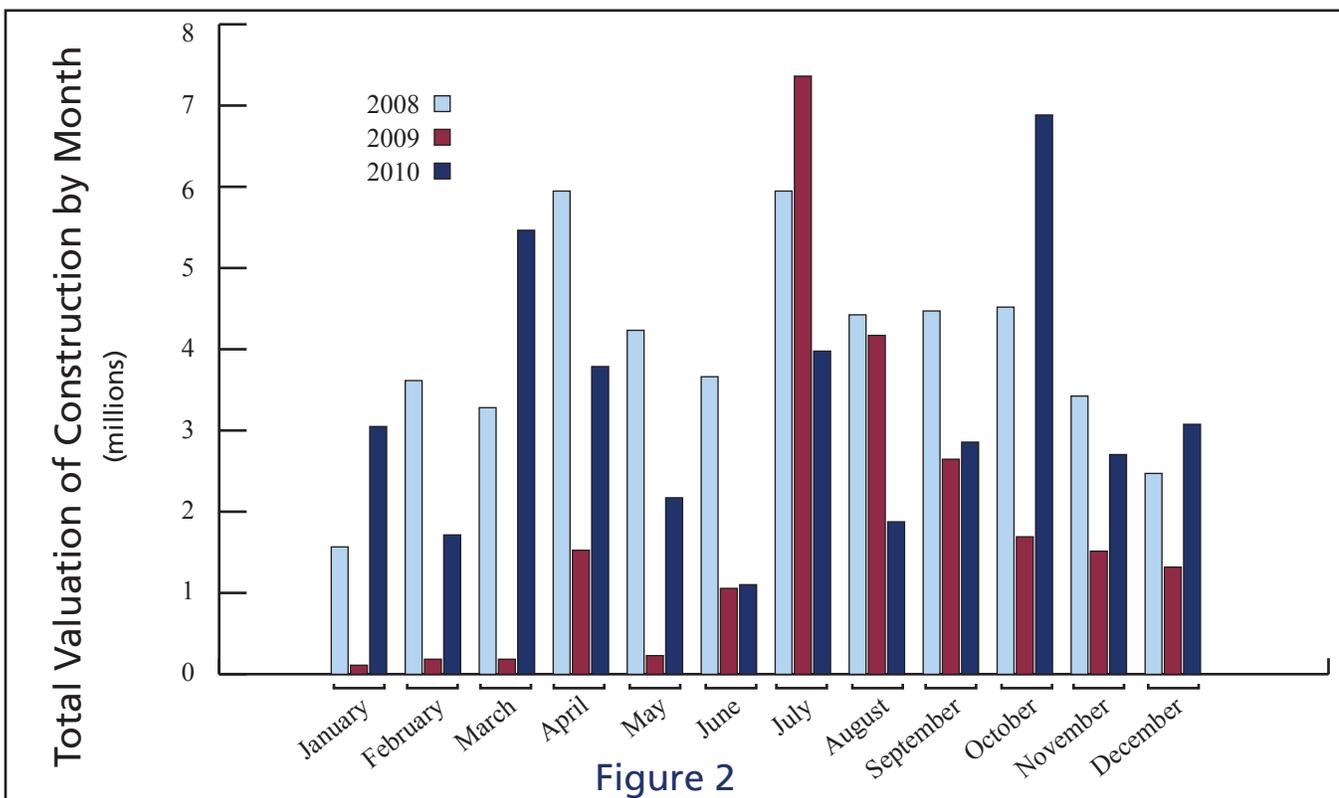


This home under construction in Jefferson Township uses universal design principles

Valuation of Construction



The County regulated over 34 million dollars of residential construction value in calendar year 2010. This number is approximately a 45% increase in construction value over calendar year 2009 and is shown in Figure 1. A monthly comparison of construction values for 2008 through 2010 is illustrated in Figure 2.



New Builds



Franklin County saw ninety-three new home starts in 2010. Figure 3 shows the monthly breakdown of new builds in our jurisdictions. This is evidence of steady, sustainable growth in the housing sector.

