

Clark County Department of Development Services
4701 W. Russell Road
Las Vegas, NV 89118-2231

CLARK COUNTY COMBINED BOARD OF BUILDING APPEALS

MINUTES of May 17, 2006

The meeting was opened at approximately 2:10 p.m.

Introductions were made.

Minutes from the previous meeting were approved with one correction. It was determined that a quorum was not present, and the meeting was deemed as informational.

Ron Lynn, Building Official and Secretary/Ex Officio for the Board, provided up-to-date information concerning the Department of Development Services and the Building Division. He discussed the monthly report for October, 2006 as well as current trends in the construction industry.

Mr. Lynn called members' attention to the fact that the division has managed to maintain few and a reasonable number of days for plans in the queue. Roll-over inspections have been minimal, partially due to increase in staffing and partly due to the slight slow-down in the economy. He also talked about the division's use of bio-diesel and our efforts to meet ERP requirements. We are replacing old vehicles with bio-diesel trucks and sedans only. A tremendous amount of manpower has allowed us to ensure substantial improvement in the plans examination, permitting process, and inspections process. We are up to full capacity and this will show a little bit on the reports with reduction of off-site plans and drainage study re-reviews accounting partly for this. We've done a number of training sessions for drainage and offsite improvement plans, which has been well received by the public.

Population growth remains high, at the rate of 6 persons per hour coming into the state, and nominal numbers leaving the area, which is a major contribution to the problems related to the growing pains. To get a glimpse into future trends, we need to see and track the trend for the past and current fiscal years. After an initial analysis is completed, we will then go forward with a more aggressive analysis, as there are a number of ways of forecasting.

Mr. Lynn also discussed and explained the spikes we've been seeing in residential and commercial construction. Total permits continue to rise, but we're talking from the 2005/2006 vantage point, and we're progressively going up over 90,000 (actually, we're at 94,000) permits. We've had 782,000 inspections year to date. And the real problem is the large number of inspections, as we experience more and more work necessary to meet the demands. In plans examination alone, we have experienced overtime expenses over \$1,400,000, which does not include comp time at a coast of approximately \$7,000.00 year to date. What we're currently looking at is an addition in the total department of about 52 staff members.

Concerns and clarification were discussed with regard to the outlook for residential –vs- commercial growth, cost of housing to the end consumer, as well as general questions regarding molded concrete tilt-ups and fire sprinkler system requirements.

There were no appeals to hear and, without a quorum, there were no votes taken. This meeting was strictly informational only.

The meeting was adjourned at approximately 2:50 p.m.

Respectfully submitted,

Ronald L. Lynn
Building Official
Ex-Officio Member, Combined Board of Building Appeals