



SAFETY CODES UPDATE

2019

OVERVIEW OF PRESENTATION

Our Services

- Permit Processing
- Customer Service
- Inspections
- Enforcement

Resources

- Permitting Volumes
- Construction Value
- Staffing Levels
- Contractor vs. In-House Cost Comparison

Benefits & Next Steps

- Economic Diversification
- Upcoming Projects

AGENCY STATUS

Launched

- Initiated in April of 2016 for all disciplines
- Purpose was to provide inspections services to municipalities outside of Parkland County for a fee

In Operation

- Served areas such as Devon, Onoway and Summer Villages
- Accounted for approximately 10% to 12% of total inspections

Closed

- Agency closed in May 2018
- Transition plan in place, with 6 files left to close

PERMIT ISSUANCE

APPLICATION

Permit applications received by email and in-person

TRADE / PRIVATE SEWAGE

Permit Issuers process applications and issue permits

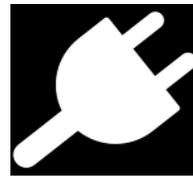
BUILDING PERMITS

Safety Codes Officer reviews plans and issues permit

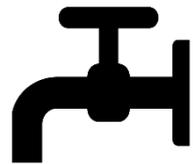
INSPECTIONS



- Foundation
- Framing
- Insulation and vapour barrier
- Final (including HVAC)



- Electrical Service
- Electrical Rough-in
- Electrical Final



- Plumbing Groundworks
- Plumbing Stack
- Plumbing Final

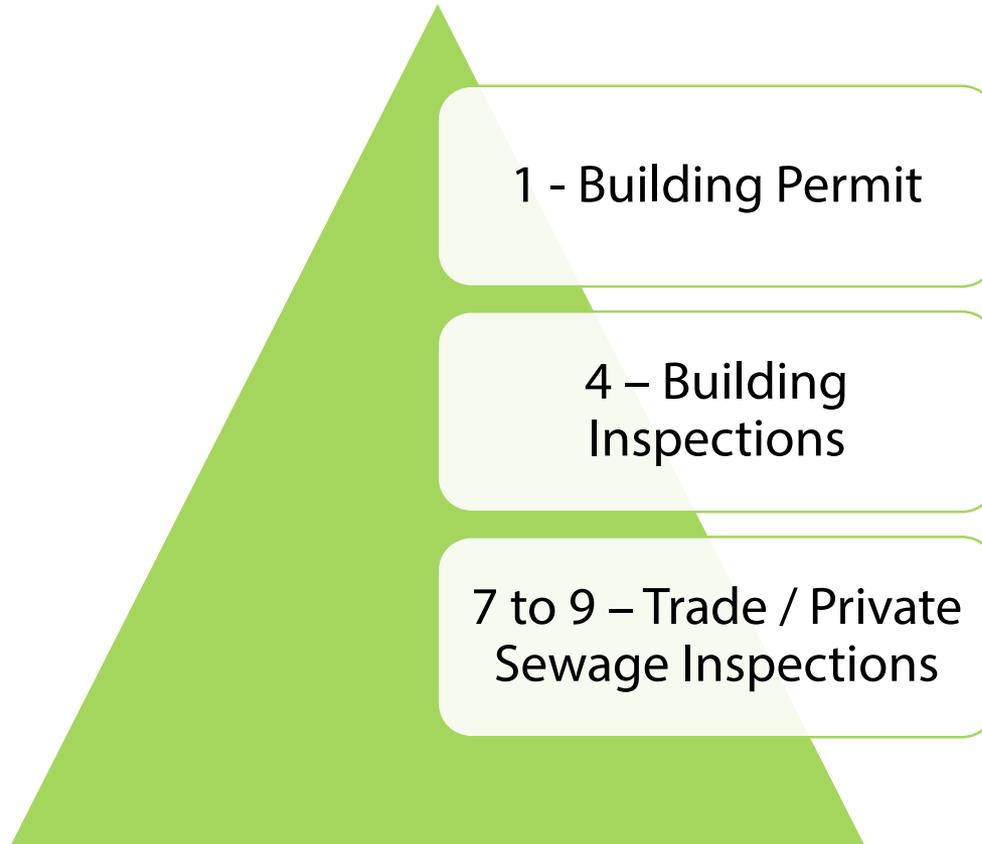


- Gas Rough-in
- Gas Final



- Septic Tank / Field

INSPECTIONS



SERVICE LEVELS

Service Type	Timeline
Residential building permit review and issuance	2 weeks
Commercial / industrial permit review and issuance	3 weeks
Trade / Private Sewage permit issuance	2 days
Inspections for all disciplines	1-2 days

