
BUILDING & CODES

2024 BUDGET

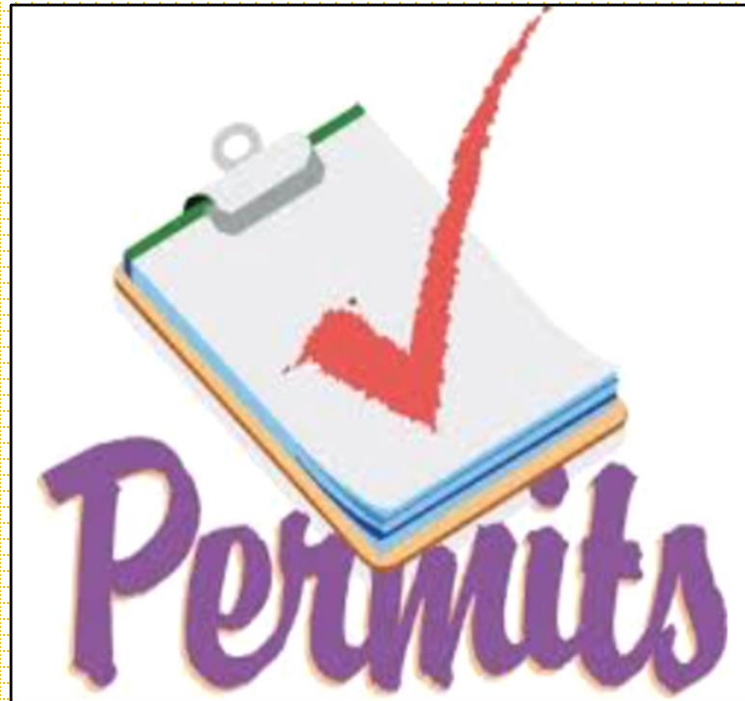


2023 ACCOMPLISHED GOALS/OBJECTIVES

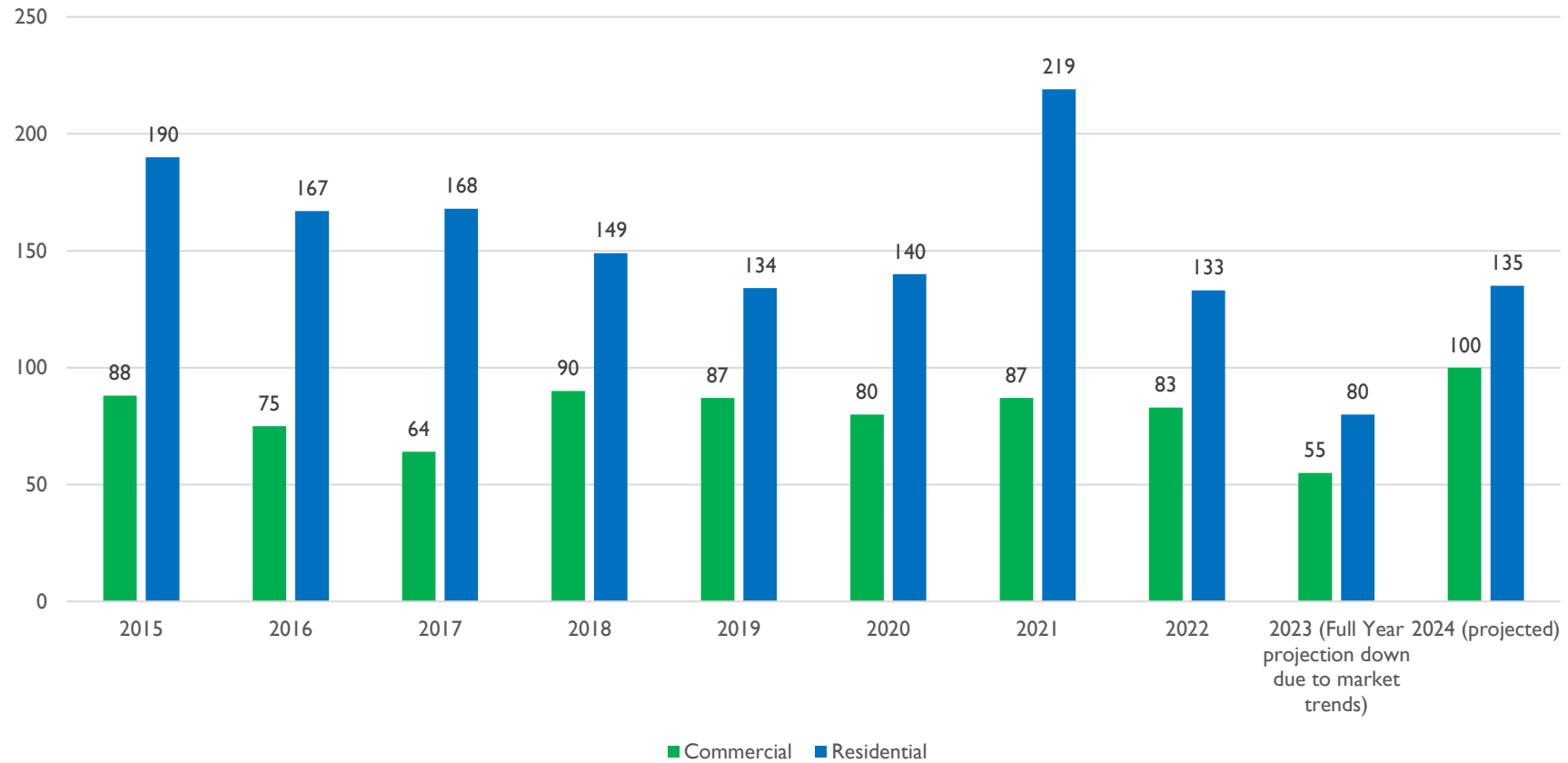
- The Building and Codes Department can operate remotely, outside the office, during any emergency, if needed (i.e., accept on-line permit applications and plans, record permits, process permits, conduct electronic or hard file building plan reviews, schedule inspections).
- Staff have become independent with Adobe Electronic Plan Review and on-line permits and payment processes.
- Inspectors can complete inspection reports live in the field.
- John Wascavage passed his ICC Commercial Energy Inspector exam.
- Mike McDonald passed his ICC Residential Energy Inspector exam.
- A rental inspection ordinance has been drafted for consideration.
- Codes Clips episodes continue to be posted to educate the public on building codes. 12 episodes have been filmed and posted to date. Topics regarding electrical, building, insulation, plumbing, fire protection, safety glass, stairs, decks, smoke detectors, flashing, and guardrail codes have been covered. Episodes will continue in 2024.



