



Washoe County
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APPROVED 12/11/2007

Minutes of the regular meeting of the Building Enterprise Fund Advisory Committee held Wednesday, April 23, 2007 at the Administration Complex, Building A, 1001 E. Ninth Street, Reno, Nevada. Don Jeppson, County Building Official, called the meeting to order at 3:30 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, Dave Pearce, Chairman, and Tony Abreu, Vice-Chairman
Committee Members Absent: Melanie Purcell, Dennis Johnson, and Steve Hamilton
County Staff Present: 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 October 30, 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 revenues continue to decline. The fund could be back in good shape as early as next year if the market stabilizes and the proposed fees had an affect on the revenues. This would not be known until the end of fall or early winter. . The Director has worked with Budget on reducing overhead reimbursements to the County and the lease of the Incline property. The department has also paid reimbursements to the General Fund

and to Support Services departments after negotiations for reductions. Don reviewed the anticipated reserve funds and that Building & Safety continues to reduce expenses without any further staff reductions.

Also reviewed were the revenue numbers charted (sum of fees) since July 1, 2007. Compared to the same time last year, the result is a 15% revenue drop. Department staffing levels effective November 1, 2007, totals 20 Full Time Employees (FTE). The current workload is adequate for the staffing. Also being considered is use of seasonal or part-time employees during peak months.

NEW BUSINESS

FEES

As previously approved by the advisory board, Don reviewed the proposed fees included in the ordinance. June 1, 2008 is the effective date of the ordinance changes. The base fees were increased to \$45 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 similar 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.

WASHOE COUNTY CODE CHAPTER 100

Don Jeppson recapped the process behind the resulting code and chapter changes that took effect March 10, 2008. The 2006 Code with Northern Nevada Amendments expects to be adopted by all jurisdictions, as presented by the ICC, in July 2008. New amendments to the 2009 I-Codes will start next spring. A committee comprised of members from all jurisdictions will be involved in preparing the resulting document. With the exception of conflicts in the Plumbing code, (UPC vs. IRC), the code amendments are expecting to be unanimously endorsed.

REGIONAL BUILDING AGENCY

There was a brief discussion about the possibilities of creating a Regional Building Agency. In general, the idea seems to have support of the industry and the local jurisdictions. Tony indicated the association might be able to facilitate some discussion on this topic.

MEMBERS

There was a general consensus among the members to request the County Board to reappoint the members. Tony indicated BANN may be able to provide addition names for consideration if a member was not able to continue.

ADJOURNMENT

On motion by Fred Taubel with second by Chairman, Dave Pearce and approved with a unanimous vote, the meeting was adjourned at 4:55 p.m.