

# DC3 2018 Annual Report

The Community Development & Code Compliance Department consists of three main divisions: **Building Inspections, Code Compliance and Environmental**. This annual report details the department's activities over the past year, major accomplishments in each division, and advances made in service delivery.



Prince George County, VA

## Department of Community Development & Code Compliance



### Meet the Staff

During 2018, we welcomed Dean Simmons as our new Deputy Director/Building Official. He brings over 21 years of building construction knowledge and 13 years of Building Official experience. He has worked in several localities including Sussex County, James City County, New Kent County and the Town of West Point.

Staff members include:



**Julie C. Walton**  
*Director*

**Sherri Bowman**  
*Office Manager*

**W. Reed Martin**  
*Plans Reviewer*

**Mark Pond**  
*Sr. Building Inspector*

**Stephanie Early**  
*Permit Technician II*

**Dean Simmons**  
*Deputy Director/Building Official*

**Angela Blount**  
*Environmental Program Coordinator*

**Brian Estep**  
*Sr. Building Inspector/Code Enforcement*

**Charles Harrison, III**  
*Sr. Building Inspector/Code Enforcement*

**Vacant**  
*Permit Technician I*

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Staff completed over 400 hours of training and development during 2018

# BUILDING INSPECTIONS DIVISION

## 2018 Notable Projects

The Pit Crew LLC  
Rite Aid Renovation  
Destination Theater Renovation  
McDonald's Renovation  
U-Haul Moving & Storage  
Pleasant Grove Baptist Church Addition  
Harrison Grove Baptist Church Renovation  
PG Fire Station #7  
Sheetz  
VA Physicians for Women  
Work Zone Renovation  
Herb Basket Renovation  
PG Courthouse Basement Buildout  
Morelia Restaurant Renovation  
Pine Ridge Clubhouse  
VA Vend Renovation  
Metl Span Expansion  
Crater Criminal Justice Academy Utility Bldg.  
Lebanon Baptist Church Renovation  
South Elementary School Renovation  
Harrison Elementary School Renovation  
Blue Ridge Films Addition

The Building Inspections Division is responsible for issuing permits, conducting plans review, and conducting inspections for all new construction, alterations and repairs to existing structures, removal or demolition of structures and other building operations to ensure that the proposed construction complies with the provisions of the Virginia Uniform Statewide Building Code (USBC). The Virginia USBC is a minimum standard for construction applicable to all jurisdictions within the Commonwealth of Virginia. The staff works closely with property owners, developers, architects, contractors, and engineers from the conceptual phase of the project throughout construction to the completion of the project.

Permit issuance is a safe guard to insure construction in Prince George County accomplishes the goals of the building code; namely, to establish minimum requirements to safeguard the public health, safety, and general welfare from fire and other hazards in the built environments. Building code compliance enforcement is comprised of education, plan reviews, permit administration, inspections and enforcement of code requirements. Plan reviews are used to verify that submitted construction plans comply with the requirements of the code. Building inspections are necessary to verify the



intent of the code and that the requirements of the reviewed/approved plans are carried out on site. The types of required inspections vary with the type of project being completed. The number of inspections also varies with the project type, the complexity of the project, and the number of re-inspections required.

The Building Inspection Division also enforces the provisions of the Virginia Property Maintenance Code and the Code of the County of Prince George where staff regularly investigates complaints regarding nuisances such as discarded materials, tall grass, outdoor storage, housing conditions, and problems with the condition of rental units. Inspections staff work closely with Zoning staff and the Police Department to achieve compliance with the Virginia Maintenance Code and the Code of the County of Prince George.

The Building Inspections Division also enforces the provisions of the Statewide Fire Protection Code, whenever inspections are requested or complaints of violations are received.



