

BUILDING SERVICES MID-YEAR ACTIVITY 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 Building Services Mid-Year Activity Report is meant to update the community on how this office is working to ensure building safety.

This report uses specific measures to outline the progress of the Building Services Section on a monthly basis for the first half of 2011. It outlines the growth and change of a number of our main services such as new home 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



CONTINUED EDUCATION

Ohio's 21st Annual Joint Conference "Codes + People"

EDP staff attended and provided staff support to the conference. The conference is sponsored by the Ohio Building Officials and the Central Ohio Code Officials Association. Both Associations worked hard to bring together local officials and code professionals from around Ohio to provide an impressive selection of continuing education options. Camellia Richey assisted with conference registration. The County's Building Services Section 2010 Annual Report was recognized as a prime example of how to inform the public of the scope and level of activity that the section undertakes on an annual basis.



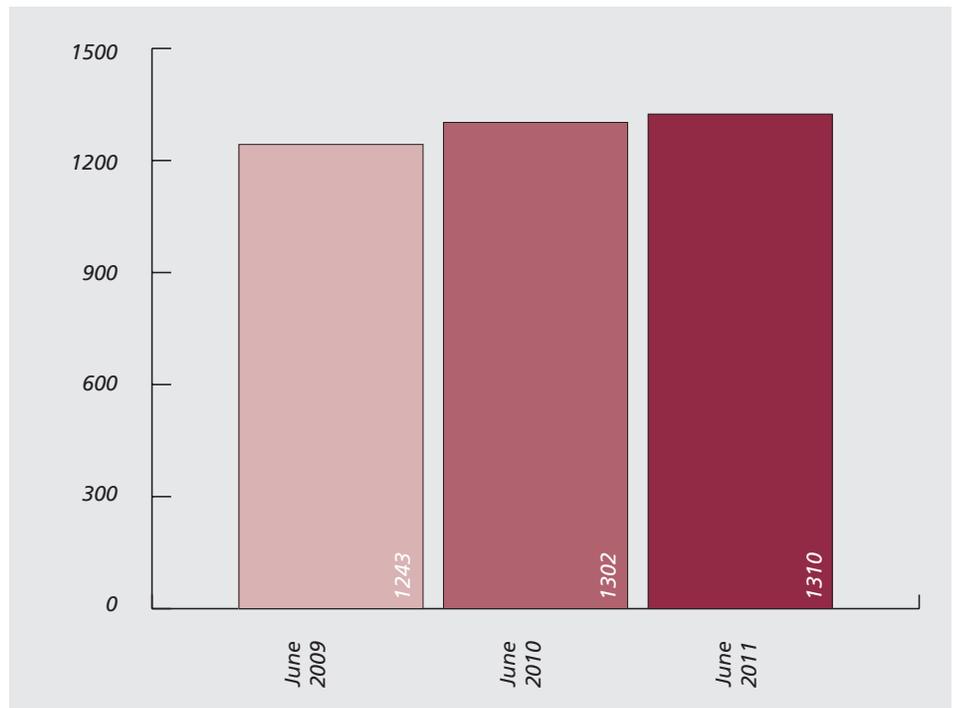
Franklin County's Camellia Richey (right) at the "Codes + People" Conference



INSPECTIONS COMPLETED

The Building Services section inspects electrical and HVAC (heating, ventilation, and air conditioning) systems to ensure they are working properly and comply with all relevant Ohio codes.

For the first half of 2011, building inspections are slightly up from previous years.

