

# BUILDING SERVICES 2011 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.

Franklin County  
Commissioners  
Paula Brooks, *President*  
Marilyn Brown  
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 2011 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 2011. 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

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### 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
- Tool Library
- 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

### Mifflin Township



## Trends

### Neighborhood Stabilization Program Update

In 2008, Franklin County was awarded over \$5.4 million under the Neighborhood Stabilization Program (NSP) for the rehabilitation and resale of foreclosed, vacant, and abandoned properties in four target areas: Westland, Northland, Grove City/Urbancrest, and the City of Whitehall.

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, 23 formerly vacant and structurally deficient homes have been

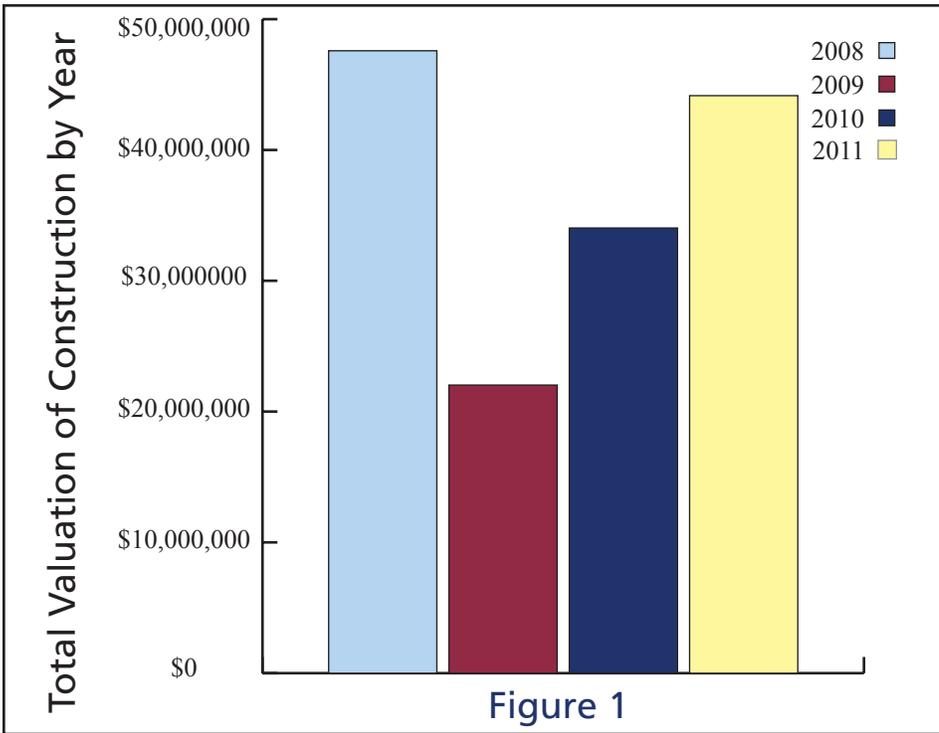
reconstructed under NSP to meet the AWARE standards. An additional two properties are currently under construction and five more will be completed in Spring 2012.

The County was also awarded NSP2 funding in collaboration with the City of Columbus and is currently constructing 10 additional AWARE properties through this allocation. Building Services ensures all NSP home meet the AWARE standards.

