

# City of Rochester Hills Building and Ordinance Compliance Department

August 15, 2011

City Council

2012-2014 Budget Workshop



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Building Department is divided into three Divisions:

Building  
Ordinance  
Facilities

## Building Division's Purpose

- To make sure that buildings in our community are safe for everyone to enjoy
- To be a helpful partner in the construction process

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- Only nationally accredited building department in Michigan
  - One of only 15 in the nation
- A “Partnership Mentality”
- A key component to attracting businesses and keeping buildings safe
- Utilizing our resources
  - Facilities Maintenance
  - RFP Development
  - Project Management
  - Trouble Shooting
- Shared services with Shelby Township

News

### Shelby Township and Rochester Hills reach tentative agreement to 'share' employees

Sunday, January 16, 2011

By Sean Delaney  
For The Macomb Daily

Shelby Township recently entered into a tentative agreement with Rochester Hills that will allow the two communities to share resources and employees in times of need.

"Rochester Hills is a community that's about the same size as Shelby Township," said Assistant Building Director Tim Wood. "They're facing similar problems, such as maintaining adequate staffing levels in light of bare bones budget reductions."

According to Supervisor Richard Stathakis, the two communities opened the lines of communication about a year ago and managed to work out a tentative agreement that will allow Shelby Township and Rochester Hills to "loan" employees to each other at no cost, provided it's done within reason.

**The Oakland Press (theoaklandpress.com), Serving Oakland County**

News > Local News

### Rochester Hills, Shelby Township may share resources, employees

Tuesday, January 18, 2011

By SFAN DELANEY  
For The Oakland Press

Shelby Township recently entered into a tentative agreement with Rochester Hills that will allow the two share resources and employees in times of need.

"Rochester Hills is a community that's about the same size as Shelby Township," said Assistant Build Wood. "They're facing similar problems, such as maintaining adequate staffing levels in light of 'bare l reductions."

According to Supervisor Richard Stathakis, the two communities opened the lines of communication and managed to work out a tentative agreement that will allow Shelby Township and Rochester Hills to employees to each other at no cost, provided it's done within reason.

"Let's say my only electrical inspector wants to take a week off," Wood said. "Now, instead of hiring a employee, I can contact Rochester Hills and get it taken care of."

The tentative agreement is currently limited to building department employees, although Stathakis said change over time.

"This is proof that municipalities can work together for the greater good," he said. "I think we're going to see more efforts like this in the future."

The Shelby Township Board of Trustees was slated to vote on the agreement Jan. 18. It must also be approved by the Rochester Hills City Council.

### Rochester Patch

### Shelby Township Agrees to Share Employees with Rochester Hills

- By Marina Cracchiolo and Kristin Bull
- Email the authors
- January 20, 2011

On the heels of Gov. Rick Snyder's call to local municipalities to consolidate services and share resources, the city of Rochester Hills will consider sharing some city employees — when there is a need — with Shelby Township.

The Shelby Township Board of Trustees voted this week to OK an agreement to work with Rochester Hills; the Rochester Hills City Council will consider the agreement in early February, officials there said. Both municipalities would have to agree in order for the plan to take effect.

The two communities began talking about the shared agreement nearly a year ago, according to Scott Cope, Rochester Hills Building Director.

The agreement will essentially allow either community to request personnel services from one another on an "as needed basis," at no cost.

"If one inspector goes on vacation, it would allow them (the building department) to call Shelby and ask for help and vice versa. If the inspector is available to help out, then no money would be exchanged, as long as it was a reasonable amount of time," said Cope.

The tentative agreement is currently limited to building department employees. However, Shelby Township officials have said that may change.

Cope, who runs a department of about 10 employees ranging from clerks to inspectors, said the agreement works because the two cities are comparable in size and both are facing budget cuts.

"In these economic times of ours, I think you're finally starting to think outside the box," said Shelby Township resident Ron Churchill to the trustees Tuesday. "I hope this goes further with other communities."



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➤ Coming to you soon

- Fast track residential permits

- No construction plans needed for projects under 1,000 sq. ft.