2018 CUSTOMER SERVICE TRANSACTIONS

Service	Frequency
Phone Inquiries	4,189
Walk-in Inquiries	1,556
Inspection Booking by Phone	2,485
Inspection Booking by Walk-in	81
Total Requests	8,311

CUSTOMER SERVICE FOCUSSED

Pre-application meetings to flag potential code issues in advance of formal application

Front counter permit issuers allow for quick turnaround

Ability to meet customer requests for inspections and meet timelines for large scale projects



Ability for customers to contact inspectors directly

Ensure all permits are obtained and inspections completed for customer satisfaction

ENFORCEMENT

Industrial Chemical Storage Facility

- Multiple code violations
- Potential life safety concerns
- Involvement between several disciplines



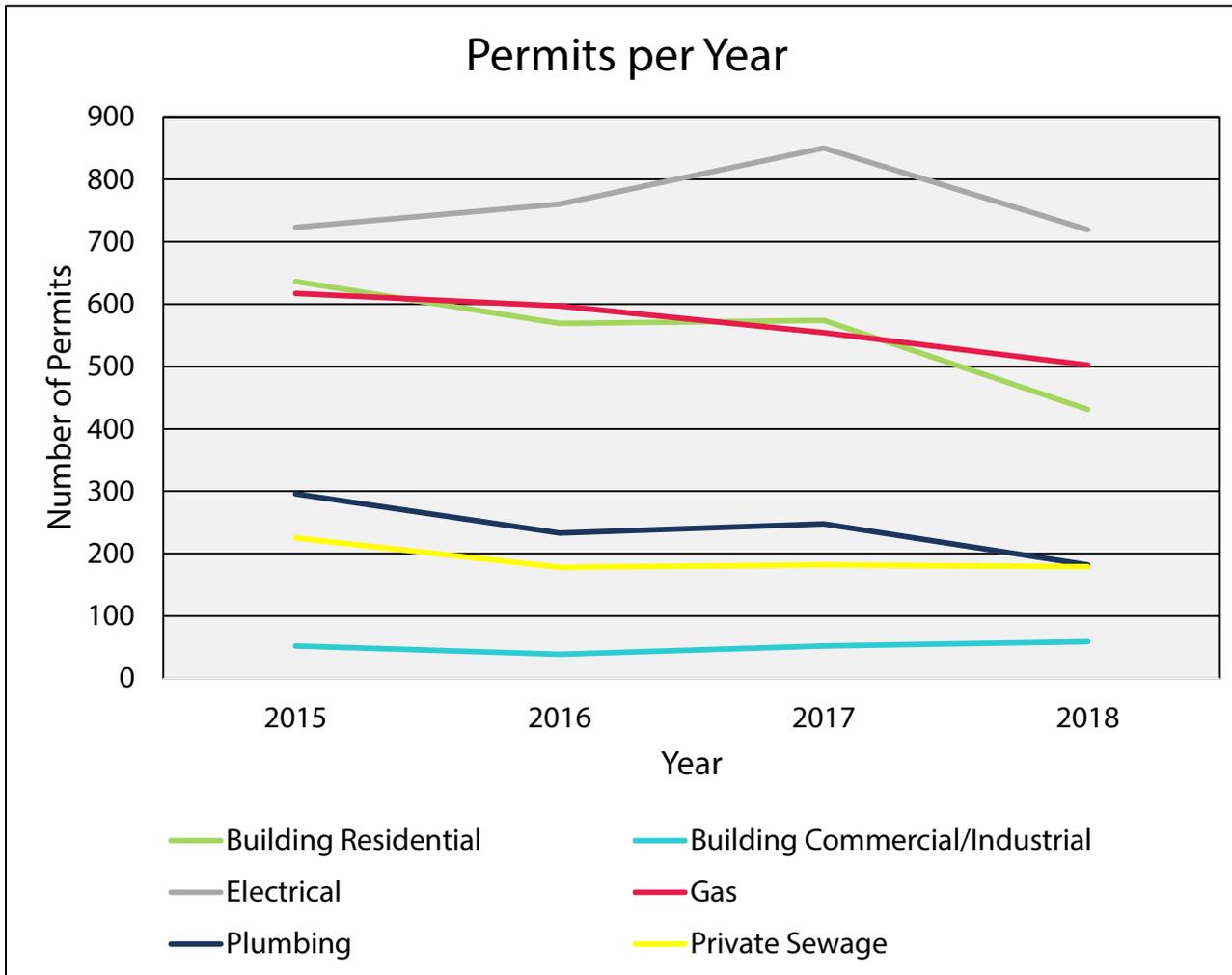
Private Sewage

- Emergency safety codes response
- Increased compliance with permit

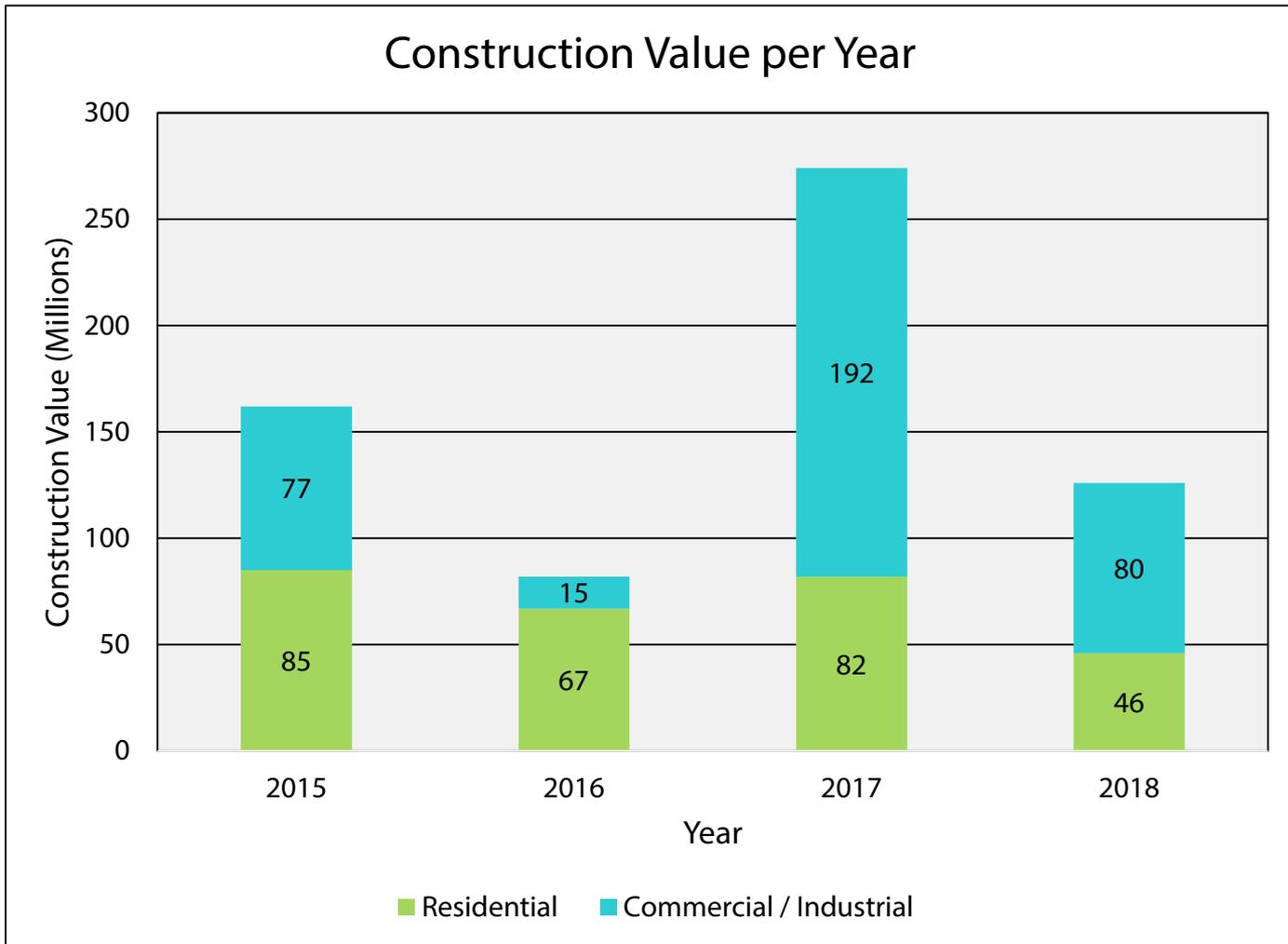
Non-Permitted Work

- Orders issued for work without permits
