

**2006 ANNUAL REPORT
BUILDING & CODES DEPARTMENT
JAMES F. CAMPBELL, DIRECTOR**

1. LIST OF GOALS ACCOMPLISHED THIS YEAR.

- (A) Improved Communications – During this past year our Plans Review Section has increased the number of pre-construction conferences with owners and architects/engineers. They have made several job-site visits to assist contractors concerning plan related questions.**

The inspectors continue regularly attending Neighborhood Association Meetings, Community Police Department Meetings, West Tennessee Code Enforcement Association Meetings, and Jackson Area Homebuilders Meetings.

Our Building/Development Committee, made up of staff from Building, Planning, Engineering and Public Services, continues to meet as needed to insure projects move smoother and faster through the process of dealing with the City.

- (B) Increased Job-Related Certifications for Employees – Currently all of our inspectors are Certified Building Inspectors by the State of Tennessee and the International Code Council.**

We have 13 full time employees and 1 part time employee who have a combined total of 68 job-related certifications (an increase of 5 over last year).

- (C) Cross-Training Program for Inspectors – This has proven to be one of our most valuable assets. This past year we have had Inspector Ben Smith working one or two days a week in our Plans Review Section, which has worked out even better than I had hoped. The Plans Review Section currently has a four day turn around on getting plans out compared to seven days for last year.**

- (D) Adoption of the International Building Code – We have completed a lot of work on this new proposed code adoption. Our**

inspectors have completed reviewing the 2003 and 2006 International Building Codes.

The State of Tennessee has decided to adopt the 2006 International Building Code but will not have the adoption completed until approximately April of 2007.

We plan to propose the adoption of the same codes and our Plans Review Section is currently working to complete our codes occupancy checklists.

2. LIST GOALS TO BE ACCOMPLISHED NEXT YEAR.

- (A) Increase Job-Related Certifications for Inspectors – We currently have 14 employees who have a combined 68 job-related certifications.**
- (B) Adoption of the International Building Code – The State is on track to adopt the 2006 International Building Code around April of 2007. We plan to have this adoption completed in November or December of 2007.**
- (C) Insurance Services Office Re-Evaluation of Codes Enforcement Program – Work continues toward our office being re-evaluated by ISO. Once we complete the new codes adoption, then we will request our re-evaluation from the ISO.**
- (D) Cross-Training Program for Inspectors – This is one of our most valuable programs and will continue to be an ongoing goal.**

During this past year our Plans Review Section handled several projects. Among these projects were:

1. Whitehall Cove Apartments – 21 permits – Valuation - \$1,478,000
2. Recreation & Physical Therapy Building – 6 permits – Valuation \$1,322,951
3. Houston Hair Salon – 11 permits – Valuation \$200,000
4. Hahn’s Office Building – 31 permits – Valuation \$156,000
5. East Pointe Apartments – 129 permits - \$3,604,764
6. North Jackson Family Clinic – 12 permits – Valuation \$230,000
7. Community Bank – 8 permits – Valuation \$1,255,000
8. Grace United Methodist Church Sanctuary Addition – 8 permits – Valuation \$1,000,000
9. West Tennessee Healthcare Bed Tower (Finish Out) – Valuation - \$57,725,609
10. M. & M. Retail Shopping Center (Oil Well Road) Shell Only – 15 permits – Valuation \$1,500,000
11. Ridge at Jackson Apartments – 52 permits – Valuation \$2,940,000
12. Union University Science Building – 8 permits – Valuation \$12,700,000

In addition, we have had several renovations in downtown Jackson. These include the following:

1. Quizno’s - 14 permits – Valuation - \$64,500
2. Hub City Blue Print – 7 permits – Valuation \$85,000
3. Regions Bank – 6 permits – Valuation \$343,000
4. Neely House – 21 permits – Valuation \$400,000
5. Crocker Construction Office – 5 permits - \$110,000

2006 STATISTICS FOR HOUSING CODES DEPARTMENT

HOUSING CODE	ABATEMENT CODE
450 Cases	290 Cases
141 Open	138 Open
309 Closed	152 Closed
VEHICLE CODE	GRASS CODE
1156 Cases	303 Cases
47 Open	1 Open
1109 Closed	302 Closed

Liens filed – 57 Liens totaling \$142,552.17

Liens released – 16 Liens totaling \$23,220.21

FINANCIAL STATUS

The following is the revenue generated by the Building and Codes Department for the first 11 months of 2006 as compared to the same time frame in 2005.

