



Inspections & Permits

BUDGET PRESENTATION

FY 2023-2024





➤ **BRUCE COHEN**

ACTING DIRECTOR INSPECTIONS & PERMITS

- Acting Director since March 2022
- Employee with the Building Department 24 years
- Licensed Electrician for 49 years
- Licensed building official for 9 years



➤ DEPARTMENT DESCRIPTION & SERVICES – THREE DIVISION WITHIN ONE DEPARTMENT

- State Statutes and State Building Code govern the activities of the building official, inspections, and permitting process.
- Property Maintenance inspections are authorized by Town Ordinance and adoption of 2015 International Property Maintenance Code.
- Zoning enforcement is authorized by State Statutes and the Town Zoning Regulations.



➤ WHO THIS DEPARTMENT REPRESENTS

- We are here to serve as the representative of all property owners' both residential and commercial to ensure work is being performed to the applicable State Building Codes. Whether it is an architect, contractor or resident who obtains a permit all work must meet the minimum State Building Codes to ensure the safety of all. Our inspectors will enforce these codes.
- The property maintenance division will ensure the Town Ordinances are followed as well as the Property Maintenance Codes. The inspectors will enforce the codes and address all violations in a timely and professional manner.
- Zoning enforcement is governed by State Statute and Town Zoning Regulations. Again, we will address all concerns and give guidance as needed.



➤ WHY DO WE RECEIVE COMPLAINTS?

Given the nature of our business sometimes residents/contractors will be unhappy with an inspector for following the guidelines.

Common examples are as follows:

- **The permit is not issued.** Why? – Usually lack of information – A mechanical permit for heating will need a heat loss calculation to ensure the system is adequate for the size of the home/building.
- **A failed inspection** – improper outlets in a kitchen – again a safety issue but now the contractor may have to spend more money to get the proper devices.
- **Property Maintenance** – the timeliness of addressing blight concerns.
- **Zoning enforcement** – what is allowed in an area vs what a resident wants to do with the property.



THE NUMBERS FROM (7/1/22 - 2/1/23)

2056 Created



1886
Building Permits Issued



861 Property Maintenance
Requests



2693
Building Inspections



SITE VISITS



Revenue \$1,262,893 – Construction
Value – 104,000,303



➤ PERMITTING PROCESS

- Apply online with ViewPoint Cloud (VPC) or over the phone or in person whatever is most convenient
- Plan review
- Issue the permit
- Onsite inspections & remote virtual inspections (RVI)
- Then closing all permits associated with the project & or address when possible



➤ OPEN PERMITS

- Backtracking the older residential and commercial permits and closing when possible. By State Statute* the applicant/owner or contractor is responsible to call for inspections to close permits. It is a difficult process, especially on commercial properties if no inspections were requested. But we continue to improve and try to close when possible.
- * A] 110.5 Inspection Requests It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

New Permits will be closed automatically after the inspections are completed (the older systems didn't have this feature)



➤ PROCEDURES FOR PROPERTY MAINTENANCE

- All Property Maintenance concerns have transitioned to 2 platforms (QAlert and ViewPoint Cloud) with everyone having access to all information and adopted a standard operating procedure
- Monitoring foreclosures to reduce the number of complaints and be proactive on these properties



➤ ADOPTED CODE CHANGES

- Implementation of the 2022 Connecticut State Building Code effective 10/1/22.
- Adopted 2021 International Property Maintenance Code to coincide with State codes.



➤ GOALS & CHALLENGES

- Staffing: Finding building inspectors is a challenge nationwide
- Permitting Large Projects: Major developments such as Concourse Park Apartments and Rentschler Field Logistics Center may require third party reviewers

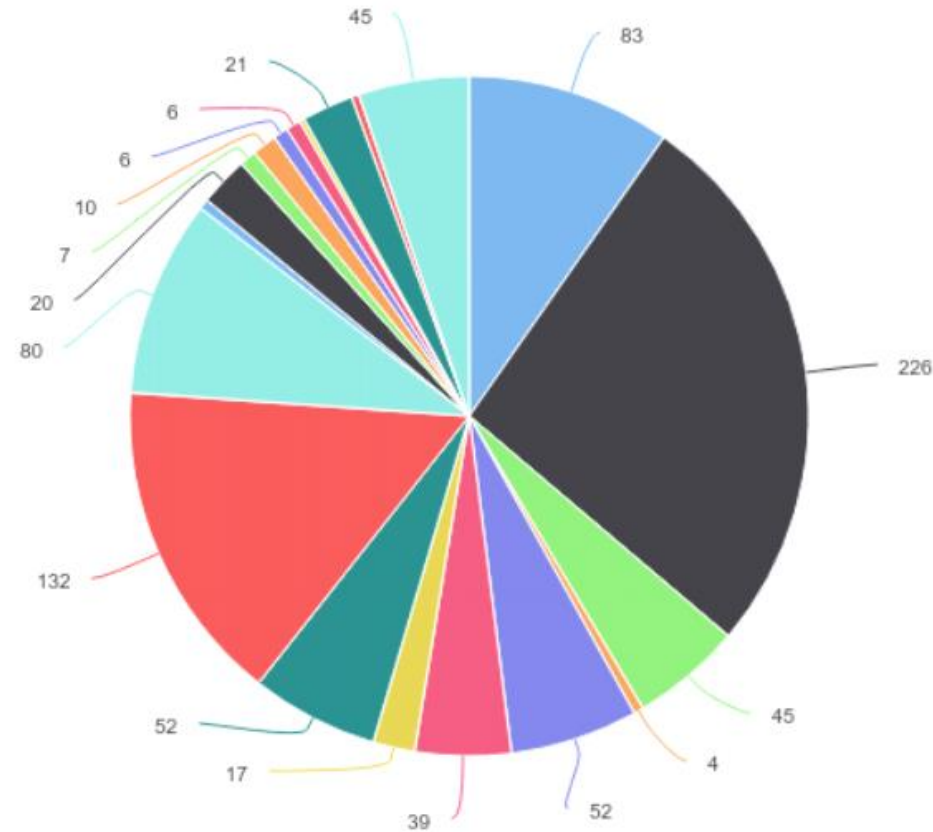
Q-ALERT

"My East Hartford"