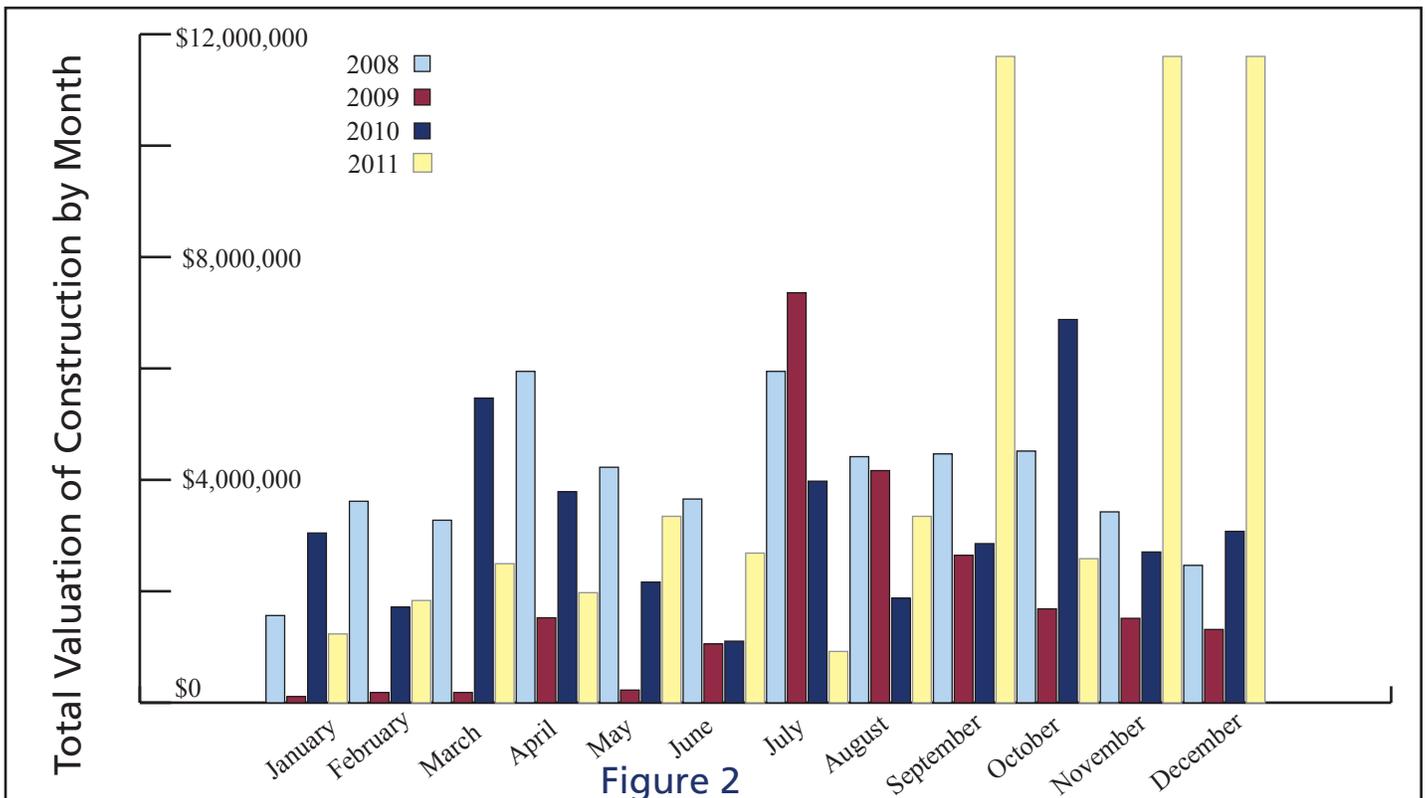


*This NSP home completed in 2011 in the Westland area uses universal design principles*

# Valuation of Construction



The County regulated over 44 million dollars of residential construction value in calendar year 2011. This number is approximately a 30% increase in construction value over calendar year 2010 and is shown in Figure 1. A monthly comparison of construction values for 2008 through 2011 is illustrated in Figure 2.



# New Builds



Franklin County saw 65 new home starts in 2011, including four funded by the County. Figure 3 shows the monthly breakdown of new builds in our jurisdictions. Despite fewer new starts in 2011, the valuation of construction is relatively high (see page 4) due to higher value homes being constructed in the County.

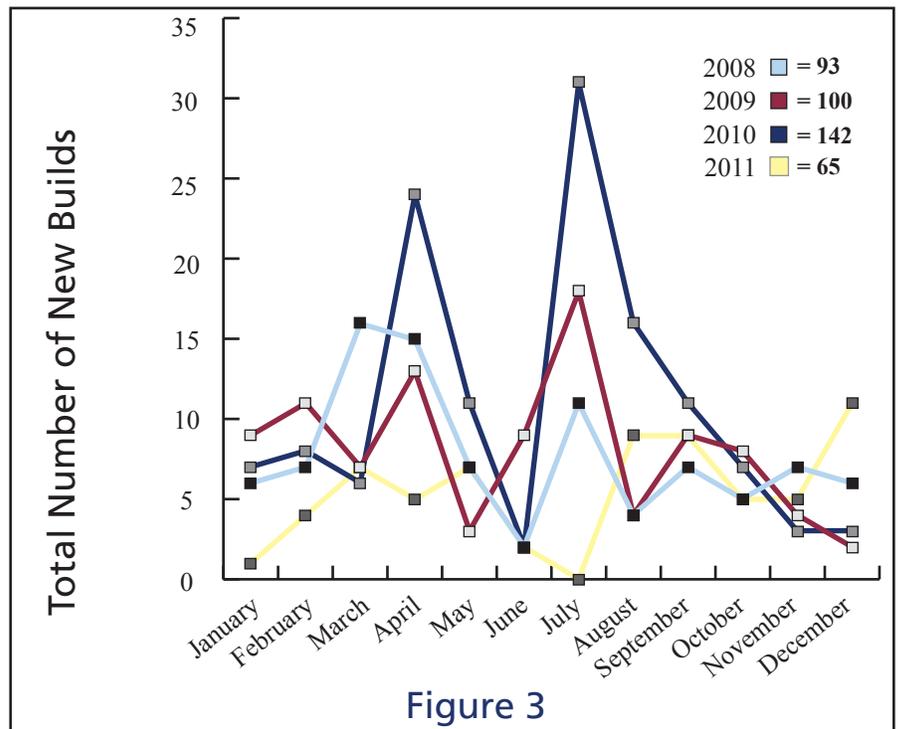


Figure 3

## Franklin County Nuisance Abatement Demolition Program



In 2011, EDP launched the Township Nuisance Abatement Demolition Program, providing each of the 17 townships in the County the opportunity to address severely blighted and unsafe residential properties through demolition.