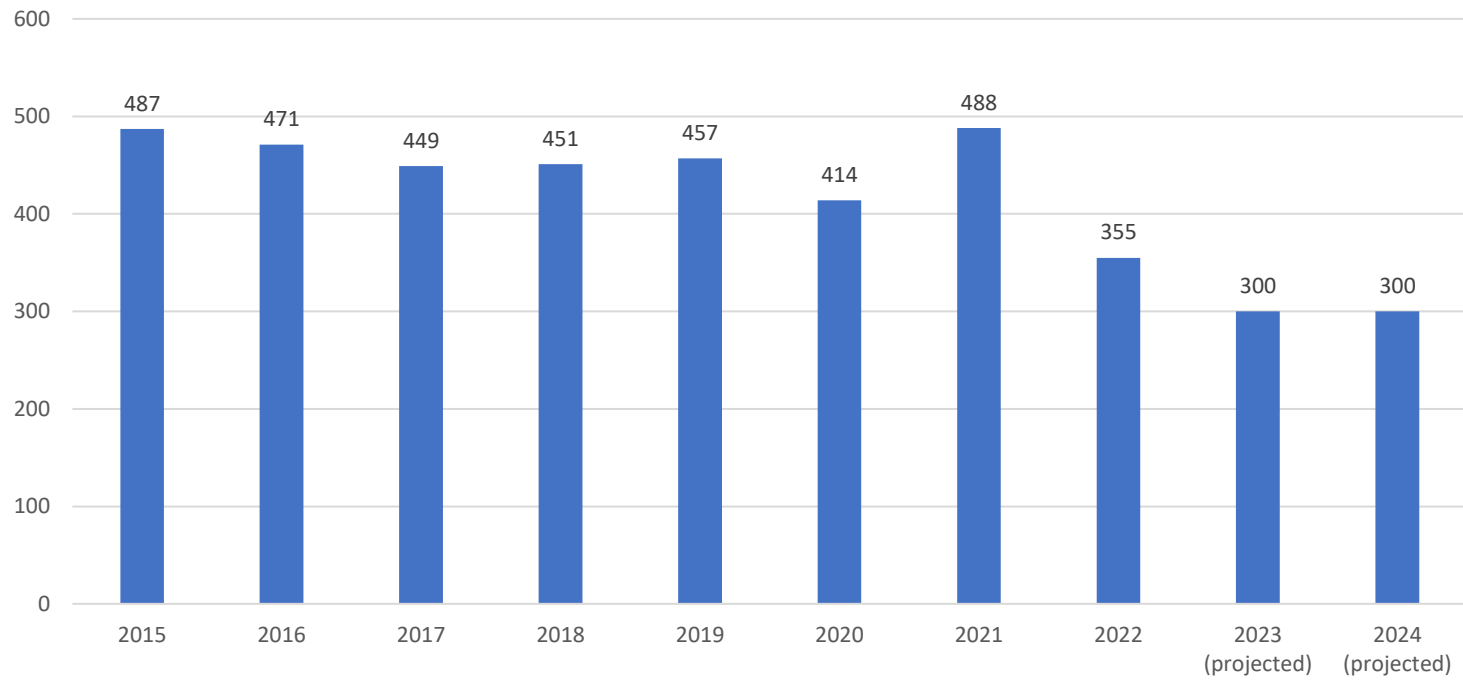
PERMITS REVIEWED AND ISSUED THOROUGHLY AND TIMELY



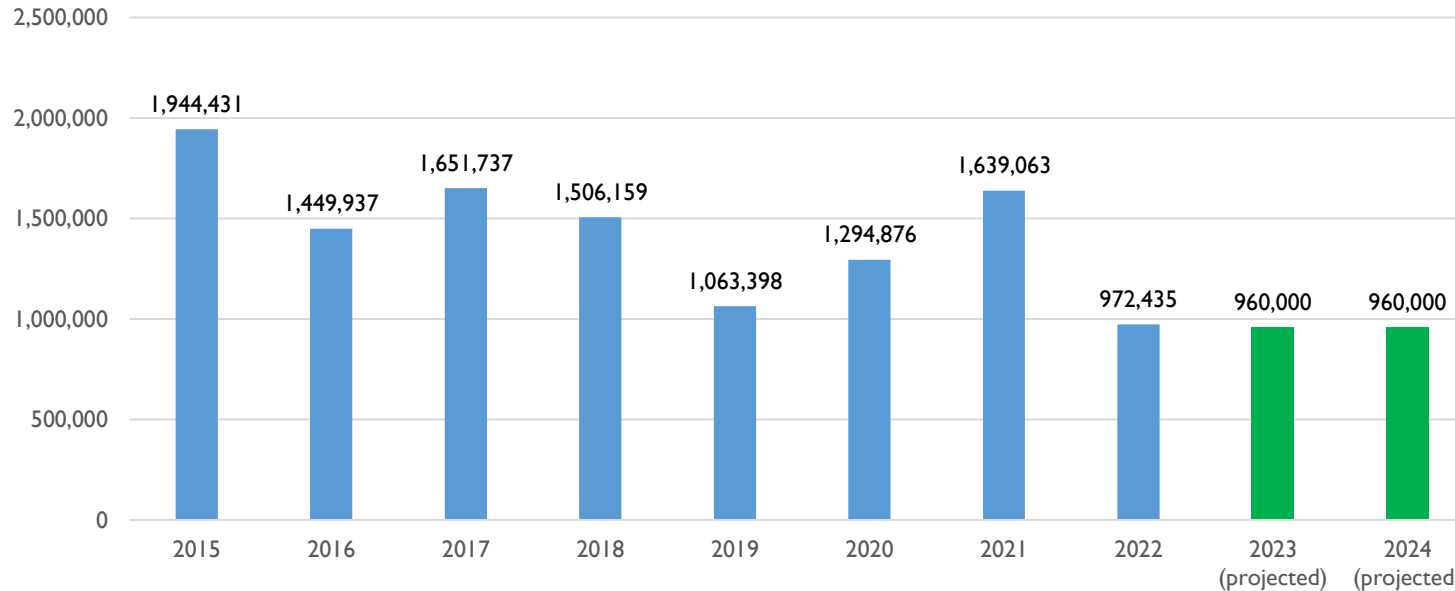
New residential home permits (single family detached dwellings only) and New Commercial Projects (including alterations/fit outs, signs, demo etc)