# Construction Permits & Inspections

		2018 Permit Totals	
CATEGORY	PERMIT TYPE	NUMBER	JOB VALUE
RESIDENTIAL PERMITS	NEW SINGLE FAMILY DWELLINGS	79	\$11,924,026
	MODULAR SINGLE FAMILY DWELLINGS	5	\$897,975
	MANUFACTURED HOMES	70	\$5,017,497
	RESIDENTIAL SPECIAL FLOOD HAZARD AREA	0	\$0
	RESIDENTIAL ADDITIONS	140	\$2,079,615
	RESIDENTIAL RENOVATIONS	64	\$867,113
	RESIDENTIAL ACCESSORY STRUCTURES	63	\$1,074,459
COMMERCIAL PERMITS	COMMERCIAL NEW BUILDINGS	4	\$4,327,047
	COMMERCIAL ADDITIONS	7	\$4,810,818
	COMMERCIAL RENOVATIONS/ALTERATIONS	25	\$3,320,805
	COMMERCIAL ACCESSORY STRUCTURES	6	\$297,447
TEMPORARY STRUCTURES	TEMPORARY STRUCTURES	10	\$14,886
DEMOLITION PERMITS	RESIDENTIAL DEMOLITIONS	14	\$52,600
	COMMERCIAL DEMOLITIONS	1	\$600
AUXILIARY PERMITS	ELECTRICAL	432	\$2,537,304
	PLUMBING	219	\$1,115,858
	MECHANICAL	292	\$1,854,355
	FIRE PROTECTION SYSTEMS	20	\$174,415
	GAS	106	\$103,213
	WATER AND SEWER	59	\$51,616
ENVIRONMENTAL	LAND DISTURBANCE	24	\$1,301,459
	EROSION AND SEDIMENT	50	\$107,701
SPECIAL EVENTS	SPECIAL EVENTS	31	\$5,801
	<b>TOTAL ALL PERMITS</b>	<b>1721</b>	<b>\$41,936,610</b>
<b>INSPECTIONS MADE</b>		<b>6290</b>	
<b>CERTIFICATES OF COMPLETION</b>		<b>129</b>	
<b>OCCUPANCY PERMITS GRANTED</b>		<b>315</b>	



# BUILDING INSPECTIONS DIVISION

## 2018 Notable C.O.s

NAPA Auto Parts

Love's Travel Store

Pilot

MAPCO

Touchstone Bank

Service Center Metals

Gaura LLC

Believe –N– U

Dr. Ali Physicians  
Office

Benzer Pharmacy

Synergy Physical  
Therapy

Luca Italian  
Restaurant

McDonald's

River Road Partners  
LLC

Star Express &  
Huddle House  
Restaurant

ANCOS

Zahradka Property  
One

Residential Housing in Prince George saw its biggest growth this year in the Eagle Preserve subdivision, the Pine Ridge community and The Meadows subdivision.



## 2018 ICC CHAPTER OF THE YEAR– VBCOA



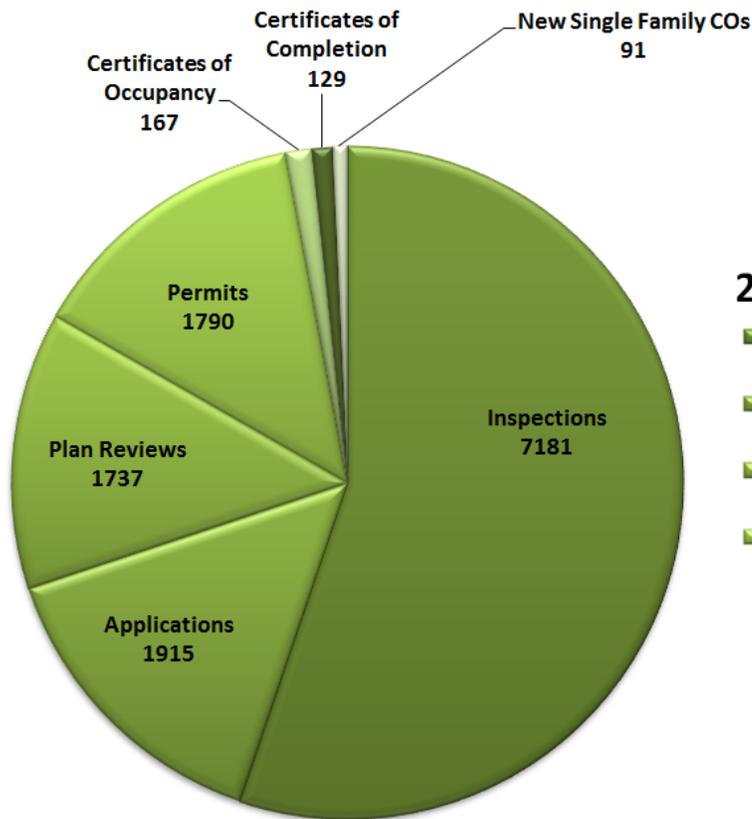
*Virginia's Code Officials were honored with the ICC's national Chapter of The Year award for 2018*

All Community Development staff belong to the Virginia Building Code Official's Association which provides training, uniformity in code enforcement, and a voice in code development. This is accomplished by attending regional meetings, code development committee meetings, and yearly conferences. Staff also maintains memberships in the International Code Council.