- No more bonds for residential construction

- 720 bonds for 2010

- Lower permit costs for residents and contractors

- Time and cost savings for the city

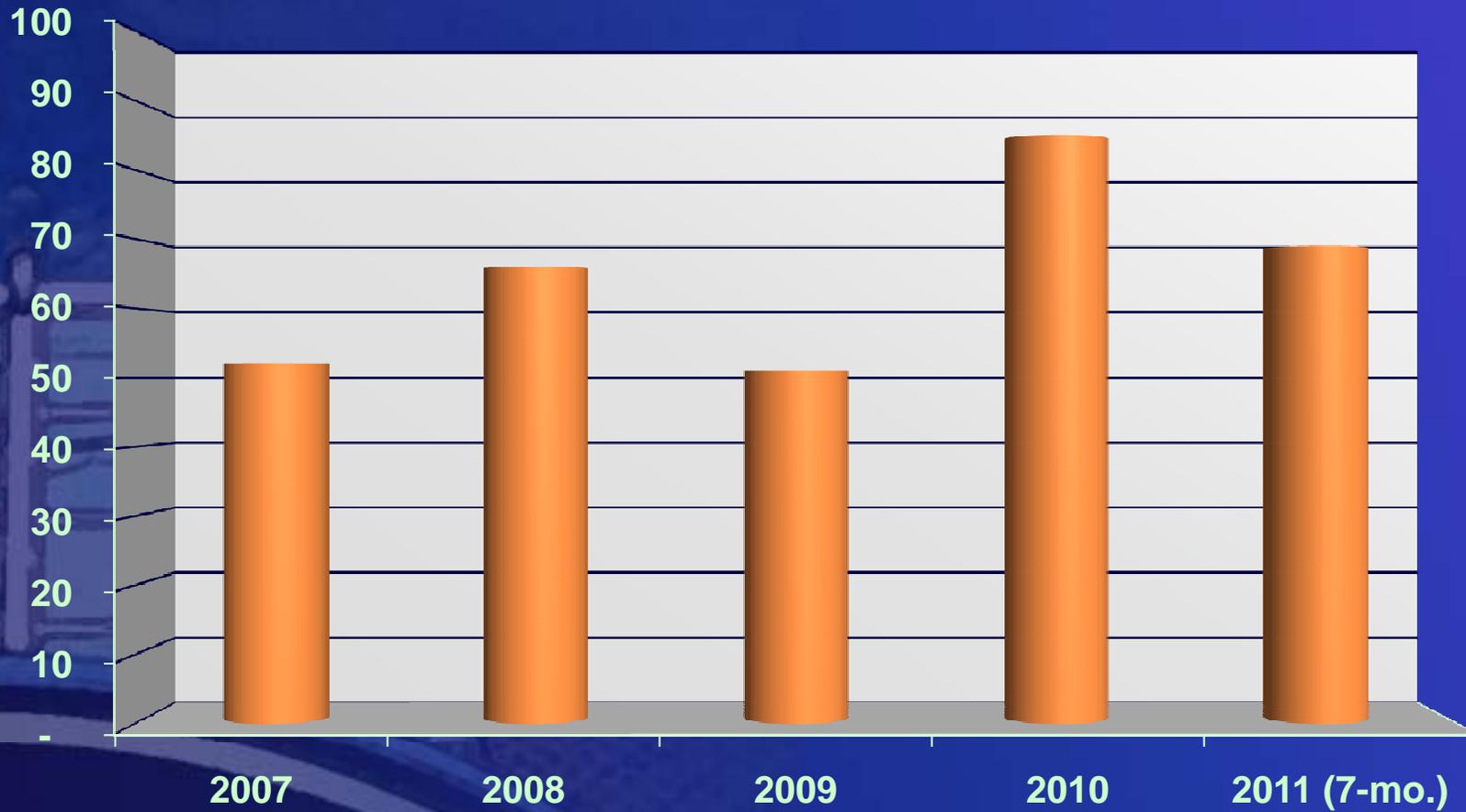
# Signs of Recovery Continue



- **New house construction activity**
  - 69 through July 2011
  - 43 through July 2010
- **New Commercial Building Activity**
  - 6 through July 2011
  - 0 through July 2010