Number of permits issued per year
total number of residential and commercial permits



Total Permit Fees Collected Per Year
and Outcome with proposed permit fee increase



Building projects that could/will create an additional and significant permit fee collection in 2024 include:

- * Hempt Tract (warehouses)
- * Silver Spring Retail Center buildings
- * Sporting Green Apartments – 252 units
- * Raymour Flanigan (next to Verizon)
- * Hidden Springs (behind Raymour Flanigan) 28 Lots
- * 12,000 sq ft office and yoga building (Silver Spring Road)
- * Cumberland Valley School – Additions (Elementary & Middle School)
- * Delta Point 2nd Hotel and Restaurant
- * Cumberland Valley Vo-Tech – Addition
- * Costco
- * Shinely Shell car wash
- * Hunters Glen (2024-2025) 47 Lots
- * Delta Point Indoor Storage Building





Active and New Subdivisions for 2024

1. Keystone Homes - Silver Preserve - 89 Lots (Active)
2. Tamanini Homes - Trindle Place (Active)
3. Hempt Tract – Warehouses/Commercial/Residential construction (Upcoming)
4. Roland Builders – Jackson Court (Active)
5. Keystone Homes - Spring Creek Farms – 70 Lots (Active)
6. Stoltzfus Builders - Spring Meadow Reserve (Active)
7. Gemcraft Homes - Brooke Point (Active)
8. Garman Builders - The Peninsula (Active)
9. Glendale Estates - Sailfish Drive/Phase 2 (Active)
10. West Haven/Steven Drive (Active)
11. Keystone Homes - The Cove at Trindle Springs (20 lots)
12. Ryan Homes - Ridge Hill Road Subdivision - 42 Lots (Upcoming)
13. Sporting Green apartments - 252 units (Upcoming)
14. Hunters Glen – 47 Lots (Upcoming)
15. Hidden Springs – 28 Lots (Upcoming)

ON THE HORIZON FOR 2024.....and beyond

The Hempt Tract

- *Warehouses
- *Townhouses
- *Apartment Units
- *Commercial Businesses
- *7+ year construction project

Construction projected to start possibly in 2024



NEW ICC (2023) FEE WORKSHEET HIGHLIGHTS

* NEW RESIDENTIAL SINGLE-FAMILY DETACHED HOMES

- Current ICC fee schedule \$1.50 sq ft (living area/3,500 sq ft)
- New ICC fee schedule \$1.67 sq ft (living area/3,500 sq ft)
- Approximate permit fee increase per new home = \$600.00
- Approximately 135 new homes projected in 2024

Projected
\$80,000+
annual permit
fee collection
increase using
the new ICC
2023 fee
schedule



PERMIT FEE MULTIPLIER EXAMPLE

BLDG. DEPT BUDGET (\$960,000 X % EXPECTED BUDGET TO BE PROVIDED BY BLDG PERMIT FEE REVENUE (100%))

TOTAL ANNUAL CONSTRUCTION VALUE



$$\frac{\$960,000 \times 100\% = \$960,000}{60,000,000 \text{ (sixty million)}} = .01$$

= .01



1% WOULD BE APPLIED TO THE NEW FEBRUARY 2023 ICC SQUARE FOOT FEE SCHEDULE.
* FOR EXAMPLE, ON THE 2023 ICC FEE SHEET, A NEW SINGLE-FAMILY DWELLING (R3) WITH (VB) CONSTRUCTION IS LISTED AS **\$167.37 A SQUARE FOOT**. APPLY 1% TO THE SQUARE FOOTAGE TO OBTAIN THE TOWNSHIP PERMIT FEE = **\$1.6737 PER SQUARE FOOT**