**VIRGINIA BUILDING & CODE OFFICIALS ASSOCIATION**

# BUILDING INSPECTIONS DIVISION



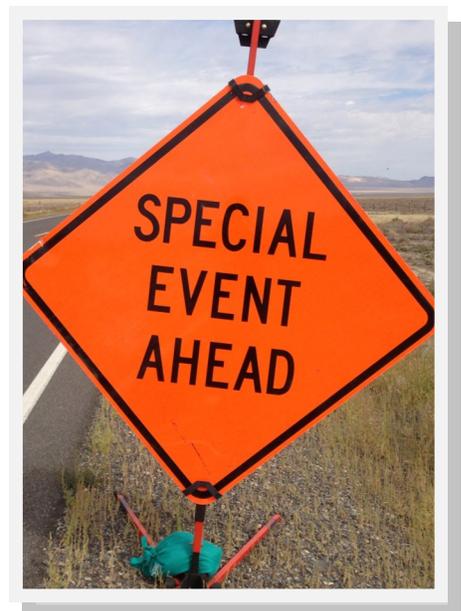
## 2018 Activity Totals

- Inspections
- Applications
- Plan Reviews
- Permits



## SPECIAL EVENT PERMITS ISSUED

- *Hogs for the House Event*
- *Southern Nights Cruisers Event*
- *2018 Fusion Soul Fest*
- *Colonial Harley Davidson Spring Fling Open House*
- *10th Annual Great Beefsteak Raid*
- *Cars and Coffee Event*
- *Prince George Rotary Scholarship Picnic*
- *2018 Harbor Blast Concert Series at Appomattox Boat Harbor (16 events)*
- *Crossroads Annual Customer Appreciation Event*
- *Colonial Harley Davidson Benefit Poker Run*
- *Virginia Czech & Slovak Folk life Festival*
- *Hopewell Hunt Club Seafood Bash*
- *Destination Halloween Event*
- *Home Builders Association of Southside Virginia Crab*



# BUILDING INSPECTIONS DIVISION



The International Code Council held its annual conference on October 21-29, 2018 in Richmond, Virginia. The International Code Council is a member-focused association. It is dedicated to developing model codes and standards used in the design, build and compliance process to construct safe, sustainable, affordable and resilient structures. There were participants at this conference from all over the world. The conference featured educational sessions, networking events, keynote speakers and Building Safety & Design Expo. Members of the Prince George Inspections & Code Compliance office supported the conference as ambassadors. Staff members participated in the conference by attending various networking events, volunteering as classroom assistants for educational sessions, and as Prince George's voting members during the code hearings. The code hearings are where the proposed code changes are debated, voted on by the membership, and the model code is developed. The keynote speaker for this year's Members Luncheon was Matt Paxton, a top hoarding expert and a featured cleaner on the hit television show HOARDERS. It was a great opportunity to hear this renowned specialist share his expertise about a topic that is inextricably linked to building safety, fire prevention and the codes.

*ICC Membership Councils help shape the industry:*

*The International Code Council's Building Official, Fire Service, Global, PMG Official, Sustainability and Emerging Leaders Membership Councils came together Sunday, Oct. 21, for a joint meeting to hold Governing Council elections, present awards and discuss matters of interest to all Membership Councils.*



# PROPERTY MAINTENANCE & CODE COMPLIANCE DIVISION

## 2018 Code Compliance Totals:

315 Complaints

338 Total New Cases

112 Tall Grass Complaints

25 Violations abated by County resources

119 Notices of Violation

79 Correction Notices

5 Unsafe Notices

203 Total Notices

668 Inspections

15 Residential Structures Demolished

1 Commercial Structure Demolished

2 Court Hearings

The Code Compliance Division investigates complaints and performs inspections to ensure compliance with the Virginia Maintenance Code and the Code of the County of Prince George related to zoning, property maintenance, tall grass and discarded materials.

The County Code requires property owners and tenants to keep weeds and grass cut to a height of no more than 15 inches and to keep all exterior property areas free from discarded materials, trash, debris, litter and garbage. There were 112 tall grass complaints reported and investigated. County resources were used to bring 25 properties into compliance.

The County of Prince George has adopted the Virginia Maintenance Code, Part III of the Virginia Uniform Statewide Building Code. The provisions of this part of the VUSBC prescribe regulations for the maintenance and repair of existing structures and equipment.

Following receipt of a complaint and field-verification of a violation, a Notice is delivered to the property owner requiring correction by a specified date. After the allotted time has passed, a follow-up inspection is performed to verify that the violation has been corrected.



**CODE COMPLIANCE**

## MAINTENANCE DIVISION HIGHLIGHTS

The Code Compliance Division opened 338 new property maintenance and zoning enforcement cases during 2018. To date, 312 of the 338 cases have been resolved and closed. The division produced 203 enforcement documents and violation notices related to these cases. While not all complaints received result in violation notices, investi-

gations of these complaints did result in 668 inspections of various sites and potential violations.