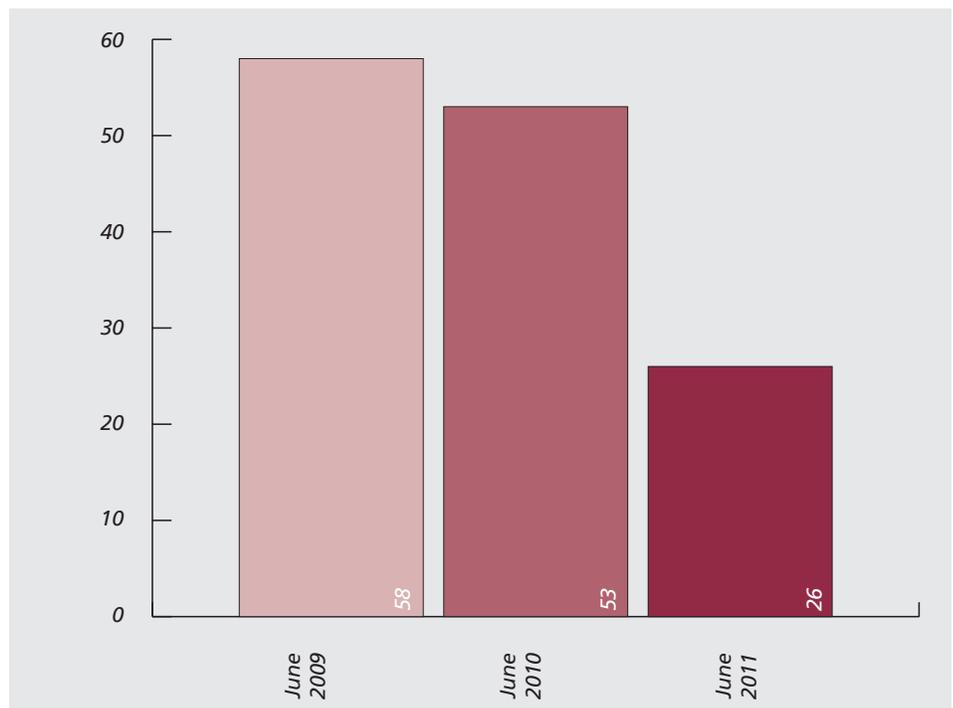


BUILDING PERMITS FOR NEW HOMES

The Building Services section issues permits to developers seeking to construct new homes in Franklin County townships.

Building permits for new homes are a key indicator of economic growth and are reported nationally to gauge the health of the nation's economy.

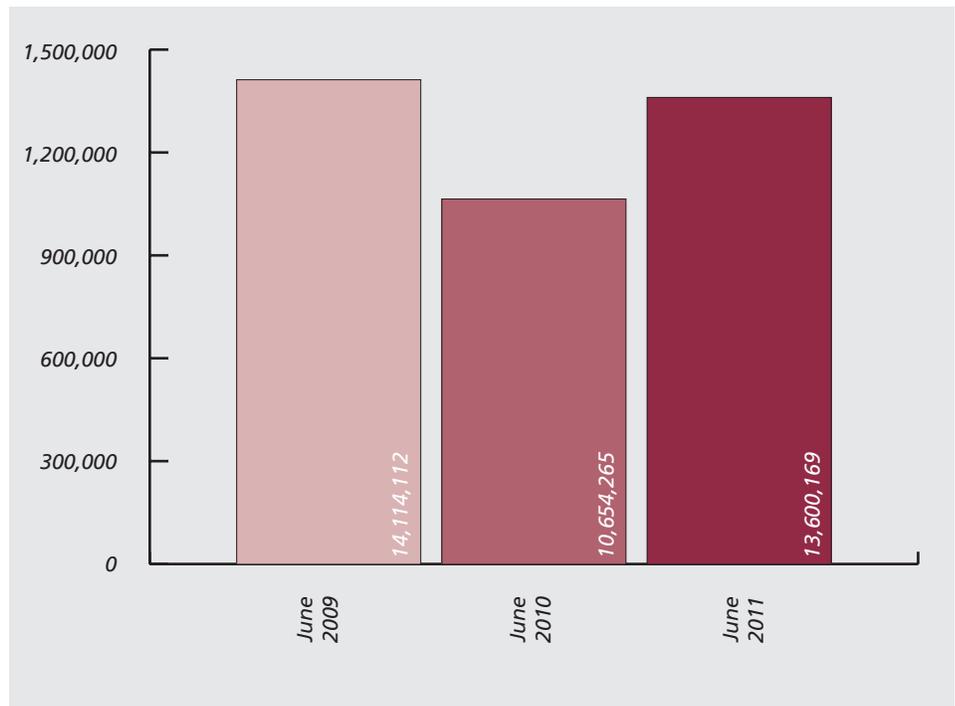
Franklin County has seen a decrease in the number of new home starts this year, most likely an effect of the slow economy. With the rise in cost of construction and building inspections, this shows that developers are focusing on renovations and remodels over new home construction.