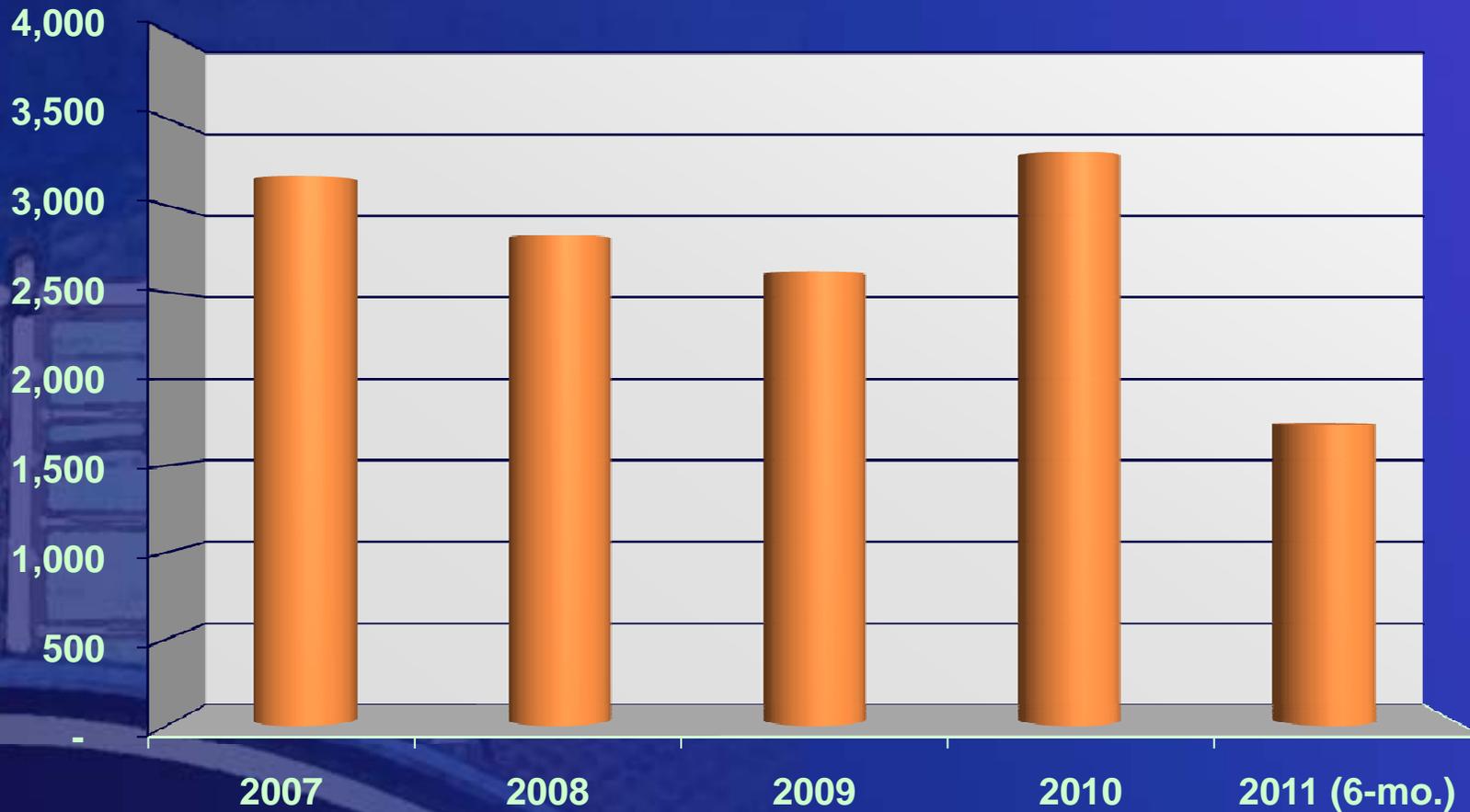
# New House Permits Up 66% from 2009

## New Housing Permits



# Building Department Total Permits

## Total Building Department Permits



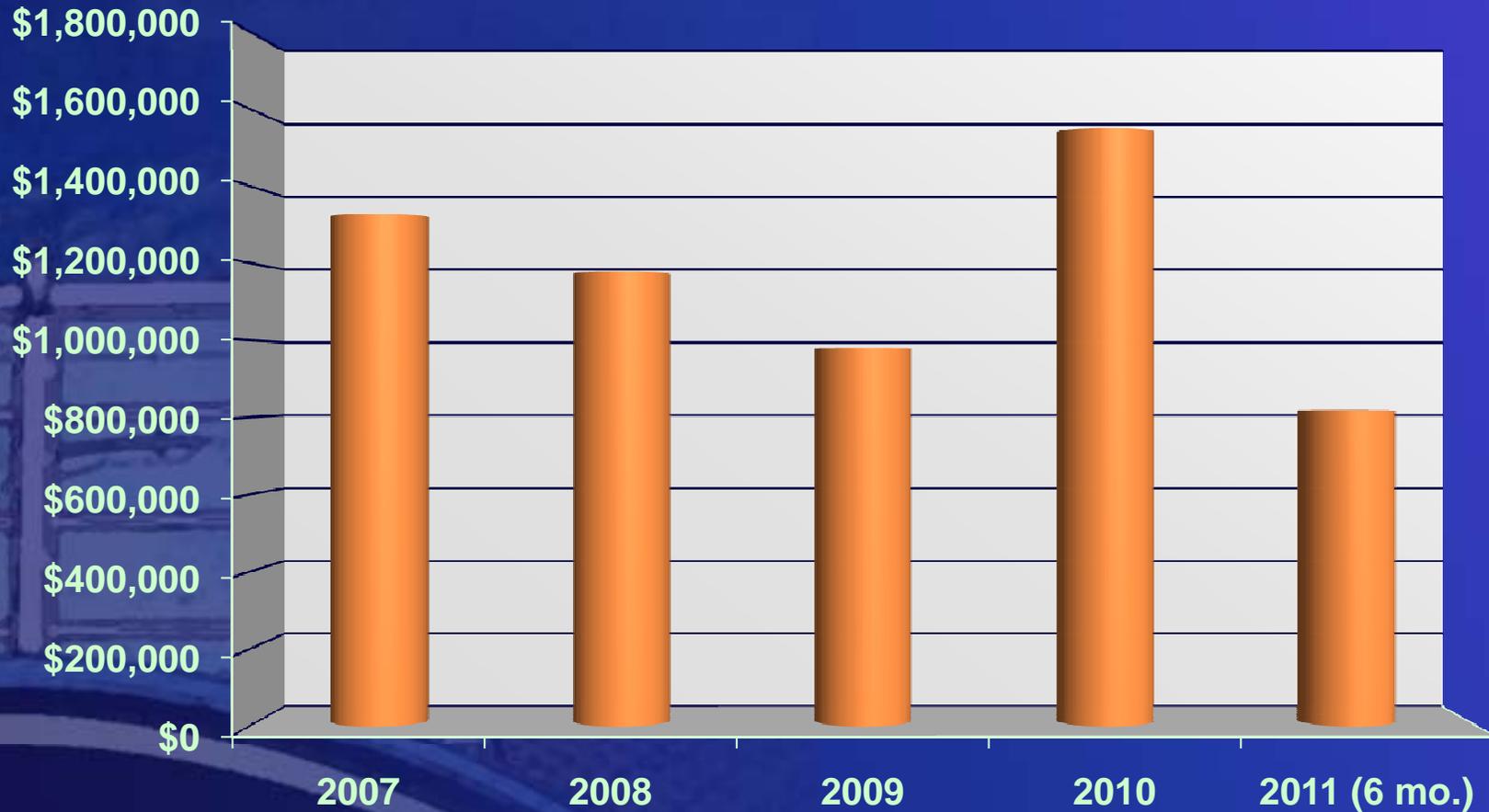
2010 Total permits up 28% from 2009

June 2011 Total permits up 29% above June 2010



# Building Department Revenues

## Total Building Department Revenues

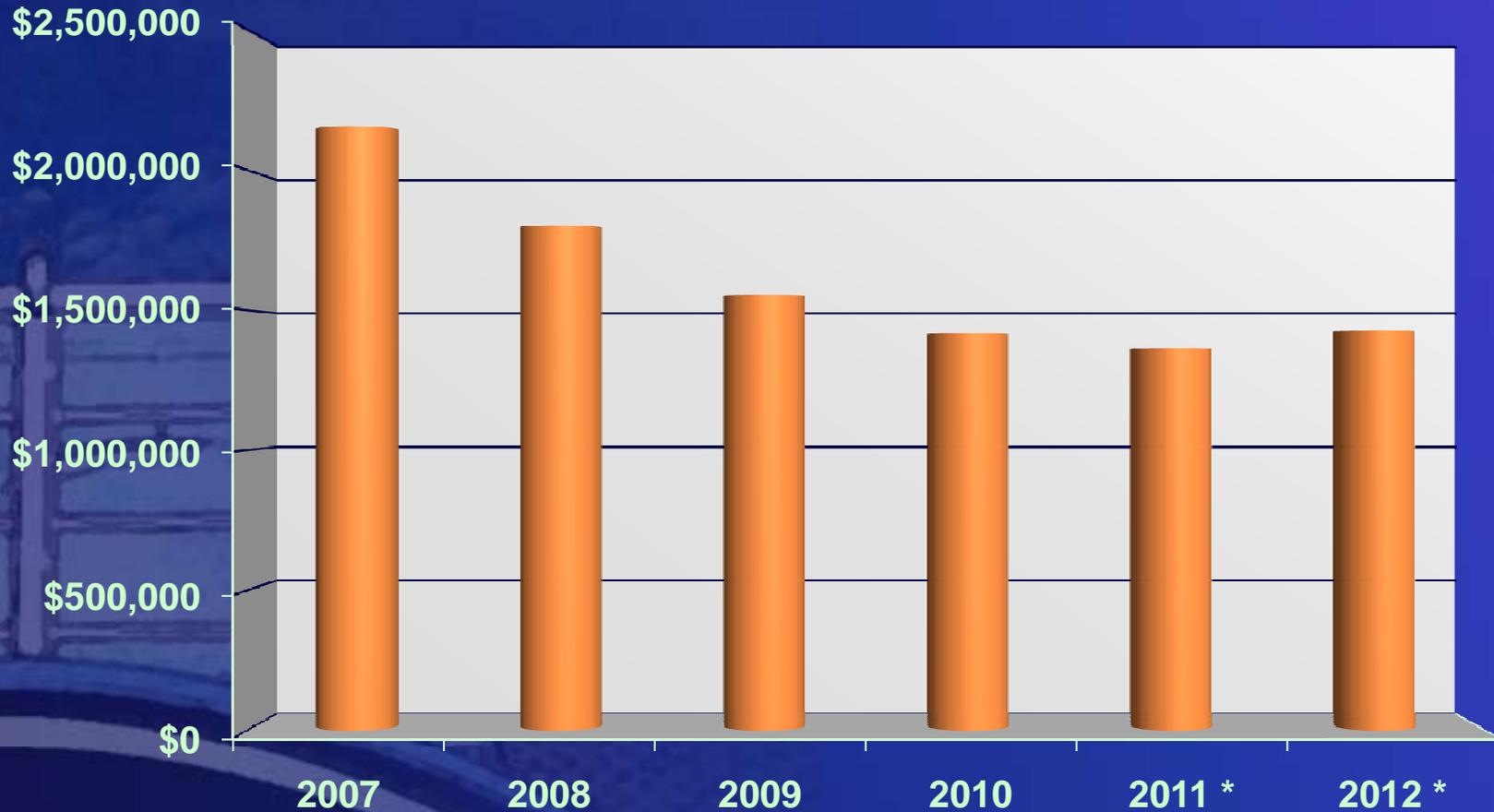


2010 Revenues up 58% or \$569,426 from 2009



# Building Department Expenditures

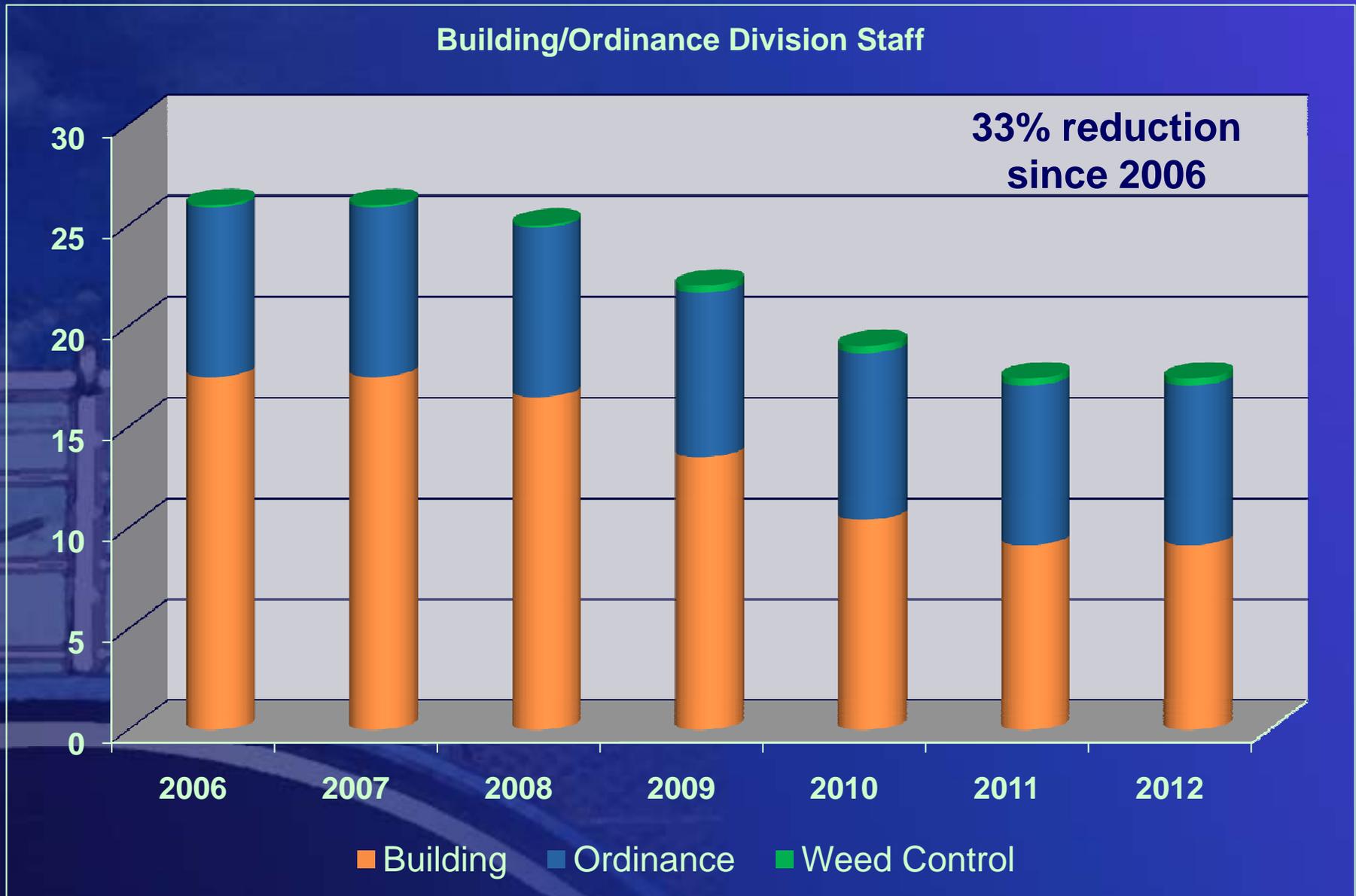
## Total Building Department Expenditures



Expenses reduced 33% from 2007