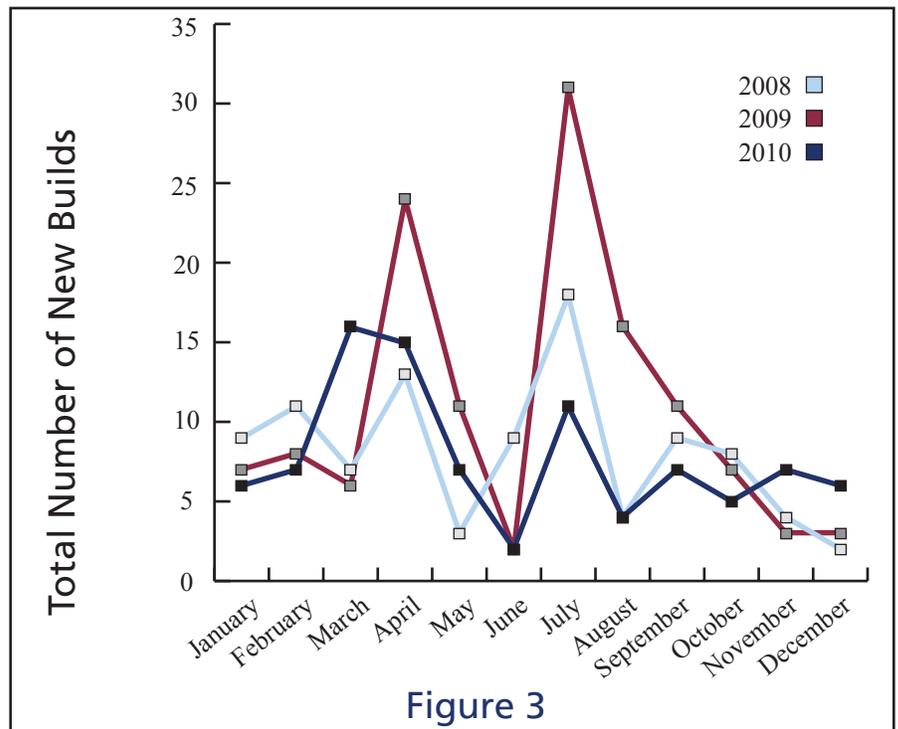


Figure 3

The AWARE Manual for Sustainable, Accessible Homes



In 2009, Franklin County and the City of Columbus created and adopted the AWARE (Accessibility, Water Conservation, Air Quality, Resource Conscious, Energy-Efficient) Manual for Sustainable Accessible Living to be the performance standard for all federally funded residential projects in these jurisdictions.

The AWARE Manual for Sustainable Accessible Living was modeled after the Enterprise Green Communities criteria and is a performance manual to provide housing that is healthy, accessible, and environmentally friendly. Homes that meet the AWARE standards, matched with resource-conscious behaviors in the home, can lead more efficient energy use and lower utility bills.

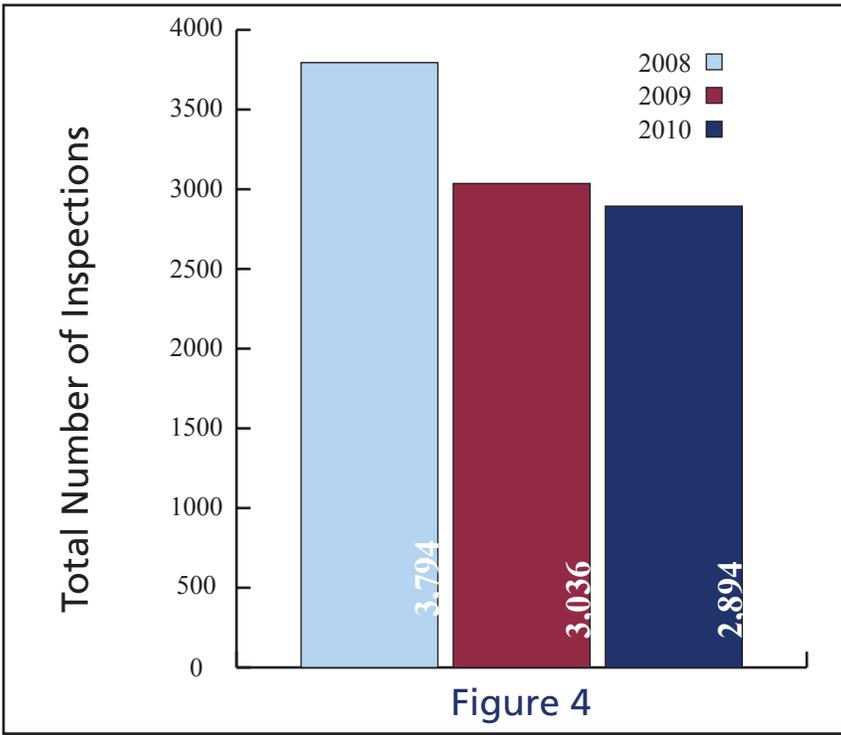
The Building Services Department ensures that all homes funded through the County's Neighborhood Stabilization Program (NSP) conform to AWARE Manual standards. This includes approving building specifications and plans, inspecting of each AWARE property, reviewing and approving waivers for certain

AWARE specifications, and working with developers, Franklin County, and City of Columbus staff to update the AWARE Manual.

