

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: JUNE 13, 2016 AGENDA ITEM NUMBER: 5

**SUBJECT: ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE,  
BUILDINGS AND BUILDING REGULATIONS  
(FEE FOR AFTER-HOURS INSPECTIONS)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

**SUMMARY OF INFORMATION:**

See attached

ATTACHMENTS:  YES  NO

SIGNATURE: *J. Dudley White, Jr.* DATE: June 7, 2016  
COUNTY MANAGER

**ORDINANCE AMENDING CHAPTER 7 OF THE FORSYTH COUNTY CODE,  
BUILDINGS AND BUILDING REGULATIONS  
(FEE FOR AFTER-HOURS INSPECTIONS)**

BE IT ORDAINED by the Forsyth County Board of Commissioners that the Forsyth County Code is hereby amended by adding the following sections, which sections read as follows:

Section 1. *Chapter 7 BUILDINGS AND BUILDING REGULATIONS, ARTICLE II. BUILDING PERMITS AND INSPECTIONS, Section 7-18, Permit fees generally,* is hereby amended by adding a sub-section to be numbered 7-18(e), which said section reads as follows:

**(e) Fee for After-Hours Inspections. In addition to all other applicable permit and inspection fees, upon a request of the permit holder for any non-emergency inspection that is to be performed other than during the inspections division's regular business hours, such inspection shall be subject to the following fees:**

- 1) **For the first two hours, or part thereof - \$200.00 per inspector**
- 2) **For each hour, or part thereof, beyond the initial two hours - \$100.00 per inspector**

**Any such non-emergency after-hours inspection request is subject to approval by the inspections director based upon inspector availability. Nothing herein shall require or obligate the inspections division to perform inspections at any time other than during its regular business hours.**

Section 2. *Chapter 7 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III. PLUMBING PERMITS AND INSPECTIONS* is hereby amended by adding a section to be numbered, Sec. 7-40, which said section reads as follows:

**Sec. 7-40. Fee for After-Hours Inspections. In addition to all other applicable permit and inspection fees, upon a request of the permit holder for any non-emergency inspection that is to be performed other than during the inspections division's regular business hours, such inspection shall be subject to the following fees:**

- 1) **For the first two hours, or part thereof - \$200.00 per inspector**
- 2) **For each hour, or part thereof, beyond the initial two hours - \$100.00 per inspector**

**Any such non-emergency after-hours inspection request is subject to approval by the inspections director based upon inspector availability. Nothing herein shall require or obligate the inspections division to perform inspections at any time other than during its regular business hours.**

Section 3. *Chapter 7 BUILDINGS AND BUILDING REGULATIONS, ARTICLE IV. HEATING CODE*, is hereby amended by adding a section to be numbered Sec. 7-71, which said section reads as follows:

**Sec. 7-71. Fee for After-Hours Inspections.** In addition to all other applicable permit and inspection fees, upon a request of the permit holder for any non-emergency inspection that is to be performed other than during the inspections division's regular business hours, such inspection shall be subject to the following fees:

- 1) For the first two hours, or part thereof - \$200.00 per inspector
- 2) For each hour, or part thereof, beyond the initial two hours - \$100.00 per inspector

**Any such non-emergency after-hours inspection request is subject to approval by the inspections director based upon inspector availability. Nothing herein shall require or obligate the inspections division to perform inspections at any time other than during its regular business hours.**

Section 4. *Chapter 7 BUILDINGS AND BUILDING REGULATIONS, ARTICLE VI. ELECTRICITY*, is hereby amended by adding a section to be numbered Sec.7-106, which said section reads as follows:

**Sec. 7-106. Fee for After-Hours Inspections.** In addition to all other applicable permit and inspection fees, upon a request of the permit holder for any non-emergency inspection that is to be performed other than during the inspections division's regular business hours, such inspection shall be subject to the following fees:

- 1) For the first two hours, or part thereof - \$200.00 per inspector
- 2) For each hour, or part thereof, beyond the initial two hours - \$100.00 per inspector

**Any such non-emergency after-hours inspection request is subject to approval by the inspections director based upon inspector availability. Nothing herein shall require or obligate the inspections division to perform inspections at any time other than during its regular business hours.**

Section 5. This ordinance shall become effective on July 1, 2016 or upon adoption, if adopted after July 1, 2016.

**Justification for Requested, After-Hour Inspection Fee Enhancement (Sheet T4 - #1):**

Over the last two (2) years, Inspectors in the Planning and Development Services Department have conducted over 100 non-emergency inspections requests totaling in excess of 300 hours of after-hours inspections (Note: this request DOES NOT impact emergency request calls made after hours for things such as accidents, fires, Acts of God, power and/or equipment failures in occupied dwellings, etc.).

After-hours inspections are essential to the operational capabilities of some of our area businesses and the contractors that are performing the installation services during these “non-business” hours are well-compensated for their work. We recognize the service that we are providing is a necessary tool in preventing unnecessary disruptions to the businesses and institutions located within our jurisdiction. Under our current system, we only charge the standard permit fee for the work being completed. When our staff performs the after-hours inspections, they are doing the work on their own time. We compensate them by offering them time off, which causes us to be short-staffed during our regular working hours, thus potentially impacting our ability to provide inspection services to our other customers.

We propose adding a new fee (Fee for After-Hours Inspections) to the fee schedule. The fee for an after-hours inspection will be the standard fee for a permit covering the work to be performed (based on the published WS/FC Inspections Division Fee Schedule) plus a \$100.00 per hour after-hours charge, with a minimum of two (2) hours charged. The after-hours inspections are by appointment only and require 24 hour notice. The minimum after-hours fee must be paid in advance at the time the scheduling request is made. If the scheduled after-hours inspection time exceeds the 2 (two) minimum, an additional \$100.00 per hour fee will be charged for each additional hour or part thereof. Contractors with bonded accounts may charge the permit fee to their account, non-bonded contractors must pay any additional fees owed in the revenue office prior to final permit approval for the work being performed.

In examining other comparable jurisdictions around the state, some jurisdictions provide after-hours inspections for a fee and other jurisdictions do not perform any after-hours inspections. The City of Goldsboro charges a \$150 fee for any inspection conducted outside of normal business hours. The City of Raleigh charges \$125 per hour for commercial projects and \$75 hour for residential projects, with a three (3) hour minimum charge with a 48 hour advance notice. While Davidson County does not promote after-hours inspections, they will conduct them and will charge a fee of \$75 as “Services not Listed”. Charlotte/Mecklenburg Inspections performs after-hours inspections at a rate of \$115 per hour. The City of Fayetteville performs after-hours inspections at a rate of \$100 per hour. Other jurisdictions that refuse to perform inspections other than during regular department business hours are Durham, Cumberland, Surry, Stokes, Yadkin, Kernersville, High Point, Greensboro/Guilford, Wake County, and Davie County.