City of Papillion

BUILDING DEPARTMENT

2010 ANNUAL REPORT

CITY OF PAPILLION

Annual Report

FOUNDED IN 1870
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Extra-Territorial Jurisdiction

A first class city’s extra-territorial jurisdiction is the unincorporated area two miles beyond the corporate limits of such city. Per Article 9, Section 16-901 of the Revised Statutes of Nebraska any city of the first class may enforce zoning regulations, property use regulations, and building ordinances to the unincorporated area two miles beyond and adjacent to its corporate boundaries with the same force and effect as if such outlying area were within the corporate limits of such city. Papillion is designated as a first class city and has boundary agreements with Bellevue, Gretna, and LaVista which affect this boundary.
Thank you for reading the Annual Report for the Papillion Building Department. The work done by our Building Department staff is some of the most important but underreported in the city. Just by opening the cover on this report, you’ve allowed yourself to be much more educated on the importance of building safety and the volume of work done by the Department.

There are many reasons to care about the work done by the Building Department. Safety is the most primary and fundamental. But, I’d like to focus your attention to other elements of their work that makes a huge difference for residents as well as commercial builders – professionalism and efficiency.

The City of Papillion’s Building Department stands out because of its level of expertise and the speed of its work. When builders choose to do work in Papillion, they are getting a solid partnership with our Building staff. Our inspectors are “combination” inspectors, cross-trained and capable of reviewing a number of building elements. Our plan reviews also provide thoughtful and professional feedback, not just a list of “can’t do” items.

Our team is also extremely efficient. Single family residence plans are reviewed within five working days. Commercial plan reviews happen within 10 working days. Our inspection responses occur within 24 hours. Compare that to other communities and you’ll be shocked by the responsiveness our staff demonstrates.

Our staff knows that a new home is a big part of the American Dream, and that time-to-market is critical for commercial buildings and development. They work diligently to provide the expertise and efficiency to help make plans in to reality faster than expected.

I hope you take time to learn more about what our Building Department has to offer as you review the information included in this report.

Sincerely,

David P. Black
Mayor
Building Department

Building Chief’s Message

Thanks for reading our 2010 Annual Report. This is the first year we have put this report together. This report was designed to give you a better idea of what services we provide and some information about the Building Department staff and the functions of our department.

The building department is responsible for enforcing building, electrical, mechanical, and plumbing codes and zoning ordinances to ensure building safety and quality of construction for both residential and commercial construction. The building department also oversees the city’s code enforcement duties which include all private property ordinance violations within the city and the surrounding two mile extra-territorial jurisdiction.

Our mission goes well beyond just that description of our functions. That is what we do. Here is why we do it.

Most people go into a home to visit friends and family or go into a store to shop or eat. The last thing they are thinking about is if the building is safe or what to do if there is an emergency. This is what the Building Department is here to do!

Our philosophy of Code Enforcement is to assure that the safety needs of the public are maintained through the requirements established by law in the community.

2010 was a busy year for us. We issued the most permits in the department’s history. While many communities throughout the nation are seeing huge decreases in construction, we continue to grow and have not been as affected by the economical impacts being seeing around the nation.

One of the favorite aspects of our jobs is seeing other people’s dreams become reality!! We are involved with most projects from the design stage, through the building stage, and ending with the completion and occupancy of the project.

Please contact me if you have any questions or concerns.

Sincerely,

Todd Aerni
Chief Building Official
402.597.2027
taerni@papillion.org
Employee Introductions

**Michel Mason, Plans Examiner:** Duties include performing thorough and complete plan reviews to ensure plans comply with code before a permit is issued. Michel’s professional background includes working for 8+ years as a project manager and designer of a Nebraska based architectural design services firm.

**Tarja Koistila, Permit Technician:** Duties include the administration and business side of the department including issuing all permits, customer service, running the front counter, budget tracking, reporting, scheduling inspections, and much more. Tarja’s professional background includes working for 10+ years in accounting, bookkeeping, customer service, and training new employees.

**Patrick Martin, Combination Electrical Inspector:** Through the State Electrical Act the Nebraska State Electrical Division has delegated their authority to the City of Papillion; Patrick is the city’s delegated electrical inspector. Duties include performing all types of inspections for structural, plumbing, mechanical and electrical systems. Pat’s professional background includes working for 25+ years at OPPD on commercial electrical and the last 10 of that as a Forman at the Fort Calhoun nuclear power station.

**Shawn Hovseth, Combination Building Inspector:** Duties include performing all types of inspections for structural, plumbing, and mechanical systems, within the city and the surrounding two mile extra-territorial jurisdiction, while also helping with code enforcement when needed. Shawn’s professional background includes working for 10+ years as a former draftsman, lead project framer, and general contractor.

