COUNTY DEPARTMENT AGENDA REQUEST

Department:	Permits and Inspections	Presenter(s):	Joe Scarborough/Pete Frisina
Meeting Date:	Wednesday, August 4, 2010	Type of Request:	New Business

Wording for the Agenda:

Discussion of proposed amendments to the Fayette County Code, Chapter 5, Buildings, Section 5-212 to include Residential Roofing Repairs and Replacement Permits including an associated permit fee; and discussion of proposed amendments to increase the current fee for Commercial Roofing/Repair Permits.

Background/History/Details:

This request is in response to numerous complaints received by the Permits and Inspections Department from Fayette County homeowners concerning unpermitted/uninspected roof repairs or replacement, particularly resulting from last year's hail storm. While the complaints may be investigated at this time, without a permit and subsequent inspections, the only recourse for the homeowner is a personal lawsuit against the contractor.

The County's Building Code allows for commercial roofing permits and inspections but not residential. This request is to consider amending our code to allow for residential roofing permits and inspections.

This request is also for consideration of an increase in the current commercial roofing permit fees because the current $50.00 Commercial Roofing/Repair Permit fee is insufficient to cover the department's costs. The recommended permit fee is $325.00 based on the hours required for inspection, number of separate inspections over a 2-3 day period, and hourly wage of the lowest salary inspector certified to perform the inspection.

What action are you seeking from the Board of Commissioners?

Staff would like to have direction concerning this request. If there is concurrence that staff should move forward, staff will draft an ordinance for the County Attorney's review and approval to be presented at a later meeting. No public hearings will be required, since the Building Code is a part of the Fayette County Code of Ordinances.

If this item requires funding, please describe:

Not Applicable

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

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July 12, 2010

Discussion of proposed amendments to Chapter 5, Section 5-212 of the Fayette County Code to include Residential Roofing Repairs and Replacement Permits & Discussion of proposed amendments to increase Commercial Roofing/Repair Permit fees.

Fayette County Code, Chapter 5, Section 5-212, #14 exempts the permitting requirement for residential roofing repairs and replacement provided not more than 128 square feet of structural sheathing is replaced. I bring this before you in response to numerous complaints I've received from citizens concerning unpermitted/uninspected roof repairs or replacement incurred after last years hail storm. The complaints are usually concerning leaking roofs and/or shoddy workmanship. I investigate all complaints, but without a permit and subsequent inspection, the only recourse for the homeowner is a personal lawsuit against the contractor.

When this Ordinance was passed in 2006, Fayette County was enforcing the 2000 Edition of the IRC. With the adoption of the 2006 Edition, code requirements for roof coverings and their installation have changed. Specifically, the re-covering allowance (roofing over existing covering) is not allowed in geographical areas of "moderate to high" hail exposure. Fayette County is located in a moderate exposure area and would not allow this practice. Some of the older homes in the county have two layers of shingles already, as this practice is less costly than removing and replacing. Code does not allow an additional layer due to the excessive weight of the covering. The first two must be removed. Without a Roofing Permit and subsequent inspections, there is no protection of the citizens from contractors that otherwise might take advantage of them by roofing over existing covering or performing unacceptable work. With the influx of out-of-state roofing companies that have done roofing repairs over this last year and the number of complaints that our department has addressed, I'm asking that the Board give consideration to revising this ordinance to include residential roofing repairs and replacement in our permitting and inspection requirements.

