



Permits & Code Enforcement Department 2013 Year End Report

STAFF

Director – Bart Castleberry

Assistant Director – Lynn Hicks

Administrative Assistant – Barbara McElroy

Administrative Assistant – Missy Schrag

Building Inspector – Ken Eckert

Electrical Inspector – Zach Castleberry

Plumbing Inspector – Lee Hill

Mechanical Inspector – Cecil Corning

Code Enforcement Officer – Tim Wells

Building Inspector – Paul Young (retired in 2013)

Code Enforcement Officer – Grant Tomlin (resigned in 2013)

Code Enforcement Officer – Bill Haynes (resigned in 2013)

Building Permits

The Planning Department had a departmental reorganization occur in 2013 splitting the Planning, Permits & Code Enforcement into a separate department with Bart Castleberry being appointed as Director of Permits & Code Enforcement. The two vacant code enforcement positions were replaced with building inspectors.

Single Family Home Permits

2013 = 147, down approximately 22% from 2012 (186)

Construction Related Permits

A total of 2307 construction related permits were issued in 2013 compared with 2474 construction related permits in 2012. The breakdown into types of construction permits follows:

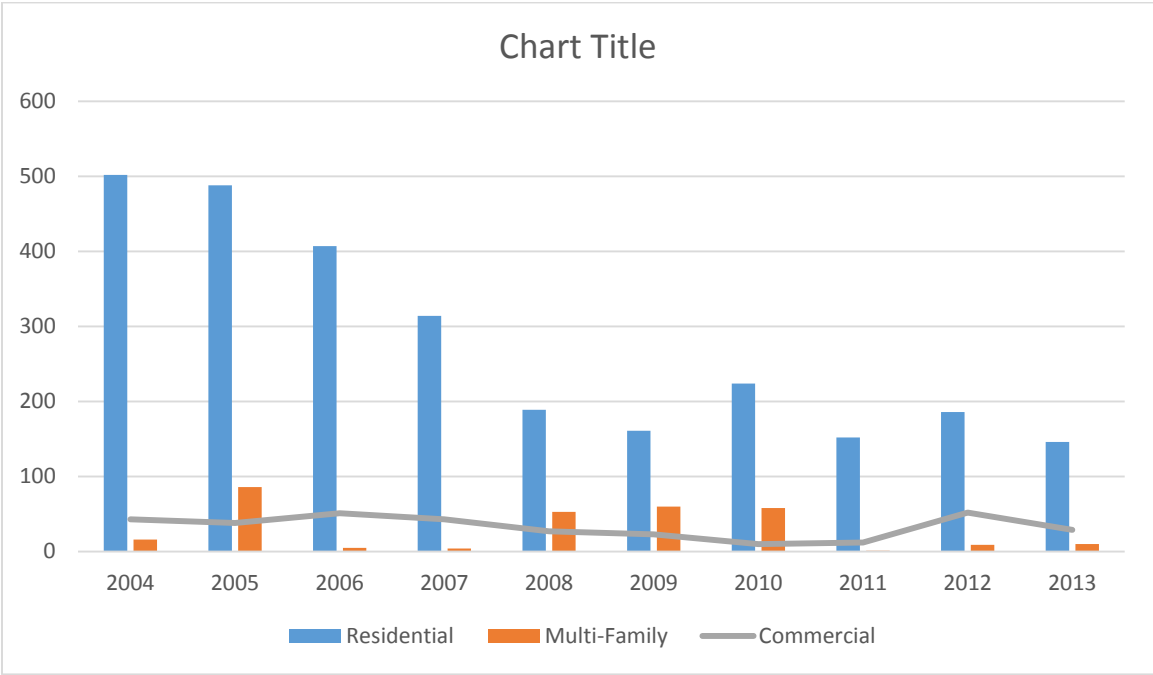
509	Building Permits (down 85 from 2012)	-586
487	Electrical Permits (down 37 from 2012)	-523
365	Plumbing Permits (down 37 from 2012)	-401
593	Mechanical Permits (down 16 from 2012)	-609
203	Gas Permits (down 5 from 2012)	-208
5	Parking Lot Permits (down 4 from 2012)	-9
145	Sign Permits (up 7 from 2012)	-138
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2307	Total (down 170 from 2012)	-2474

