

Building Inspections



Mission

Provide outstanding service by ensuring commercial buildings and residential homes constructed, altered or maintained in the City of Plano meet recognized standards for overall quality of life and building safety through a cooperative efforts with our citizens.

“First Preventers”



Building Inspections Team

- 39 Full time employees
- 2 Part-Time employees – 2 Volunteers
- IAS Accredited Building Inspections Dept. since 2007. Plano has been reaccredited twice with our last review occurring in 2014.
22 Accredited Departments in the nation.



Services and Duties

- Permitting
- Plan Review
- Inspections
- Board of Adjustment
- Building Standards Commission



Codes

- 2012 International Building Code
- 2012 International Fire Code
- 2012 International Residential Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Energy Conservation Code
- 2012 International Fuel and Gas Code
- 2014 National Electrical Code
- Sign Ordinance
- Noise Ordinance
- Lighting Ordinance
- Zoning Ordinance



Permit Services

- Phone intake
- Walk in customer service
- Permit intake and distribution
- Fence and swimming pool permits
- Commercial/Residential Permit issuance
- Process permit fees including Building, Health, Fire, Backflow
- Closing receipts daily



Permit Services

- 17,250 Permit Applications
- Walk in customer – 60 /day (avg.) - 15,302 yr
- Permits Processed – 66 /day (avg.) - 17,064 yr
- Phone inquiries – 83 /day (avg.) - 21,222 yr
- Daily accounts – \$18,398/day(avg.)



Plan Review

- Residential small accessory building permit
- Sign permits
- Certificate of Occupancy permits
- Foundation Repair permits
- Electronic Plan Review
- Preliminary Customer Plan Review meetings
- Plans Examiner of the day



Plan Review

- **First review 3 Working Days - Residential**
Single Family Home, Townhomes, Remodels, Patios
- **First Review 10 Working Days - Commercial**
Office, Retail, Restaurant, Building Shell, Church, School, Hospitals
- **6,740 Plans reviewed**



Inspections Services

- 57,723 - Inspections
- Next day - Inspections
- Same day and Saturday - Inspections (fee required)
- On call Inspectors - Emergencies
- Call or online request or Interactive Voice Response
- Pre construction, Field construction - meetings
- 4,597– illegal Signs removed



Boards – BSC and BOA

Building Standards Commission - BSC

- 6 cases - All substandard, 0 alternate material (scheduled meeting once a month)

Board of Adjustment - BOA

- 29 cases - 17 zoning requests, 12 sign requests, (scheduled meeting twice a month)



2015

- Builders Luncheons - March, May, December
- Building Safety Month - May
- 2015 Code Adoption - Expected Jan. 2016
- Development Software – November Completion
- Ipads for Inspectors
- Electronic Plan Review
- Third party inspections



Challenges

- Retirements
- Hiring qualified inspectors/ personnel
- Timely Response to Business concerns for permitting and inspections
- Effective use of Technology
- Special Projects



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