

DEPARTMENTAL BUDGET INFORMATION BUILDINGS & SAFETY ENGINEERING DEPARTMENT (13)

STATEMENT OF PURPOSE

The Buildings and Safety Engineering Department (“BSED”) provides for the safety, health, welfare and improvement of quality of life of the general public relative to buildings and their environs in an efficient, cost effective, user-friendly and professional manner.

The Buildings and Safety Engineering Department is the public agency responsible for administering and enforcing the Michigan State “*family of construction codes*” that regulates construction and alteration throughout the state. BSED also ensures the maintenance of conditions in existing buildings and their environs by enforcement of the City of Detroit Property Maintenance Code and the Official Zoning Ordinance. Additionally, BSED issues licenses for certain businesses in the City of Detroit in the Business License Center, making BSED the repository for all business licenses to assure that businesses meet all applicable legal standards before a license is issued or renewed.

DESCRIPTION

The Buildings and Safety Engineering Department employs a cadre of State Certified Trade Inspectors, Plan Reviewers, Engineers, Administrative and Operational Staff Personnel who collectively:

- Facilitate Zoning Review process prior to the establishment of new uses in all zoning districts.
- Perform Plan Review of construction documents for new construction, alteration or rehabilitation of existing structures.
- Issue Building and Trade Permits for construction and demolition.
- Perform Pre-Sale Inspections of one and

two family dwellings prior to sale as required by law.

- Perform Annual Inspections of all structures required by the Property Maintenance Code.
- Aggressively combat blight by issuing blight violations and proactively barricading dangerous structures.
- Facilitate the Demolition process for obsolete, damaged and/or abandoned buildings that pose an imminent danger to the public.
- Provide assistance to the business community through the services of the Business License Center.
- Manage and serve as custodian of Insurance Escrow Accounts.
- Provide Record Maintenance, Storage, Retrieval and Retention of construction archives and document plans and permits for structures within the city.

DIVISIONS

Administration manages the Human Resources, Financial, Operational and Business related activity of the divisions, and sets policy.

Plan Review Unit provides electrical, mechanical, plumbing and structural and zoning review of construction documents for proposed projects within the City. Preliminary Site Plan, Fire Department and Health Department reviews are also provided within the Plan Review Unit.

Buildings Division provides inspections and enforcement pursuant to the Michigan Building Code during construction of new structures, and during the rehabilitation of existing structures. This division also conducts Michigan Building Code

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compliance inspections resulting from citizen complaints.

Mechanical/Electrical Division provides inspections and enforcement pursuant to the Michigan Mechanical Code, the National Electric Code, and other adopted codes, governing the installation and maintenance of boilers, elevators, and electrical and mechanical equipment. The Mechanical/Electrical Division is comprised of four inspecting Sections (Elevators, Boiler, Electrical and Mechanical) and an Examination Section, which provides testing for individuals to obtain trade and occupational licenses and certification relating to the operation of mechanical and electrical equipment.

Housing/Plumbing Division provides inspections and enforcement pursuant to the City of Detroit Housing Code that governs “Pre-Sales Inspections” for one and two family dwellings. The Plumbing Section provides inspections and enforcement pursuant to the Michigan Plumbing Code, governing installation of plumbing systems and equipment in new construction, alterations and renovations. The unit also performs cross-connection inspections of existing water systems to prevent contamination of potable water system.

Property Maintenance Division provides periodic inspections of one and two family rentals, commercial buildings, motels, hotels and apartments in accordance with the City of Detroit’s Property Maintenance Code to encourage property maintenance and neighborhood stabilization while fighting blight. Property owners who do not comply with BSED Correction Orders are issued blight violations and imposed with heavy

finances that are adjudicated by the **Department of Administrative Hearings**.

