

Notes
Of
B.O.I.E.A. Round Table meeting, June 28, 2011

Present were: 37 participants

Jorg Hruschka, Gerry Smilen, Steve Pizzillo, Jerry Sanzone, John Siegle, Brian Dillon, Jordan Morgan, Carl Shealy, Ralph Hippard, Steve Bassett, Jack Fisher, Robert Stewart, Chris Swain, Dan O'Linn, Tony Gonzalez, Adam Attah, Jim Daly, David Raines, Sal Gatania, Shel Mcartney, Shane Kittendorf, Caldwell Cooper, Chris Augustin, Ron Centamore, Jordana Jagura, Al Frevola, Bernie Petreccia, Ted Fowler, Mark Scala, Ramola Motwani, Shirley Smith, Malcolm MacInnes, Gaia Calcaterra, Joe Feinberg, Bill Feinberg, Allan Kozich.

Topics / Concerns discussed:

1. Public does not know when a permit is required.
2. Public does not know the difference between planning/zoning and building departments.
3. The permitting process is cumbersome, time consuming and not business friendly.
4. Front counter personnel is not customer friendly.
5. Public does not know legal time limits to review building permit.
6. Public needs to be aware of time spent by construction and design professionals, when plans are returned for corrections.
7. There are widespread communication breakdowns between different departments, and outside agencies.
8. There is a perceived communication gap between building services and the public.
9. All building services should be under One Rule.
10. There should be consistent review and inspection policies countywide.
11. Inform public about unlicensed contractors by addressing:

- a. Enforcement procedures
 - b. Life safety and insurance issues
 - c. Penalties for aiding and abetting
 - d. Impact of work without permit on future sale of property
12. Contract retainage in residential construction management
13. Why suppliers sell products that are not Miami Dade County approved. (Legal product information.)
14. Impact on plan review and construction progress caused by delaying or withholding payment to design and construction professionals.
15. A future with paperless plan reviews.
- a. Time savings = Cost savings.
 - b. Reduce permit cost.
 - c. Reduce review time.
 - d. Multiple reviews can be done Time for DRC process significantly reduced. Changes are easily identified, and affected discipline can be immediately notified of further review requirements. I.e. impact of fire life safety changes on structural designs)
 - e. Acquisition costs
 - f. Technological changes
16. Single discipline permits.
17. Other

Ideas:

- 1. Standardize permit applications county wide: (A copy of Palm Beach draft document was provided by John Siegle)
 - a. When is owner's signature required
 - b. Add workman's comp and liability info on permit apps and inspection cards
 - c. Separate Material vs. labor cost

2. Adopt that all municipalities require same number of permit sets (three sets recommended to have spare job set)
3. Review and assimilate permit fee structures between municipalities. Narrow the gap between permit costs for job with same valuation and scope.
4. Re-assess square footage job cost
5. Keep certain permit fees low to encourage compliance: i.e. waterheater
6. Put time limits on Zoning reviews.
7. Foster a cooperative atmosphere with zoning departments and other outside regulatory agencies
8. Standardize review and documentation requirements county wide
9. Encourage to have times set aside for multiple, applicable disciplines to do a preliminary joint review.
 - a. i.e. structural, elect, mechanical and plumbing plan reviewers meet Monday and Thursdays from 9 am to 12 pm with design professional/contractors to review and approve kitchen and bath remodeling projects.
 - b. i.e. Building, planning/ zoning, engineering, fire and EPD meet every Wednesday from 1- 4 pm to review larger development plans.
10. Address Homeowner builder issues the same way
11. Educate public about different departments: Planning / Zoning vs. Building vs. Code compliance vs. Fire vs. Engineering
12. Compare and standardize planning and zoning reviews
13. Establish a County (or even Statewide) contractor registration database that is accessible to all municipalities and maintains licensing, workman's compensation and liability insurance information. (All BC municipalities would be listed as co insured on the Insurance certificate, if legally possible.
14. Expedite plan reviews for surcharge.
15. Allow county qualified, registered private inspectors to approve progress inspections.
16. Create an Building Officials guide:
 - a. FAQs

- b. When to require architectural clarifications and revisions
 - c. When inspector discretion is encouraged (as built)
 - d. Maximum review time per discipline
 - e. other
17. Can permit requirement on interior bath and kitchen repairs be eased? (Replacement of plumbing fixtures such as sinks faucets, toilets?)
18. Other

Feedback:

1. Encourage all participants to be on the same page and continuously seek to find new ways to streamline
2. Encourage all different entities and department heads to participate
3. Commit to a long term process with the goal to standardize documentation and procedures countywide
4. Foster continued round table meetings and encourage civic leaders to participate
5. Create a forum for building inspectors to share experiences countywide
6. Create a mission and vision statement, and a meeting structure
7. Follow each meeting up with a summary to be distributed to the participants
8. The building department's image needs to be improved. We protect lives and property as do fire and police.
9. Educate the public and narrow the educational gap.
10. Other

END