BUILDING AND CODES STAFF AND PROPOSED TRAININGS

2024



BUILDING AND CODES STAFF

JOHN WASCAVAGE

BUILDING & CODES MANAGER, BCO; BUILDING

SAMUEL ARNOLD

BUILDING INSPECTOR

MICHAEL MCDONALD

CODE ENFORCEMENT OFFICER/BUILDING INSPECTOR

ACS

COMMERCIAL PLAN REVIEW AND COMMERCIAL

INSPECTIONS AS NEEDED. RESIDENTIAL INSPECTIONS FOR
EMERGENCY BACK-UP AS NEEDED

CAITLIN SHIVE

PERMIT CLERK

KYLE ANN CONNOLLY

BUILDING & CODES ADMIN.

A FULL-TIME CODE ENFORCEMENT OFFICER POSITION WILL BECOME OPEN WHEN MICHAEL MCDONALD FULLY TRANSITIONS INTO A FULL-TIME RESIDENTIAL UCC INSPECTOR



TRAINING.....



**...WHETHER IF YOU ARE IN THE OFFICE.....
OR IN THE FIELD.....**



.....You need to keep up with the codes





2024 Proposed Staff Trainings

- EIGHT (8), ONE (1) DAY TRAININGS EACH, FOR 4 TOWNSHIP INSPECTORS TO LEARN AND MAINTAIN BUILDING CODE KNOWLEDGE THROUGHOUT THE YEAR. (THREE UCC BUILDING INSPECTORS AND ONE CODE ENFORCEMENT OFFICER).
- CONTINUED TRAININGS/SEMINARS FOR TWO (2) ADMINISTRATIVE STAFF TO MAINTAIN COMPUTER SOFTWARE SKILLS.
- ONE (1) IN-HOUSE BUILDING CODE WEBINAR FOR ALL BUILDING AND CODES STAFF TO LEARN AND MAINTAIN CODE KNOWLEDGE.

PROPOSED 2024 ICC EXAMS/UCC CERTIFICATIONS

- MICHAEL MCDONALD WILL BECOME CERTIFIED AS A RESIDENTIAL MECHANICAL INSPECTOR BY THE END OF 2023. HIS FURTHER PLANS INCLUDE TO BECOME CERTIFIED AS A RESIDENTIAL PLUMBING INSPECTOR AND RESIDENTIAL ELECTRICAL INSPECTOR BY MID 2024. HE WILL THEN BE FULLY CERTIFIED IN ALL UCC RESIDENTIAL INSPECTOR CATEGORIES.
- JOHN WASCAVAGE WILL TAKE THE COMMERCIAL ELECTRICAL INSPECTOR EXAM LATE 2023 – EARLY 2024.
- SAM ARNOLD PLANS TO TAKE THE COMMERCIAL BUILDING INSPECTOR EXAM LATE 2023 – EARLY 2024
- * CONTINUED CERTIFICATIONS BY IN-HOUSE TOWNSHIP STAFF MEANS LESS 3RD- PARTY USE AND EXPENSES.



THOROUGH BUILDING INSPECTIONS





TYPES OF INSPECTIONS INCLUDE:



- FOOTER
- FOUNDATION WALLS
- FRAMING
- ELECTRICAL
- PLUMBING
- MECHANICAL
- FIRE PROTECTION
- ACCESSIBILITY
- ENERGY/INSULATION
- WALLBOARD
- FINAL INSPECTION

Code Enforcement/Property Maintenance Inspections



RESPONDS PROMPTLY TO COMPLAINTS

Silver Spring Township strives to maintain a clean community. We regulate and enforce property codes relating to:

- Rubbish/junk material
- Garbage
- High Grass
- Abandoned or junked motor Vehicles



*The Township also works with the Cumberland County Housing and Economic Redevelopment Authority for blighted properties.

The township currently has 3 properties on the county blight list which are in the process of having County conservatorship. They are:

1. 103 Locust Lane North
2. 102 Beard Road
3. 6583 Carlisle Pike