Code compliance has continued to work with the Community Policing division. Together we are continuing the clean up effort to improve property conditions throughout the county.



# ENVIRONMENTAL DIVISION

The Environmental Division works with citizens, area businesses, the engineering community, contractors and developers to maintain a balance between protection of the environment and economic growth.

The main operational functions of the division are Program Administration, Plan Review, Inspections, and Erosion/Drainage Complaint Investigation. The Division performs these functions to ensure compliance with the County Erosion and Sediment Control Ordinance, the Chesapeake Bay Protection Ordinance and other federal, state and local laws pertaining to erosion and sediment control and stormwater management.

Through implementation of environmental programs, permitting and inspections, the county is making great strides toward protecting our local lands and waterways. In conjunction with our Planning Department and James River Soil and Water Conservation District, one of our greatest accomplishments this year was the successful completion of the Virginia Department of Environmental Quality's Chesapeake Preservation Act compliance evaluation.

Star Express BEFORE



Star Express AFTER

## **2018 Activity Totals:**

**1302 E&SC Inspections**

**287 Applications Reviewed**

**89 AIL Permits**

**55 Land Disturbance Permits**

**12 Performance Bonds initiated**

**8 Performance Bonds released**

**21 E&SC Site Plans Reviewed**

**69 E&SC Complaints Investigated**

**33 Stormwater Complaints Investigated**

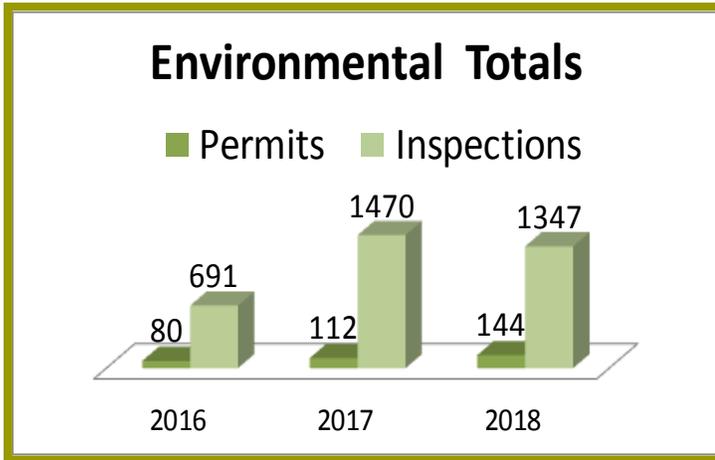
**45 Stormwater Project Inspections**

As we move forward in 2019, the division has begun work on three Stream Restoration Projects within the county. We also are preparing informational workshops on Chesapeake Bay material and stormwater management. The Environmental Division works diligently with federal, state and local agencies, developers and citizens to ensure a healthy balance between development and the environmental integrity of our beautiful community.



PGC Fire Station #7

# ENVIRONMENTAL DIVISION



## 2018 Notable Site E&SC Projects

- PGC Fire Station 7
- PGC Burn Building
- Sheetz
- Virginia Physicians for Women
- DaVita
- Pleasant Grove Baptist Church Addition
- Blue Ridge Films Addition
- Exit 45 C-Store
- Prince George U-Haul
- NVR Quality Expansion
- Sandy Hills Subdivision

## SEPTIC PUMPOUT & INSPECTION PROGRAM

In Spring 2018, the Prince George County Department of Community Development & Code Compliance began monitoring the Virginia Department of Environmental Quality's mandated Septic Pump-Out/Inspections Program. This program had historically been monitored by the Virginia Department of Health (VDH). The intent of the program is to help improve water quality in the Chesapeake Bay Preservation Area (CBPA) of the county through non-point source pollutant management. Approximately 2,400 households and businesses located within the CBPA of the county serviced by private on-site septic systems are required to participate.

The Prince George County Zoning Ordinance Section 90-667 requires property owners of on-site septic systems in the CBPA to have systems pumped or inspected at least once every five years. Those systems fitted with an approved Plastic Effluent Filter, must provide documentation from the Virginia Department of Health (VDH).

To aide with citizen service, the department implemented a new email system for the program, [septicpumpoutprogram@princegeorgecountyva.gov](mailto:septicpumpoutprogram@princegeorgecountyva.gov). This system has proven to be a very valuable tool in assisting with citizen's questions and concerns as well as a convenient way of accepting documentation pertaining to the program.

In June 2018, notices of compliance were mailed out to property owners in "Zone 2". This zone is comprised of 1,037 properties on record as having private on-site septic systems. To date, we have received 636 responses which puts total compliance for Zone 2 at 61%.

