



Washoe County
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APPROVED 4/30/2008

Minutes of the regular meeting of the Building Enterprise Fund Advisory Committee held October 30, 2007 at the Administration Complex, Building A, 1001 E. Ninth Street, Reno, Nevada. Don Jeppson, County Building Official, called the meeting to order at 3:00 p.m. The committee was provided with documents containing the information to be covered in the meeting.

ROLL CALL

Committee Members Present: Don Jeppson, Jess Traver, Fred Taeubel, and Dave Pearce, Chairman
Steve Hamilton, Melanie Purcell (arrived at 3:10 pm)
Committee Members Absent: Dennis Johnson, Tony Abreu, Vice-Chairman
County Staff Present: Joanne Yori, Ron Steele

DETERMINATION OF QUORUM: Quorum present

ADOPTION OF AGENDA

On motion by Fred Taeubel with second by Jess Traver, and approved with a unanimous vote, the Agenda as posted was approved.

APPROVAL OF MINUTES FOR MEETING OF September 11, 2007

On motion made by Fred Taeubel with second by Jess Traver, and approved by unanimous vote, the minutes of the previous meeting as submitted were approved.

PUBLIC COMMENT

None

OLD BUSINESS

None

DIRECTOR'S REPORT

Building & Safety Director, Don Jeppson, reviewed the budget document previously e-mailed to the committee and advised that the enterprise fund could be back in good shape as early as next year. The Director is currently working with Budget on reducing overhead reimbursements to the County and gaining reimbursement from the County for the lease of the Incline property. To date, the department has not paid reimbursement to either the General Fund or Support Services departments pending the outcome of these negotiations. Don also reviewed the anticipated

reserve funds and that Building & Safety continues to look at reducing expenses without any further staff reductions. In response to a question from Steve Hamilton, Don informed the committee that two large projects were anticipated involving a Senior Center and possible Mt. Rose Subdivision development.

Also reviewed were the revenue numbers charted (sum of fees) since the 40% fee increase July 1, 2007. Compared to the same time last year, the result is a 15% revenue drop. Department staffing effective November 1, 2007 will total 19 Full Time Employees (FTE). The near immediate loss of 50% of affected staff resulted in salary savings for the department. The current workload is adequate for the staffing, however there is a possibility of bringing back one Building Inspector due to a retirement in January, and also one Permit Technician in Incline if industry stabilizes. Also being considered is use of seasonal or part-time employees during peak months. No training would be required if former staff was interested in filling these positions.

NEW BUSINESS

FEES

Don reviewed the proposed fees included in the ordinance. The base fees were increased to \$28.50 and will include the sub-fees rather than charging them separately. Also included is a 17% increase to include plan check fees to bring fees to the same level as those in October 2004. The final adjustment to fees will be in the way that valuation is determined. A disclaimer will be included to advise that the valuation pertains to construction value only, not property value. Incline Village fees include an additional 15% to cover costs for TRPA, additional inspections and other required services. Don recently met with members of the Incline community regarding the proposed fees. Members of the committee discussed the potential for a greater increase, possibly 20% - 25% in the future if necessary.

The Grading fee table was removed and replaced with 65% Plumbing fee increase and a minimum permit fee of \$45.00. A table of sub-fees will be kept for reference.

Steve Hamilton asked for a timeline on implementation of the fees. Submission to the Board of County Commissioners has occurred for the first reading. Due to a reduced schedule of meetings of the Board and required District Attorney review, the changes will not be effective prior to February 2008.

Motion was made by Chairman, Dave Pearce with second by Jess Traver and unanimously passed to approve the fees as presented.

WASHOE COUNTY CODE CHAPTER 100

Don Jeppson recapped the process behind the resulting code and chapter changes. A committee comprised of members from all jurisdictions was involved in preparing the resulting document. With the exception of conflicts in the Plumbing code, (UPC vs. IRC), the code was unanimously endorsed. The 2006 Code with Northern Nevada Amendments expects to be adopted by all jurisdictions, as presented by the ICC, in January 2008.

MASTER PLANS

The proposal will be made that all Master Plans submitted include the County model number, a mirror-set will be available, no structural or square foot changes can occur other than those to the elevation, a 3 combination limit will be set and a letter from the project Engineer will be required when structural changes occur. Chairman, Dave Pearce recommended that the proposals be

presented to the Builders Association of Northern Nevada (BANN) for review prior to implementation.

Discussion ensued regarding consideration of a grace period for submitting master plans to the new code, and the need to update plans to the new code if change is minimal. No determination was made.

ADJOURNMENT

On motion by Fred Taubel with second by Chairman, Dave Pearce and approved with a unanimous vote, the meeting was adjourned at 4:15 p.m.