Five townships are participating in the first round of demolitions (Clinton, Franklin, Hamilton, Madison, and Mifflin townships),

leading to the demolition of eight structurally unsafe single-family properties.

Additional properties in these townships will be addressed in subsequent rounds of demolition. The demolition of these structures will not only eliminate unsafe buildings that often harbor pests and sometimes criminal activity, but will also remove community eyesores and help to stabilize or increase property values in the surrounding area.

### Demolition Project - Mifflin Township

Mifflin Township was approved to demolish three properties under

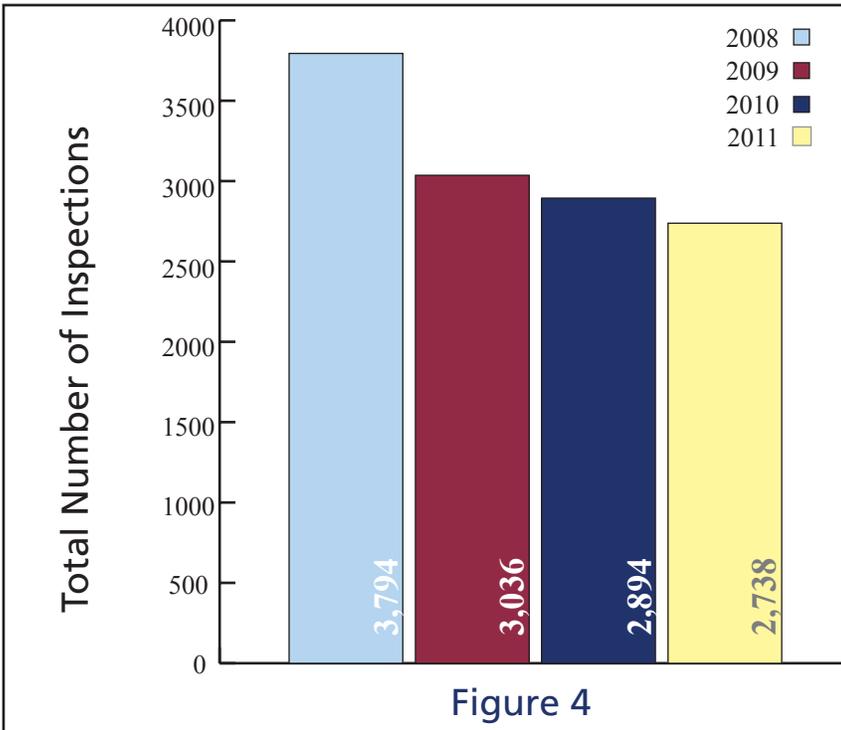
the first round of the Township Nuisance Abatement Demolition Program and will submit additional properties for demolition in future rounds.

In one property being demolished in the first round, 2096 Minnesota Avenue, Blake said that a tent had recently been set up by squatters and the property has harbored several criminal incidents in recent years.

An additional \$120,000 will be added to the program through the 2012 Action Plan.