I&P SERVICE REQUESTS - 7/1/22-2/1/23

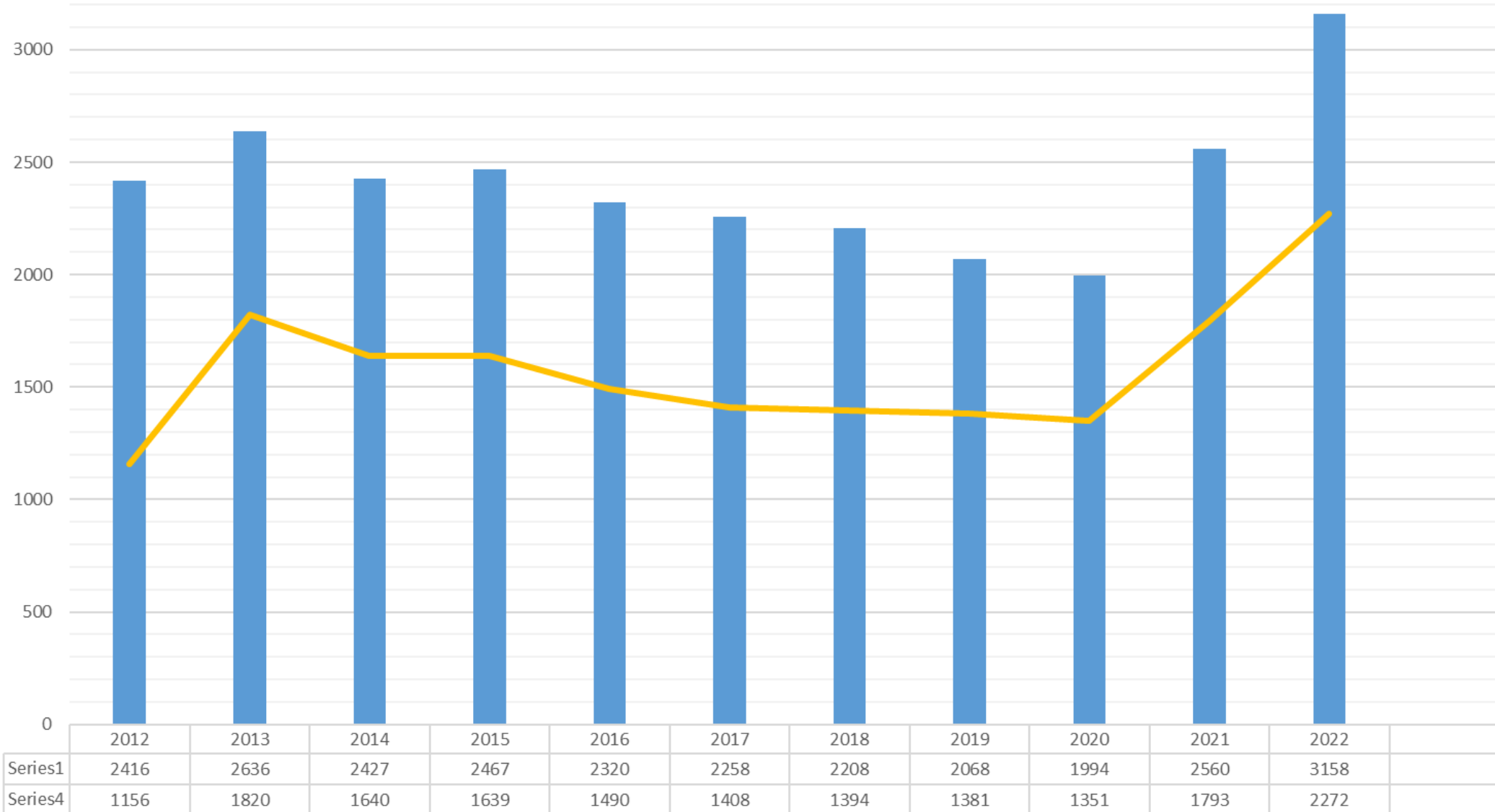
Inspections and Permits

Period of July 1, 2022 to February 1, 2023 // All Service and Status Types



- Damaged Exterior of House
- Illegal Dumping
- Parking in yard/lawn
- Mold- Rental Property
- Tall grass-Occupied Property
- Graffiti Private Property
- Backed up Sewer-Rental Property
- Broken Appliances- Rental Property
- Inspections & Permits Department
- Dumpster Issue-Commercial
- Waste/Rubbish/Furniture on private property
- Broken Windows- Rental Property
- Rodents/Infestations-Rental Property
- Damaged Interior- Rental Property
- Tall grass-Vacant Property
- Water Leak- Rental Property
- Excessive Brush
- No Utilities-Rental Property
- No Heat-Rental Property
- Sidewalk Issue-Snow/Ice Removal Private Property

➤ CLOSED PERMITS



➤ BUDGET CHANGES



ORG	OBJECT	DESCRIPTION	REASON	\$ CHANGE
G6100	60110	Permanent Services	Contractual	(\$81,095)
Total	Inspections and Permits			(\$81,095)



THANK YOU!