

The City of Reynoldsburg

Building Division

2007 Year End Report

The Building Division is responsible for regulating the Ohio Building Code, the Residential Code of Ohio, the International Property Maintenance Code, and the Flood Damage Prevention Code. The staff reviews plans, issues yearly registrations to contractors, completes inspections and issues certificate of occupancy, building, electrical, heating, plumbing, sign, sidewalk, and special flood hazard area development permits. The staff also conducts inspections, investigates property maintenance code violations, and issues code violation notices.

Construction remained very strong throughout 2007 and the inspection staff continues to make customer service its top priority by serving not only the construction industry but also our residents with numerous construction projects. We continue to provide inspections within a 24 hour time period, plan review in less than 7 days for residential projects and 14 days for commercial projects, consultations either in the office or onsite, and preconstruction meetings that start new projects off on the right track. Some of the projects completed in 2007 are:

Tire Discounters	Tan Pro	Fifth Third Bank
Organized Closets	Mattress Firm	Dr. Stamas Office
Cord Camera	Epicure's	Outside Corner
Waggoner Rd. Jr. High	Baldwin Rd. Jr. High	Romake Daycare
Chase Bank	Rotolo's Pizza	Checksmart
Beany's Auto Service	Subway	Gamerz
Mulholland Brewing Co.	Noodles	Starbucks

The code compliance staff continues to strive to provide quality service to our residents. Our biggest hurdle continues to be the lack of longevity these positions require. The two code compliance officers have a total time of on-the-job experience of less than 9 months. We have developed policies and procedures that will provide excellent guidelines for the staff and continue to develop new materials to help ensure better enforcement. We continue to oversee the court order against White Birch Crescent Apartments and are working to gain compliance.

The Building Division staff continues to work with key individuals within the community to service our less fortunate residents on property maintenance issues. This past year, we helped 15 residents with some type of property maintenance during community clean up week and throughout the rest of the year. Served on the community clean up committee and volunteered on the day of the event. We also conducted a litter survey that helps determine the locations in which the volunteers are directed to work during the Saturday of the clean up week.

The Building Division continues to be very frugal with the monies budgeted to our department. With a staff of 5 full time and 2 part time employees, we collected fees totaling \$317,587.54 and spent a total of \$382,654.83 giving us a negative balance of \$65,067.29 which equals to less than 1% of the total budget for the city.

In 2008, the staff has set some very lofty goals which will provide our residents an opportunity to become more familiar with the Building Division and how we can continue to be a valuable asset to the community. Our main goal, through educational opportunities, will provide information that helps our residents through their building process, code compliance issues, and floodplain issues.

Respectfully Submitted By,

Chet A. Hopper
Chief Building Official