- Foundations

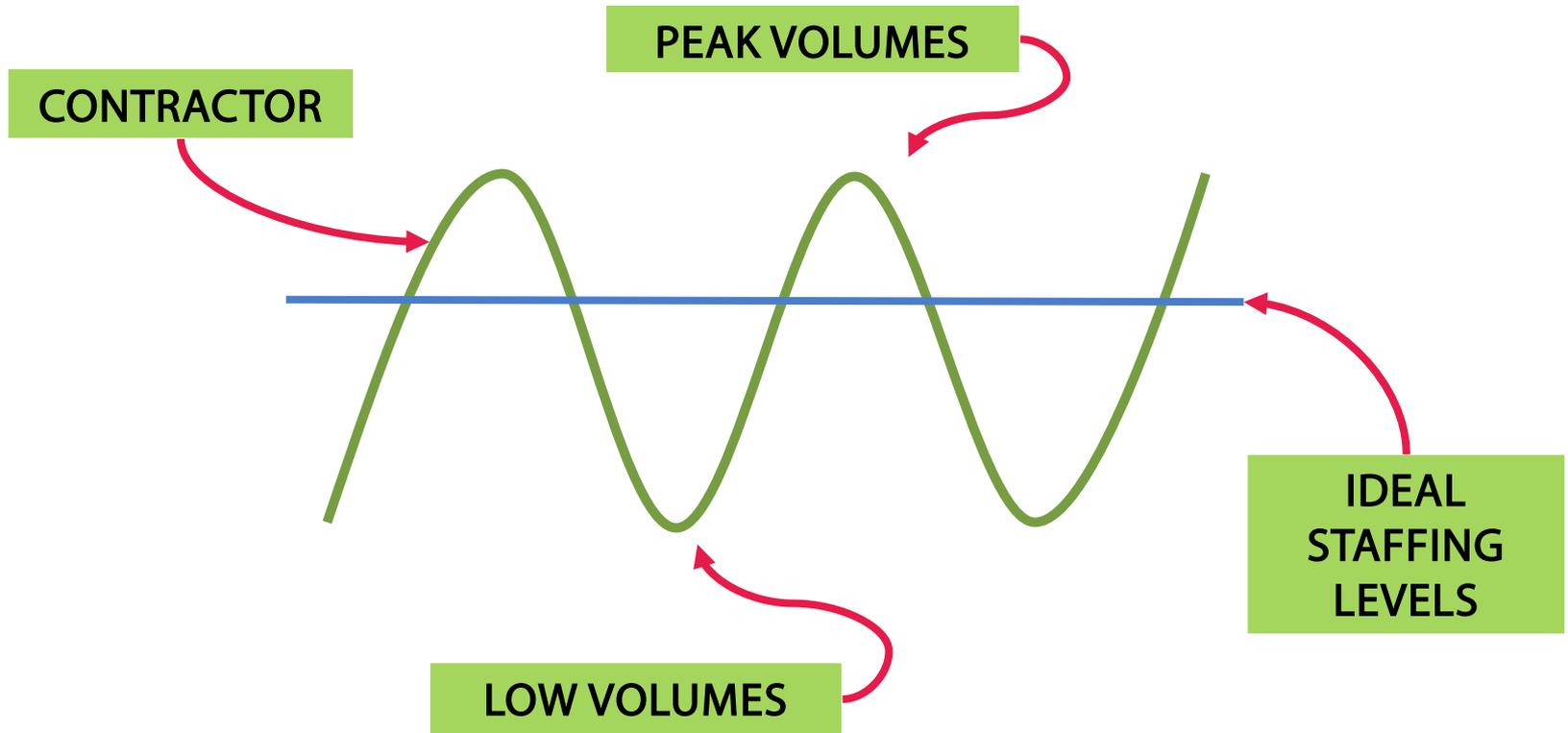
PERMIT VOLUMES



CONSTRUCTION VALUES



IDEAL STAFFING LEVELS



MAJOR CONSTRUCTION PROJECTS

Champion Pet Foods

- Construction is underway with an estimated value of \$300 Million

Pinnacle Renewable Energy

- Construction is underway with an estimated value of \$90 Million

North American Construction Group

- Facilitated permit issuance on December 28, 2017 for January 15 start

Data Centres

- Construction of 6 buildings expected in 2019 – 2020 valuing \$2 Billion

SAFETY CODES INITIATIVES

Foundation Only Permit

- Launched in July to allow large projects to begin construction sooner and accommodate schedules

Private Sewage Education

- Pro-active education and inspection initiative for Private Sewage Systems around our lakes

Electrical Code Change - Fortis Alberta

- Collaborative effort when energizing new services for homeowners

Service Level and Fee Review

- Complete review of Safety Codes Fees and service levels

SAFETY CODES INITIATIVES

Site Safety Education Program

- Safety Codes Inspector Manual for our staff
- Public Education on Site Safety Requirements

Quality Management Plan

- Update to the QMP to reflect current practice
- Meet regulatory requirements

Enforcement Directive

- Formalized approach to Safety Codes enforcement

BENEFITS TO PARKLAND COUNTY



SERVICE

- Municipal Service
- Smooth and seamless planning and development process
- Direct influence over service levels and quality
- Responsive to yearly audit



BUSINESS

- Promotes business-centric climate
- Strong relationships with Business Community
- Enhanced reputation for Parkland County



SAFETY

- Direct control over quality of inspections
- Ability to follow through on enforcement
- Opportunities to educate applicants
- Connection with Provincial Safety Codes System

QUESTIONS?

THANK-YOU!

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