Special Land Use Division investigates and prepares Special Land Use Grant requests and holds public hearings pursuant to Section 61-4-231 of the Official Zoning Ordinance, which, if approved, permit Special Land Uses to be established in accordance with certain conditions and requirements. This unit promotes improved quality of life in Detroit neighborhoods by imposing Conditions of Approval which must be followed for all uses that receive a Special Land Use Grant.

Business License Center coordinates business inspections and issues business licenses and renewals to certain commercial and retail establishments as required by the City Code. License investigators within this unit provide field inspections of businesses to ensure compliance within the parameters of the licenses, and assisting new business operators in obtaining necessary permits and required licenses.

Show Cause Division is responsible for investigating complaints and suspending or revoking business licenses, and/or land use permits for violations set forth in the City Code. Upon request, the licensee is entitled to a hearing at BSED to show cause why a license or land use permit should not be revoked or suspended.

Demolition Division responds to complaints of dangerous buildings, prepares cases to obtain a demolition order from City Council and engages demolition contractors in the removal of dangerous and abandoned structures in accordance with the Michigan Housing Law and City of Detroit Ordinance 290-H.

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**MAJOR INITIATIVES FOR
FY 2008-09**

The implementation of a web based on-line permit process is a major initiative of this department. Use of electronic hand held devices for inspection reporting would enable the department to achieve efficiencies by eliminating the mundane manual process, which is being used today.

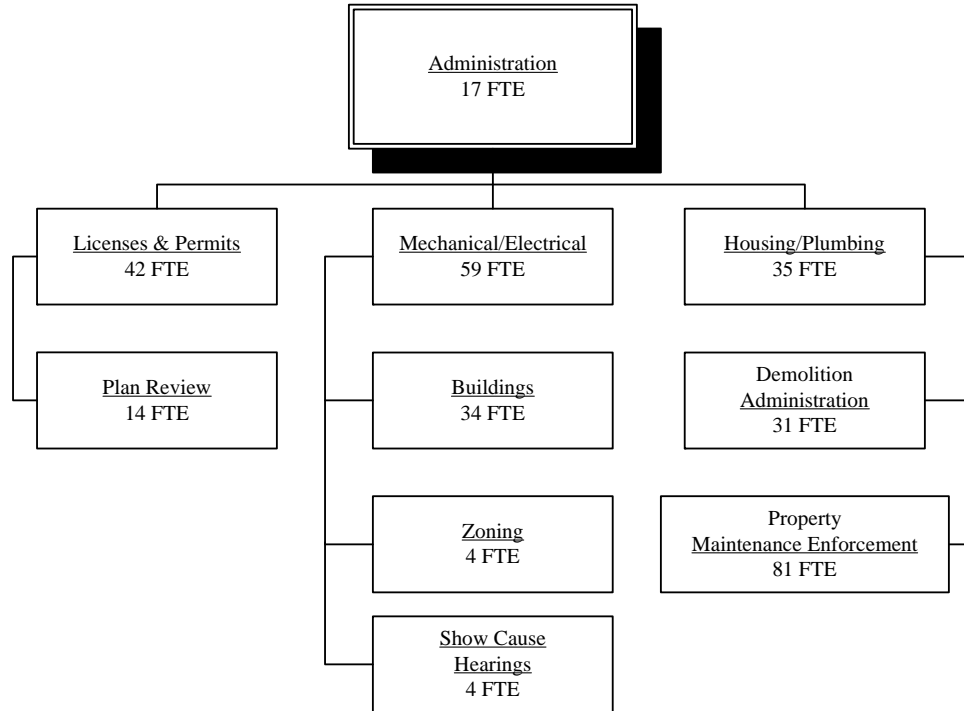
In an effort to improve accountability and coverage of inspection targets, the department will continue to integrate cluster inspection teams who will be closely aligned with other departments' neighborhood initiatives). Team members will become more accessible and accountable to our citizens residing in the various clusters as they perform the various annual inspections that uphold the quality of life and neighborhood stabilization.