# Building/Ordinance Staffing Levels



# City of Rochester Hills Building Department

## Ordinance Division

### City Council 2012-2014 Budget Workshop

# Ordinance Division's Purpose

To enhance and preserve the quality of life in our community by developing and effectively enforcing the City ordinances.



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- Enforcement philosophy
  - Goal is compliance not fines
  - Reduced attorney time
- Tracking Inspectors time with asset management software
  - Tool to verify we are focused on our goals
- Laptop program proposed
- Continue to keep ordinances up with the times
  - Amusement devices: computer gaming
  - Special Events
  - Sign ordinance
  - Dog ordinance

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- Coming to you soon
  - Zoning Review fees
    - Cover cost for plan review
  - Update zoning ordinance to address concrete/steel decks

# Single Solid Waste Hauler Recycle Bank



- Only 32 Complaints in 2011 January to June
  - 57% reduction from 2010
  - 1,517,334 service stops
  - 99.99% success rate
- \$3,800 in Revenue received for recycling

# Home Foreclosures



## A Proactive Approach

- Currently 418 homes in foreclosure
  - Down 23% from 2010
- Each inspected monthly
- 1,001 inspections completed year to date
- 66 violations issued

# Connecting With Our Residents



HOA Meetings Spring and Fall



# Ordinance Division

## ➤ Significant Changes

- “No HAZ” Program cost reduced to \$35,000
  - 2009: 2160 cars
  - 2010: 1006 cars
  - 2011: to date 564 cars (one event left)

## ➤ Improving the way we operate

1. Laptop Computer Program for Ordinance Inspectors
  - Four laptop computer and printers
  - Improve efficiencies
  - Reduce customer service workload

## 535 Weed Control

- Continued focus on vacant homes

