

BUILDING INSPECTIONS

DESCRIPTION

The Code of Virginia requires all local governments to enforce the Virginia Uniform Statewide Building Code (USBC). The Department of Building Construction and Inspections fulfills this role for Henrico County by reviewing and inspecting the structural, mechanical, electrical, and plumbing systems of buildings and structures in Henrico County to ensure the safety, health, and welfare of the County's citizens. The reviews and inspections are based on criteria that are consistent with nationally recognized codes and standards at reasonable cost levels.

The Department also enforces the maintenance and unsafe provisions of the USBC and the Drug Blight, Bawdy Places, and Derelict Buildings ordinances to further the objectives of the County's Community Maintenance Program. In addition, the Department administers the graffiti ordinance to remove graffiti in the County.

OBJECTIVES

- To ensure the public health, safety, and welfare affected by the design and construction of buildings and structures in Henrico County.
- To ensure the quality of inspections by field staff through education and certification to State standards.
- To provide services that equal customer expectations for professionalism and accountability.
- To establish policies and procedures that are consistent, practical, workable, and enforceable.

ANNUAL FISCAL PLAN SUMMARY

Description	FY25 Actual	FY26 Original	FY27 Approved	% Change
Personnel	\$5,416,863	\$6,197,286	\$6,511,216	5.1%
Operation	365,527	410,728	410,728	0.0%
Capital	2,180	300	300	0.0%
Subtotal	<u>\$5,784,570</u>	<u>\$6,608,314</u>	<u>\$6,922,244</u>	<u>4.8%</u>
Interdepartmental Billings	-\$177,804	-\$175,573	-\$185,794	5.8%
Recommended Adjustment	<u>0</u>	<u>0</u>	<u>-192,982</u>	<u>100.0%</u>
Total	<u>\$5,606,766</u>	<u>\$6,432,741</u>	<u>\$6,543,468</u>	<u>1.7%</u>
Personnel Complement	58	58	58	0

Building Inspections

PERFORMANCE MEASURES

	FY25	FY26	FY27	26-27 Change
Workload Measures				
Building Inspections	31,700	30,000	30,000	0
Electrical Inspections	17,117	17,000	17,000	0
Mechanical Inspections	7,818	7,800	7,800	0
Plumbing Inspections	15,116	14,750	14,750	0
Fire Protection Inspections	2,991	3,600	3,600	0
Elevator Inspections	132	130	130	0
Sign Inspections	265	300	300	0
Total Inspections	75,139	73,580	73,580	0
Total Permits Issued	16,672	16,500	16,500	0
Single Family Permits Issued	887	700	700	0
Existing Structures Inspections	7,619	7,200	7,200	0
FOG Inspections	38	100	100	0
Efficiency Measures				
Residential Inspections/Inspector/Day	15	15	15	0
Mech./Plumbing Inspections/Inspector/Day	17	17	17	0
Electrical Inspections/Inspector/Day	18	18	18	0
Fire Protection Inspections/Inspector/Day	6	7	7	0
Commercial Inspections/Inspector/Day	14	14	14	0
Avg. # of Inspections/Single Family w/ Fire Sprinklers	40	40	40	0
Avg. # of Inspections/Single Family no Fire Sprinklers	33	33	33	0

BUDGET HIGHLIGHTS

The Department of Building Construction and Inspections budget is divided into two sections: Building Inspections and Community Maintenance. The total FY27 approved budget is \$6,543,468, representing an increase of \$110,727, or 1.7%, when compared to FY26. As part of an exercise in fiscal prudence, this budget includes an operating decrease equivalent to 3% of the department's FY26 approved budget.

The Building Inspections section is responsible for assuring that structural stability, fire safety, and electrical safety are provided in newly constructed buildings throughout the County through compliance with nationally recognized building codes and standards. This section also inspects structures for compliance with accessibility, sanitation, light and ventilation, and energy and water conservation standards as referenced in the building code.

The Building Inspections section's approved budget for FY27 totals \$6,100,564, an increase of \$329,493. This increase is reflected in the personnel component and is the result of salary and benefit changes. The operating budget and capital outlay remain flat for FY27.

Building Inspections

The Community Maintenance Division within the Building Inspections Department is responsible for resolving violations of the building code and graffiti ordinance for existing structures. This Division's approved budget totals \$635,886, which is a decrease of \$25,784 when compared to the prior fiscal year. The decrease is entirely reflected in the personnel component due to position turnover and salary changes. The operating budget and capital outlay match the funding in the prior fiscal year.

Also included in the Community Maintenance Division are the costs for two positions that are part of an initiative to ensure that restaurants have the proper equipment to prevent oil and grease from entering into the sewer system. The ongoing cost for these two positions totals \$185,794, which will be fully reimbursed by the Department of Public Utilities via an interdepartmental billing account.

DEPARTMENTAL HIGHLIGHTS

The mission of the Department of Building Construction and Inspections is to protect the health, safety, and welfare of the general public by assuring that all buildings and related equipment are constructed, installed and maintained in compliance with the Virginia Uniform Statewide Building Code. The department is dedicated to providing services that are commensurate with the customers' expectations for professionalism and accountability and impose no unnecessary burden on the construction and use of buildings and structures.

The Department of Building Construction and Inspection issued 16,672 permits and performed 75,139 inspections during fiscal year 2025 in support of these missions and objectives. The department issued 887 permits for single family dwellings and performed the necessary inspections to ensure that the residents are safe in their homes. The department also carried out 7,619 inspections on existing structures in an effort to ensure that the existing housing stock is maintained in a safe and sanitary manner. These numbers included 548 inspections at St. Luke Apartments in conjunction with the multi-agency effort to transform the living conditions from sub-standard to acceptable. The department participated in the Vape Shop Task Force, inspecting every vape shop in the County in partnership with other agencies.

The department also participated in several outreach programs during the year to inform the public, including staffing information booths at several big box retailers for Building Safety Month, National Night Out and participating in the Police Chief's Neighborhood Walks. Plan review staff hosted students in the Computer Aided Design (CAD) program to show them what is involved with preparing construction plans for compliance with the building code. In conjunction, Inspection staff worked with the students building out the Advanced Career Education (ACE) Center at Hermitage High School, showcasing the student's hands-on real-life construction and how to obtain code compliance. These efforts support the mission and objectives of the Department of Building Construction and Inspections.