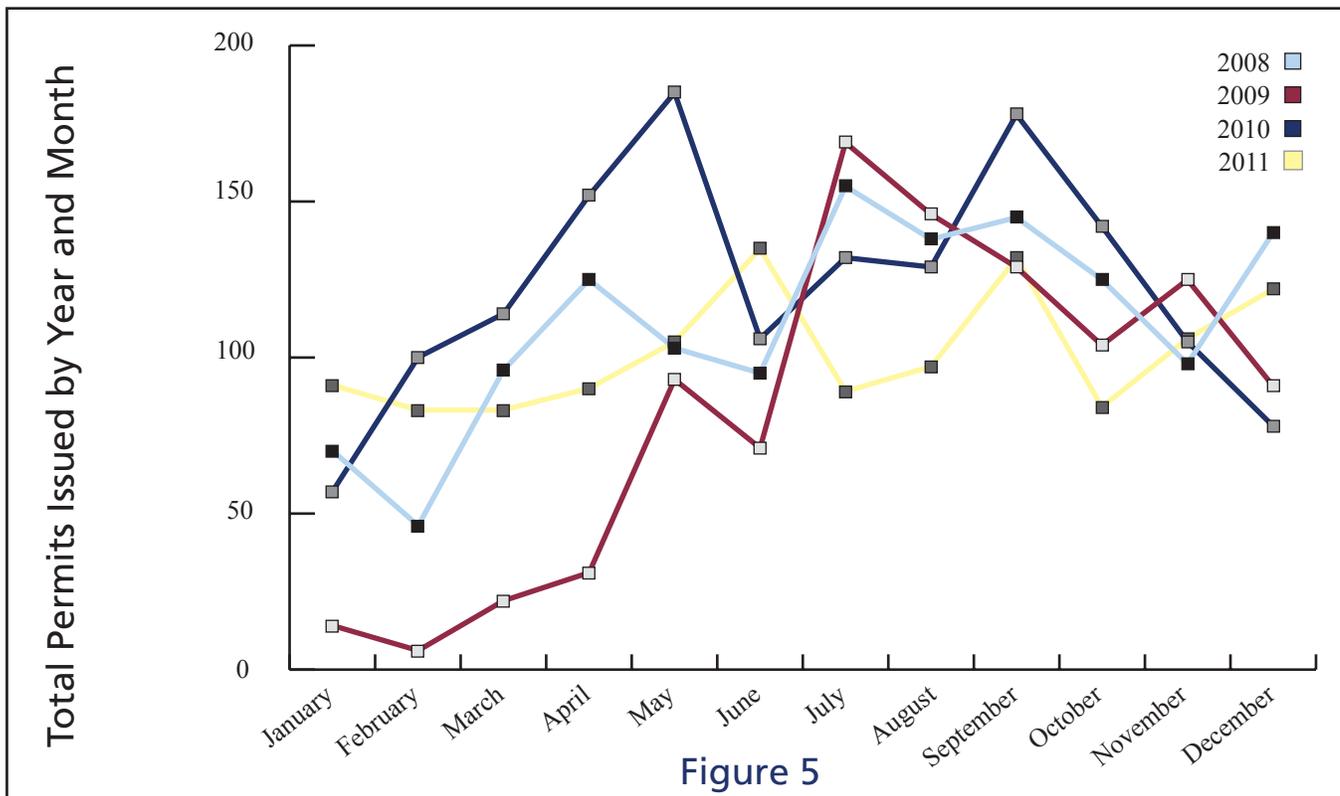
Please contact Amanda King at [ajking@franklincountyohio.gov](mailto:ajking@franklincountyohio.gov) for more information on the Nuisance Abatement Demolition Program.

# Permits and Inspections



As illustrated in Figure 4, 2011 saw a slight decrease in the number of inspections performed. This is due to the lower number of new construction starts as well as a majority of permits being issued during the latter half of the year and not ready for inspection.

After a surge in permits issued in 2010, the Building Services Section saw a 18% decrease in permits issued from 2010 (1,478 total permits) to 2011 (1,217 permits). Figure 5 illustrates the monthly breakdown of permit activity from 2008 to 2011.



## Building Safety Tip

Did you know that one of the most dangerous places in the house is not a room? It is your stairway. Stairways can be intimidating, even scary, for the elderly or the very young.

The most important aspect of a stairway is consistency. Your stairways should always be consistent. By consistent, I mean there should be no change in tread or riser of more than 3/8 inch. The elevation of each step should be no more than 8 1/4 inches in height. The tread depth should be a minimum of 9 inches. Each step should be a minimum of 3 ft. wide and must be solid and secure.

Handrails are also very important to the safety of stairways. Handrails should be at least 34 inches, but no more than 38 inches high. If stairways are enclosed, then only one handrail is required. If the stairway is open, a handrail must be on the open side with spindles that will not let a four inch sphere pass through. Handrails must have a grip on them that is no greater than 2 inches in diameter. Handrails must be able to sustain a horizontal force of 50 ft-lb.

Lighting is also a very important part of stairway safety. Stairs should have a light distribution of 1 ft-candles. This is approximately equal to a 25 watt light, 8 feet above the stairs. Stairs should have controls for lights at both the top and bottom of the stairway.

Maintenance is always a must for any structure. Stairways should be kept clear of shoes, laundry baskets and household items. Do not leave trip hazards on the steps. Always keep them clear!

In conclusion, if you have a sturdy, consistent, well-lit stairway, free of debris, then the likelihood of having an accident is greatly reduced, and your stairway is an asset to your home.

## 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 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.



Franklin County Board of Commissioners



Commissioner Paula Brooks  
*President*



Commissioner Marilyn Brown



Commissioner John O'Grady

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**Building Services 2011 Annual Report**

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