2006	
Total for Permits	\$893,853.89
Total for Licenses	43,550.00
Total for Miscellaneous Receipts	2,868.00
GRAND TOTAL	\$940,271.89

2005	
Total for Permits	\$607,255.07
Total for Licenses	32,835.00
Total for Miscellaneous Receipts	2,855.00
GRAND TOTAL	\$642,945.07

This is an increase in revenue of \$297,326.82.

VOLUME OF WORK

Total valuation of work permitted.

January thru November 2006 - \$302,070,589.00

Compared to:

January thru November 2005 - \$485,989,948.00

Projected valuation for the month of December, 2006 is \$15,000,000.

Total number of permits issued.

January thru November 2006 – 6,755

Compared to:

January thru November 2005 – 7,142

Projected number of permits to be issued for the month of December, 2006 is 600.

Recap of last 5 years for all new construction not including remodels or repairs is as follows:

January thru December
2001 – 507 Permits – Valuation \$65,182,400
2002 – 565 Permits – Valuation \$95,445,157
2003 – 630 Permits – Valuation \$103,642,542
2004 – 585 Permits – Valuation \$96,167,134
2005 – 525 Permits – Valuation \$88,361,254

Breakdown of permits by type from January thru November 2006 in comparison to the same period in 2005.

NEW COMMERCIAL BUILDING PERMITS

January thru November 2006
237 Permits – Valuation \$119,070,667 – Fees Paid \$339,087.50

January thru November 2005
109 Permits – Valuation - \$30,645,669 – Fees Paid \$51,484.16

Total new Commercial Building Permits issued for the 12 month period of 2005 was 115 Permits – Valuation \$35,151,670 – Fees Paid \$63,814.16.

NEW RESIDENTIAL BUILDING PERMITS

January thru November 2006
388 Permits – Valuation - \$52,530,437 – Fees Paid \$123,604.29

January thru November 2005
379 Permits – Valuation \$49,393,185 – Fees Paid \$116,906.65

Total new Residential Building Permits issued for the 12 month period of 2005 was 410 Permits – Valuation \$53,212,585 – Fees Paid \$127,649.73

COMMERCIAL ADDITIONS, ALTERATIONS AND REPAIRS

January thru November 2006

214 Permits – Valuation \$22,527,372 – Fees Paid \$119,348.50

January thru November 2005

277 Permits – Valuation \$75,990,686 – Fees Paid \$166,687.16

Total Commercial Additions, Alterations and Repair Permits issued for the 12 month period of 2005 was 290 Permits – Valuation \$83,299,016 – Fees Paid \$187,596.16

DEMOLITION PERMITS

January thru November 2006

162 Permits – Valuation \$892,254 – Fees Paid \$2,125.00

January thru November 2005

262 Permits – Valuation \$1,404,945 – Fees Paid \$4,125.00

Total Demolition Permits issued for the 12 month period of 2005 was 283 Permits – Valuation \$1,547,830 – Fees Paid \$4,350.00

ALL OTHER PERMITS INCLUDING RESIDENTIAL REPAIR, ELECTRICAL, PLUMBING, MECHANICAL, GAS, SIGNS, TEMPORARY EVENT, OCCUPANCY REQUESTS AND SWIMMING POOL PERMITS

January thru November 2006

5,754 Permits – Valuation \$107,049,859 – Fees Paid \$356,106.60

January thru November 2005

6,115 Permits – Valuation \$328,555,463 – Fees Paid \$268,052.10

Total number of inspections performed January thru November 2006 is approximately 40,530

Total number of Building Plan Reviews from January thru November 2006 was 221 compared to 212 in the same period of 2005.

Total number of Fire Plan Reviews from January thru November 2006 was 132 compared to 163 in the same period of 2005.

The following is a recap of all permits for the first 11 months of the last five years:

2002 – 8383 Permits

2003 – 9243 Permits

2004 – 7417 Permits

2005 – 7142 Permits

2006 – 6755 Permits

EMPLOYEES

There are presently 14 employees in the Building Department. There are 3 employees in the Housing Codes Department and 1 part time employee. Gene Elder is the part time employee in the Housing Codes Department.

We had 1 new Building Inspector hired in 2006 (Rodney Ezelle to replace Cecil Arnold).

APPEALS BOARD

There were no appeals filed for the Code Advisory Appeals Board for the first 11 months of 2006.

There were no Housing Code Appeals filed for the first 11 months of 2006.