Departmental costs associated with a Residential Roof Repair/Replacement Permit and Inspections:

Administrative:	Processing permit application; scanning information; creating/issuing permit.	1 hr. @ $18.75
Inspections:	Removal of roof covering and inspection of decking.	1 hr. @ $19.71
	Inspection of felt, felt attachment and flashing.	1 hr. @ $19.71
	Inspection of shingles, shingle attachment and final approval.	1 hr. @ $19.71
	1 additional hour @ $19.71 for large structures requiring additional trips.	1 hr @ $19.71
		Total: $97.59
	10% additional charge for employee benefits/vehicle maintenance/fuel/etc.	$ 9.76
		Actual Departmental Costs: $105.35

Recommended Residential Roof Repair/Replacement Permit Fee: $100.00

I'm also asking that the Board give consideration to revising our current $50.00 fee for a Commercial Roof Repair/Replacement Permit, to a fee which allows us to recover our Departmental costs. As an example, two weeks ago we permitted a commercial roof replacement valued at $62,000.00 in construction costs. This roof replacement was for a 15,000 square foot structure. The inspection process includes the removal and disposal of the existing roof covering, condition of decking and replacement as necessary, roof felt and attachment, flashing and attachment, shingles and attachment, and final inspection. A project of this size will require numerous partial inspections over a two/three day period. I took the liberty of researching several surrounding jurisdictions to determine whether our fees were comparable. All jurisdictions surveyed based their Commercial fees on valuation of the construction project. The following examples are what each of these jurisdictions would charge for a Roof Repair/Replacement Permit, based on the same $62,000.00 project valuation.

Peachtree City Building Department: $5.00 per $1,000 of construction cost with $300.00 minimum fee.
$5.00 X 62 = **$310.00 permit fee**

Spalding County Building Department: Less than $1,000 in construction cost = $50.00 per inspection.
$1,001 - $50,000 = $50 for 1st $1,000 and $8.00 for each additional Thousand.
$50,001 - $100,000 = $442 for 1st $50,000 and $6.50 for each additional Thousand.
$442 plus (12 X $6.50) $78 = **$520.00 permit fee**

Clayton County Building Department: $8.50 per thousand, up to $15,000.
$15,001 - $49,999 = $7.50 per thousand.
$50,000 - $199,999 = $6.00 per thousand.
$200,000 - $499,999 = $5.50 per thousand.
$6.00 X 62 = **$372.00 permit fee**

Newnan Building Department: Up to $50,000 = $15 for 1st $1,000 plus $5.00 for each additional thousand.
$50,001 - $100,000 = $4.00 per thousand.
$100,001 and above = $3.00 per thousand.
$4.00 X 62 = **$248.00 permit fee**

Tyrone Building Department: Up to $15,000 = $300.
$15,001 - $50,000 = $300 for the 1st $15K plus $5.00 for each additional thousand.
$50,001 - $100,000 = $475 for 1st $50K plus $4.50 for each additional thousand.
$100,001 - $250,000 = $700 for 1st $100K plus $4.00 for each additional thousand.
$475 plus (12 X $4.00) $48 = **$523.00 permit fee**

The average fee charged by the above referenced jurisdictions is $394.60.

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Departmental costs associated with a Commercial Roof Repair/Replacement Permit and Inspections:

Administrative: Processing permit application; scanning information; creating/issuing permit	1 hr @ $18.75	
Inspections: Removal/disposal of roof covering and inspection of decking; 2-4 partial inspections 3 hr @ $19.71 = $59.13		$59.13
Inspection of decking replacement (as needed); felt, felt attachment; 2-4 partial insp. 3 hr @ $19.71 = $59.13		$59.13
Inspection of all flashing and attachment; 2-4 partial inspections 3 hr @ $19.71 = $59.13		$59.13
Inspection of shingles and shingle attachment; 2-4 partial inspections 3 hr @ $19.71 = $59.13		$59.13
Final Inspection and issuance of Certificate of Occupancy; 1-2 partial inspections 2 hr @ $19.71 = $39.42		$39.42
	Total:	$294.69
10% additional charge for employee benefits/vehicle maintenance/fuel/etc.		29.47
	Actual departmental costs:	**$324.16**

Recommended Commercial Roof Repair/Replacement Permit Fee: $325.00

Thank you,

Joe Scarborough
Interim Director
Permits and Inspections Department