AWARE Manual Trainings

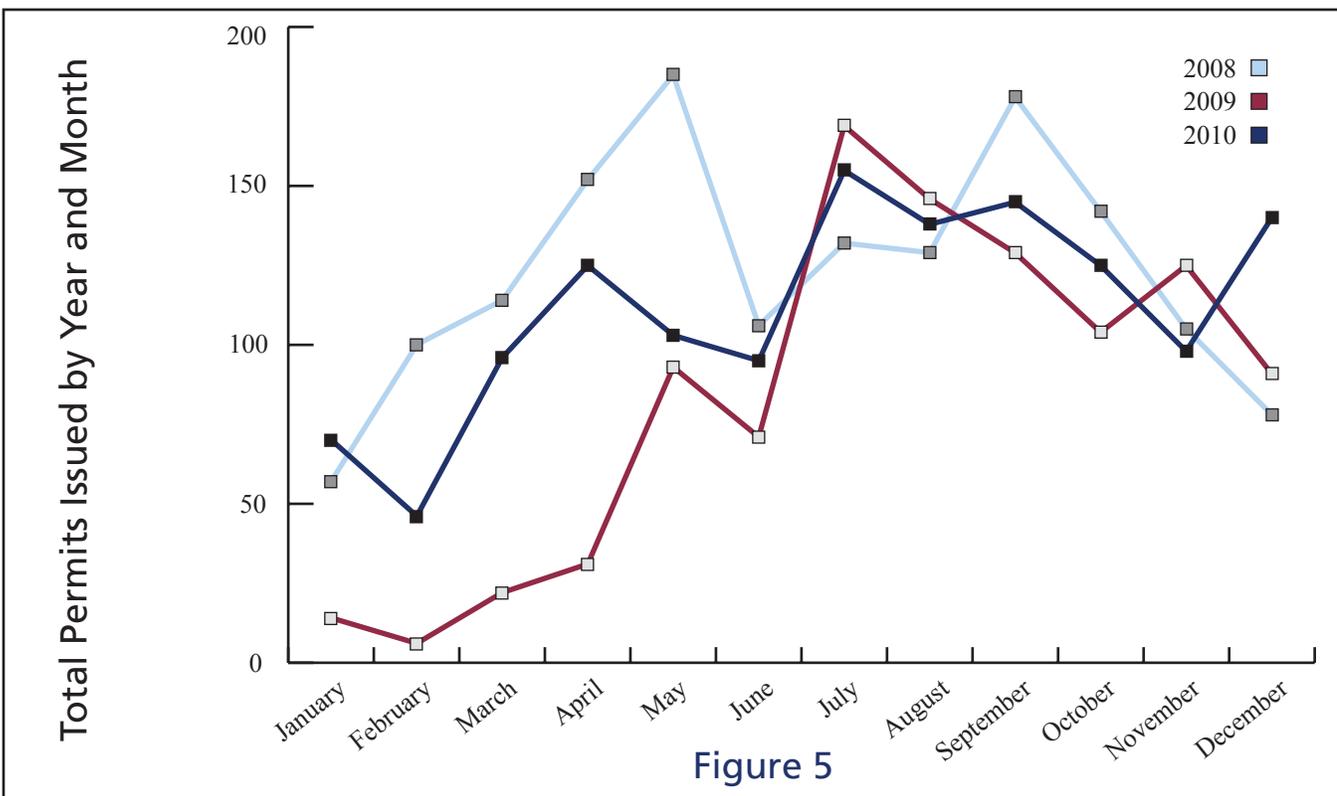
The Building Services Department participates in the City of Columbus' Green Training 101 course, a free workshop that is one of the requirements for general contractors and builders to be placed on the Contractor Participation List to receive bids from the City or County for residential projects. The training covers the specifications presented in the AWARE Manual for Sustainable Accessible Living and general green construction practices.

Permits and Inspections



As illustrated in Figure 4, 2010 saw a 5% decrease in the number of inspections performed. This is due to the majority of permits being issued during the latter half of the year and not ready for inspection.

Not unexpectedly, the Building Services Section has seen a 25% increase in permits issued from 2009 to 2010. Figure 5 illustrates the monthly breakdown of permit activity from 2008 to 2010.





Come Home Central Ohio is a collaborative marketing initiative by Franklin County and the City of Columbus to increase the visibility of quality affordable housing units that are available in the Central Ohio Area. NSP properties, as well as others utilizing Franklin County and City of Columbus funds, are listed on the Come Home Central Ohio website at www.Come-HomeCO.org.

Come Home Central Ohio connects interested buyers and renters with quality properties developed with affordability in mind as well as related social services; increases the capacity of the affordable housing industry through collaborative partnerships; aims to revitalize and improve the central city neighborhoods and surrounding suburbs; and ultimately helps to facilitate stronger, safer neighborhoods and a stronger, more competitive community.

A Come Home Central Ohio property



Who We Are

Camellia Richey is the face of the Building Section. Camellia acts as receptionist, building clerk and secretary. She meets the general public and contractors and directs them to the appropriate contacts. She processes over a thousand permits per year and is responsible for maintaining all records and required documentation. Ms. Richey has been serving the County for the past fifteen years, five of which have been in this prestigious position.



Jack Todd has served as a Building Inspector for Franklin County for thirty-four years. He has a wealth of knowledge and experience. Jack performs hundreds of on-site and in-house inspections per year. He is responsible for the recording of and the ongoing status of all jobs. Mr. Todd provides the highest standard of accuracy and in-depth code review on hundreds of jobs annually.



Rick Erbe contributes youth and enthusiasm to the department. He 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 oversight 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. Mr. Kelleher is a contract employee who has served the County since 1986. His responsibilities include overseeing all Building Services activities in his capacity as Residential Building Official.



Produced by:



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Building Services 2010 Annual Report

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