Permits	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Single Family	502	488	407	314	189	161	224	152	186	147
Duplex	7	12	27	45	30	14	29	1	16	7
Multi-Family	16	86	5	4	53	60	58	1	9	10
Acc/Res	92	96	65	90	76	56	61	48	77	75
Add/Res	56	62	45	46	47	40	45	29	39	54
Rem/Res	44	47	55	47	63	43	49	54	53	40
Add/Duplex		1	1							
Rem/Duplex	5	1	5	1	1	2	1	2	6	1
Acc/Multi-Family	1	8	7		20	6	19	2		4
Rem/Multi-Family						1			2	1
Temp. Bldgs.	6	6	9	8	12	9	7	6	9	6
Add/Acc		1	3		1	2		1	1	
Rem/Acc				2	2	2	1			
Commercial	43	38	51	43	27	23	10	12	52	29
Acc/Com	5	3	5	4	5	5	4	6	4	12
Add/Com	14	16	9	15	2	5	11	14	13	8
Rem/Com	93	85	67	63	78	53	83	71	75	68
Institutional *	5	5	2	5	5	2		2		
Industrial *		1	4		15	2	7	3		
Rem/Inst. *	9	9	4	12	13	8	3	1		
Add/Inst. *	3	4	3	1	2	1	1	2		
Add/Indust. *	3	1	8	1	3		7	3		
Acc/Inst. *				3	4	2	1	1		
Acc/Indust *								1		
Demolition **							41	20	39	47
Footing & Foundations ***								3		

The 509 building permits issued in 2013 were valued at \$ (\$105,284,445) as estimates given by the builder. This is a decrease of approximately 29% from 2012 (\$146,985,453).

*Added to Commercial in 2012 ** Permit began in 2010 *** Permit began in 2011.

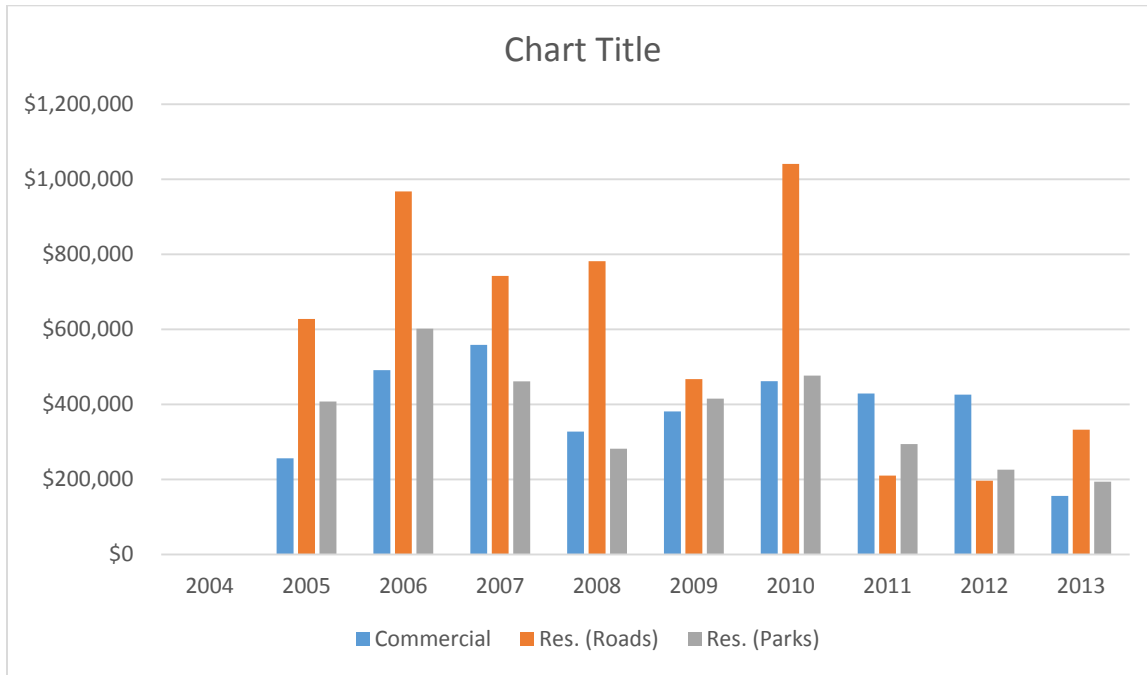
Building Permits issued by type 2004-2013



Construction Cost as estimated by builders on All Permits issued 2004-2013

Year	Construction Cost
2004	\$141,306,685
2005	\$198,545,106
2006	\$158,592,893
2007	\$119,924,087
2008	\$135,577,432
2009	\$145,004,934
2010	\$169,048,618
2011	\$128,967,240
2012	\$146,985,453
2013	\$105,284,445

Impact Fees 2004-2013



2004 is not included as 2003 saw an unusual increase in permit activity to avoid Impact Fees in 2004.