ESTIMATED COST OF CONSTRUCTION

The estimated cost of construction is the amount of money we expect to go toward construction projects for which we have issued permits. This includes new builds as well as reconstructions.

After a slump in 2010, the estimated cost of construction has rebounded for June, 2011.



HOME OWNERSHIP OPPORTUNITIES

Come Home Central Ohio

Come Home Central Ohio is a website that connects interested buyers and renters with quality properties developed with affordability in mind. It is a collaborative marketing initiative by Franklin County and the City of Columbus that aims to increase the visibility of quality, affordable housing units we have developed. Neighborhood Stabilization Program properties, as well as others utilizing Franklin County and City of Columbus funds, are listed on the Come Home Central Ohio website.

In addition, the Come Home Central Ohio initiative also links to related social services, increases the capacity of the affordable housing industry through collaborative partnerships, helps revitalize and improve the central city neighborhoods and surrounding suburbs, and ultimately facilitates stronger, safer neighborhoods.



For more information on buying or renting a new, affordable home, visit the Come Home Central Ohio website at www.ComeHomeCO.org.

GREEN HOMES

The AWARE Manual



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 guide to providing housing that is healthy, accessible, and environmentally friendly. Homes that meet the AWARE standards, matched with resource-conscious behaviors in the home, can lead to 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.

Neighborhood Stabilization Program

The County awarded federal Neighborhood Stabilization Program funds to Columbus Housing Partnership (CHP) to rehabilitate or reconstruct 10 housing units in the Northern Lights area. CHP acquired the property at 3721 Walford Rd and determined that the property was unfit for rehab. The existing structure was demolished in July of 2010 and the lot was divided into two ¼ acre lots. Construction contracts for the two new homes were awarded to CEQART Construction Group in October of 2010.

The new, three-bedroom homes are ranch style and are built to the AWARE Manual standards. They are 100% Universal Design compliant and incorporate many "green" features.

Universal Design Features

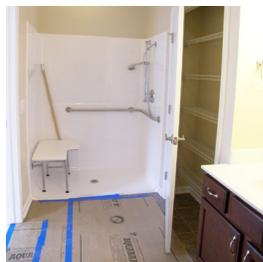
- Zero-step entry into home
- Accessible Bathrooms with 5 foot turning radius as well as curbless roll-in master shower with fold up seat and grab bars installed. ADA fixtures.
- Oversized interior door openings
- Switches and electrical outlets located at accessible heights
- Lever style hardware on all doors
- Removable-front sink base in kitchen
- Supplemental clearance around all appliances in kitchen

Green Features

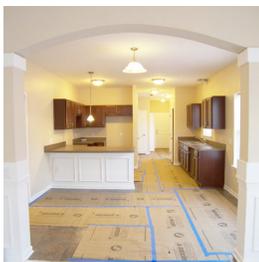
- 92 AFUE furnace coupled with 14 SEER AC unit.
- Fresh air intake
- Ducts sealed with mastic
- High efficiency water heater and insulated supply lines.
- Low flow plumbing fixtures.
- Extremely tight air sealing of the building envelope
- Exterior walls insulated to R-19 with spray foam insulation around the bands.
- Energy Star rated appliances and light fixtures
- Passive radon mitigation (made active if necessary)
- Low VOC materials, sealants and adhesives.



Pre-Demolition



Handicap-Accessible Bathroom



Completed Kitchen



This new home on Walford Street includes many green features

Special Assignment: Community Shelter Board

Franklin County, as a HUD entitlement Urban County, has been awarded \$746,920.00 in Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding for the purpose of addressing local homelessness by providing funding to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The Community Shelter Board (CSB) administers the HPRP funding for the County. Due to a staffing issue, CSB requested temporary assistance from the County to assist in inspecting units prior to lease up. County building inspector Rick Erbe inspected over 40 rental units during this interim period. The County continues its proud history of partnering with our nationally recognized housing nonprofits.

The Community Shelter Board combats homelessness among Central Ohio families



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.



Franklin County Board of Commissioners



Commissioner Marilyn Brown
President



Commissioner Paula Brooks



Commissioner John O'Grady

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Building Services Mid-Year Activity Report



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