In addition to more aggressive code enforcement in targeted areas, we will also partner with the State of Michigan in the "Cities of Promise Blight Reduction Program" to step up efforts to demolish more dangerous buildings within the financial resources that are available for such purpose. This effort will greatly pave way for redevelopment, reinforcement and revitalization activities within the city.

**PLANNING FOR THE FUTURE FOR FY
2009-10, FY 2010-11 and BEYOND**

Work in collaboration with the Planning and Development Department to implement the Housing and Economic Recovery (Neighborhood Stabilization Program) for distressed and foreclosed properties in the low-mod areas of Detroit by aggressively boarding up and issuing tickets on foreclosed properties or demolishing where necessary.

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PERFORMANCE MEASURES AND TARGETS

Type of Performance Measure: List of Measures	2007-08 Actual	2008-09 Projection	2009-10 Target
Inputs: Resources Allocated or Service Demands Made Number of FTE's	330	334	321
Outputs: Units of Activity directed toward the Enforcement of codes within the framework of nationally recognized codes: Number of Building Permit inspections provided Number of electrical permit inspections provided Number of plumbing permit inspections provided Number of mechanical permit inspections provided Number of elevator permit inspections provided Number of pressure boiler permit inspections provided	45,000 5,088 3,324 7,000 350 250	45,000 4,324 3,490 6,000 350 140	45,000 8092 2,729 5878 264 106
Outputs: Units of Activity directed toward maintaining the stability and safety of neighborhoods: Number of pre-sale housing inspections requests Number of Commercial Property Maintenance Inspections provided Number of 1 and 2 Family Rental inspections provided Number of multiple rental units inspections provided Number of plumbing inspections – cross connections provided Number of mechanical equipment safety inspections provided Number of inspections of dangerous building inspections performed Number of DAH tickets issued Building permits issued Total number of construction permits issued Number of BZA/B&SE Grant Inspections provide	12,348 21,120 29,920 7,000 3,080 18,100 13,863 37,600 6,800 26,000 1,561	11,440 22,440 26,400 6,600 5,280 18,100 13,900 64,600 7,400 26,000 1,855	13,860 21,600 30,600 7,080 3,056 1880 13,863 44,250 7,400 26,000 2,500
Efficiency: Program Costs related to Units of Activity: Percent of fees collected	80%	85%	80%

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EXPENDITURES

	2007-08 Actual Expense	2008-09 Redbook	2009-10 Mayor's Budget Rec	Variance	Variance Percent
Salary & Wages	\$13,447,934	\$16,560,686	\$16,368,891	\$ (191,795)	-1%
Employee Benefits	8,979,665	8,549,093	8,816,353	267,260	3%
Prof/Contractual	8,804,606	3,881,601	2,113,918	(1,767,683)	-46%
Operating Supplies	201,195	188,618	191,250	2,632	1%
Operating Services	5,542,866	6,423,373	6,230,396	(192,977)	-3%
Capital Equipment	34,549	4,500	5,000	500	11%
Capital Outlays	2,730	-	-	-	0%
Fixed Charges	16,159	10,029	-	(10,029)	-100%
Other Expenses	119,938	143,255	375,966	232,711	162%
TOTAL	\$37,149,642	\$35,761,155	\$34,101,774	(\$1,659,381)	-5%
POSITIONS	286	334	321	(13)	3%

REVENUES

	2007-08 Actual Revenue	2008-09 Redbook	2009-10 Mayor's Budget Rec	Variance	Variance Percent
Licenses/Permits	\$25,673,368	\$28,870,000	\$28,180,000	(690,000)	-2%
Fines/Forfeits/Pen	717,851	1,453,392	957,366	(496,026)	-34%
Grants/Shared Taxes	14,307,392	5,163,017	4,689,408	(473,609)	-9%
Sales & Charges	11,497	274,746	275,000	254	0%
Miscellaneous	1,863	-	-	-	0%
TOTAL	\$40,711,971	\$35,761,155	\$34,101,774	(\$1,659,381)	-5%