# of Permits	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Com.	18	33	57	35	68	78	82	12	24	17
Res.	291	436	421	345	234	273	241	152	209	162
Total	309	469	478	380	302	351	323	164	233	178

There was a 24% decrease in the number of permits issued with impact fees going towards street and park improvements.

Presentations and Newsletters

Three Builder Bulletin Notices were provided to the contracting community during the course of the year. Issues addressed were the bath vent discharge and the 2012 code changes. Lynn Hicks educated the Faulkner County Homebuilders Association with the upcoming code changes while Zack Castleberry gave a presentation at the Conway High School regarding the 2011 NEC Residential changes.

Building Code Appeals Board

There were two hearings by the building Code Appeals Board in 2013. An appeal was granted for Polk Stanley Wilcox Architects for the acceptance of glass corridor walls with sprinkler protection and gasketed frames, as an acceptable equivalent alternative to the required .5-hour fire rated corridors, in the Hendrix Village Dormitory Building.

The second appeal for Antioch Baptist Church was withdrawn.

Commercial Plans Review

There were 113 commercial plan reviews in 2013. This review fee generated \$21,466.71 in 2013.

Temporary Certificate of Occupancy

A total of 31 Temporary Certificate of Occupancies were issued in 2013. The fee generated \$15,650.00 in 2013.

Inspections

The total number of inspections conducted in 2013 was 4184 compared to 3826 in 2012. The 4184 inspections for the year equate to an average of 16.10 inspections per work day.

Code Workshops and Conferences

Continuing education is required for maintenance of state inspector licensing and code certifications. The Building Department Staff attended a total of 158 training hours of code workshops, conferences and training sessions and 12 hours with the Central Arkansas Code Discussion Group.

Memberships & Licenses

The division of permits and inspections maintains an active jurisdictional membership with the International Code Council.

Lee Hill- Inspector

Plumbing Inspector, State of Arkansas #P102191
HVACR Inspector, State of Arkansas #1454550
Building Inspector, ICBO/ICC #5077290-10
Plumbing Inspector, ICBO/ICC #5077290-34
Electrical Inspector, ICBO/ICC #5077290-E5
Mechanical Inspector, IAPMO #090430
Plumbing Inspector, IAPMO #098228
IAEI Member, 7062341

Lynn Hicks- Inspector

Certified Building Official, CABO #1817 and ICC #5215917-CB
Chief Building Code Analysis, SBCCI #226
Building Plans Examiner, SBCCI #226 and ICC #5215917-B3
Building Inspector, SBCCI #4105 and ICC #5215917-B5
Building Inspector and Fire Inspector, State of TN #0013
Fire Inspector I, SBCCI #785 and ICC #5215917-66
Zoning & Property Standards Inspector, SBCCI #172
Zoning Inspector, ICC No. 521-5917-75
Housing Rehab Inspector, SBCCI #1037
Housing Rehab Code Enforcement Officer, SBCCI #071
Property Maintenance and Housing Insp., ICC #5215917-64
HVAC Inspector, State of Arkansas #1356500
Plumbing Inspector, State of Arkansas #P102166

Zack Castleberry – Inspector

Plumbing Inspector, State of Arkansas P103234
Electrical Apprentice, State of Arkansas EA-10625
IAEI Member #21616170
NES/Lift #76754

Cecil Corning - Inspector

Master Electrical License #M-8624
Class A HVACR License #0134501
High Pressure Boiler #HP22130
EPA Type 1 & 2

Ken Eckert – Inspector

Plumbing Inspector, State of Arkansas #P103235

CODE ENFORCEMENT
Violation Count / Neighborhood Report

Violation Type	Total
Abandoned Vehicles	75
Appliance/Furniture	412
Dilapidated Structures	44
Grass	890
Illegal Drainage	6
Illegal Dumping in drainage ditch	5
Recreational/Commercial Vehicle	5
Rubbish, trash, unsanitary matter	480
Sediment in road	5
Sign Ordinance	58
Stagnate Water	6
Tire Ordinance	21
Trailer Ordinance	11
Trash cans	78
Zoning Ordinance	46