



# **CITY OF PENSACOLA**

Inspection Services

# WHO WE ARE IN INSPECTIONS

## Permit Clerks

James Brooks

Amy Hargett

Yvonne Tavano

Pam Keith

## Plan Review Inspections

Robbie Weekley

Terry Lamb

Toby Whitmire

Kit Lupton

Kenny Borg

Danny Weeden

Mike Smith

## Administration

Stephanie Chwastyk

Bill Weeks

## Senior Permit Clerk

Plan Review, Deputy Building Official

Chief Electrical Inspector

Electrical Inspector

Mechanical, Plumbing Inspector

Plumbing , Gas Inspector

Building Inspector

Building Inspector

Administrative Officer

Building Official, Floodplain Manager

*Our 8 licensed inspectors currently maintain a total of 19 State of Florida Licenses and have over 340 combined years in construction.*

# WHEN, WHERE, WHAT

- Our working hours are Monday through Friday 7:30am to 4:30pm
- We are located on the 5<sup>th</sup> floor of City Hall along with Planning and Zoning and City Engineering to aid in our One Stop Process.
- What we do:

## **Intake**

Clerks issue permits for projects that do not require plans and accept plans for projects that must be reviewed

## **Review**

Plans for projects are reviewed for Building Code and Land Development Code compliance

## **Issue**

When plan review is complete, permits are issued

## **Inspections**

Once permits have been issued, projects are inspected to insure compliance with the codes

# INSPECTION SERVICES



PENSACOLA

# Enforcement Tools

2014 Florida Building Code  
2014 Florida Accessibility Code  
2014 Florida Fuel Gas Code  
2014 Energy Conservation Code  
2011 National Electrical Code

2014 Florida Residential Code  
2014 Existing Building Code  
2014 Florida Mechanical Code  
2014 Florida Plumbing Code  
Land Development Code

The City of Pensacola is a member of the International Code Council, the Building Officials Association of Florida, Florida Association of Plumbing, Gas and Mechanical Inspectors, and the International Association of Electrical Inspectors. Several of our Inspectors sit on boards at the local and state levels.

# Our Mission

To provide for the safety, health and welfare of the citizens of the City of Pensacola, through the education, development, maintenance and enforcement of the Florida codes.

## Our Code of Ethics:

The protection of life, health and property is a solemn responsibility of the highest order. Recognizing the public trust bestowed upon individuals engaged in the administration and enforcement of building regulatory codes, Inspection Services advocates commitment to a standard of professional behavior that exemplifies the highest ideals and principles of ethical conduct. The governing concepts embodied in this philosophy are characterized herein below.

# Our Mission...continued

## Inspection Services staff shall:

Place the public welfare above all other interests and recognize that his/her chief responsibility is to safeguard and protect the life, health and welfare of the general public. Demonstrate integrity, honesty, fairness and consistency in all transactions and constantly strive for excellence in all matters of ethical conduct, and maintain loyalty to the purposes of the citizens of the City of Pensacola. Recognize the continuing need for developing improved safety standards for the protection of life, health and property, and acknowledge a professional obligation to contribute time and expertise in the development of such improvements. Maintain professional competence in all areas of employment responsibility and encourage the same in associates at all levels. Accept no personal favors for public services rendered and conscientiously avoid all circumstances that could compromise professional integrity.

# How We Are Funded

Inspection Services is funded as a Special Revenue Account. In previous years, we were part of the General Fund. Our revenues did not cover our costs and we had to draw approximately \$400,000 per year from the General Fund. In effect, the taxpayers were subsidizing construction activity.

Nine years ago, a proposed fee increase was approved by council and Inspection Services became self-sustaining. We have ending the past seven years with budget surpluses. Construction activity this year is up as well, with many large projects either under construction or planned to start in the next few months. Single family housing permits are also up this year from years past. Since Mayor Hayward's election in 2011, almost 500 new single family dwellings have been constructed in a city that is 95% built out.

This year, Inspection Services budget is \$1,190,800. We are on track to exceed those projected revenues for the 2017 fiscal year.

# Unsafe Structures

There are approximately 70 unsafe structures listed with our office as of today. In previous years, demolition costs were relatively low. The cost to demolish a typical residence was about \$2500. We would typically place 10 to 12 unsafe structure on a bid list 3 to 4 times per year. Recently the Florida Department of Environmental Protection determined that if we proceeded in that way, environment assessments (asbestos testing and abatement) would be required on all structures, raising the cost of the demolitions from \$2500 to \$9000. Needless to say, we couldn't abate near as many as once before.

# A Growing City

## Under Construction:

- Southtowne Mixed-Use Development with 259 Residential Units
- Holiday Inn Express Hotel on Main Street
- Residence Inn Hotel on Airport Blvd.
- Aloft Hotel at 9<sup>th</sup> Avenue and Romana Street
- Element Hotel at 9<sup>th</sup> Avenue and Romana Street
- VT Aerospace 180,000 Sq. Foot Hanger at Pensacola International Airport
- 3 Townhome Developments Consisting of 8, 23, and 26 Units
- A 73 Unit Townhome Development at the old Hallmark School
- A 4-Story “PNJ” Bank Building Downtown
- A 5-Story Office “Garden Gateway” Building Downtown
- Children’s Hospital at Sacred Heart
- The Marine Fish Hatchery on Main Street
- The Florida Department of Law Enforcement Building

# Floodplain Management

**Floodplain management** is an operation of the City of Pensacola of corrective and preventative measures for reducing flood damage. These measures take a variety of forms and generally include zoning, subdivision, or building requirements, and special-purpose **floodplain** ordinances.

We believe that through coordination and education, the public and private sectors can advance cooperatively to reduce losses of life and property from floods, preserve the natural and cultural values of floodplains, and avoid actions that increase flood hazards.

To achieve these goals foster communication among those responsible for flood hazard mitigation activities, provide technical information and advice to our citizens about actions or policies that will affect flooding.

# NFIP Community Rating System (CRS)

The National Flood Insurance Program's (NFIP) Community Rating System (CRS) for Flood Insurance is a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum NFIP requirements. As a result, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS:

1. Reduce flood damage to insurable property;
2. Strengthen and support the insurance aspects of the NFIP, and
3. Encourage a comprehensive approach to floodplain management.

*Currently, the City of Pensacola is a Class 7 Community which equates to a 15% discount on NFIP Flood Insurance for our citizens.*

# Building Code Effectiveness Grading Schedule (BCEGS®)

- The Building Code Effectiveness Grading Schedule (BCEGS®) assesses the building codes in effect in a particular community and how the community enforces its building codes, with special emphasis on mitigation of losses from natural hazards.
- The concept is simple: municipalities with well-enforced, up-to-date codes should demonstrate better loss experience, and insurance rates can reflect that. The prospect of lessening catastrophe-related damage and ultimately lowering insurance costs provides an incentive for communities to enforce their building codes rigorously — especially as they relate to windstorm and earthquake damage.
- The anticipated upshot: safer buildings, less damage, and lower insured losses from catastrophes.
- The BCEGS® program assigns each municipality a BCEGS® grade of 1 (exemplary commitment to building code enforcement) to 10. ISO develops advisory rating credits that apply to ranges of BCEGS® classifications (1-3, 4-7, 8-9, 10). ISO gives insurers BCEGS® classifications, BCEGS® advisory credits, and related underwriting information.
- Currently, The City of Pensacola is a Class 4 for residential and a Class 3 for commercial construction.

**QUESTIONS?**

**PENSACOLA**