**Joseph Olivas, Code Enforcement Officer:** Duties include providing oversight and enforcement of all private property ordinances within the city and the surrounding two mile extra-territorial jurisdiction including citizens’ complaints and inquiries. He also assists with residential building inspections. Joe’s professional background includes being a retired Corrections Officer from the State of California and a former owner of a home inspection business.
The City of Papillion Building Department was budgeted $506,689 in the fiscal year 09/10. The city’s fiscal year runs from October 1st through September 30th. $24,807 was not spent and returned at the end of the year to the City’s General Fund for reallocation for the 10/11 fiscal year budget.

### 2009/2010 Budget

<table>
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<th>Description</th>
<th>Amount Budgeted</th>
<th>Actual Expenses</th>
<th>Variance</th>
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<tr>
<td>Personnel Services</td>
<td>$418,593</td>
<td>$409,350</td>
<td>$9,243</td>
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<td>Operating Expenditures</td>
<td>$88,096</td>
<td>$72,532</td>
<td>$15,564</td>
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<tr>
<td>Total</td>
<td>$506,689</td>
<td>$481,882</td>
<td>$24,807</td>
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</table>

### Departmental Structure

- Chief Building Official
- Plans Examiner
- Permit Technician
- Combination Electrical Inspector
- Combination Building Inspector
- Code Enforcement Officer
Procedures & Processes

SUBMITTALS
Applications for submittal are available on our website, at the Building Department office in Papillion City Hall, by calling 402.597.2072 to request by fax or mail, or by emailing tkoistila@papillion.org to request an electronic copy.

All drawings shall be legible and drawn to scale with all critical dimensions shown.

All commercial submittals are required to be reviewed by the Nebraska State Fire Marshall (402.471.2027), and may require additional submittals to the Sarpy/Cass County Department of Health & Wellness(402.339.4334, ext 206), as well as the Department of Agriculture (402.471.2536).

These require separate submittals and reviews not performed by the City of Papillion, and address compliance issues pertaining, but not limited to, the 2001 Life Safety Code, Clean Indoor Air Act, Food/Drink. Please contact each agency for their submittal requirements and fees.

PLAN REVIEW
Before construction begins, a thorough and complete plan review is required to ensure plans comply with code before a permit can be issued. Plan reviews are required for all building projects.

The Building Department plan review service levels are high; new single family residence plan reviews are completed within 5 working days; commercial plan reviews are completed within 10 working days.

Plan review for new or improved projects will begin after a completed application, all required submittals and plan review fees are received. A copy of a completed application may be submitted in advance to determine all actual fees. The building permit fees are required prior to issuance of the permit. Electronic versions of all permit applications are available at the Department’s website. All remaining building permit and utility connection fees are due when permit is ready to issue.

INSPECTIONS
Please call our Inspection Hotline at 402.597.2072 to request an inspection. Inspections are scheduled for times between 8:30 am and 4:30 pm, Monday through Friday. The following information should be provided when requesting an inspection: contact name, phone number, project address, permit number(s) for all related inspections, type(s) of inspection(s), and date/time for desired inspection.

Time-specific inspections may be requested for footing, foundation, and sewer inspections. All other inspections will be completed between 8:30 am and 4:30 pm.

Provide a set of city approved plans (additional truss diagrams may be required for framing inspections) for the building inspector at the jobsite for footings/foundation wall, rough, and final inspections. No inspections will be performed if the approved plans are not available to the inspector.

The building department can do more with less by employing combination inspectors, who are trained to perform all types of inspections for structural, plumbing, mechanical and electrical systems. While other cities still rely on the out-dated practice of hiring trade-specific inspectors, Papillion manages to efficiently maintain a very hectic workload using combination inspectors while maintaining accurate and complete reviews.

CERTIFICATE OF OCCUPANCY
Certificates of Occupancies (CO) will be issued for all new commercial buildings and change of occupancies, while new single family residences may request a final inspection report, no one will be allowed to occupy the space until the CO has been issued. No furniture or storage of personal possessions is allowed inside the space before the CO is issued, unless permission is expressively given by the Chief Building Official. A temporary CO may be issued if incomplete work, posing no safety hazard, remains; a signed letter of explanation shall be provided to the Chief Building Official for approval.
The Building Department’s goal is to establish and enforce a uniform set of codes and local amendments. The City of Papillion participated on a code study committee with other municipalities from around the Omaha Metro area prior to the adoption of the 2006 International Codes.

**Current Codes**

The Building Department’s goal is to establish and enforce a uniform set of codes and local amendments. The City of Papillion participated on a code study committee with other municipalities from around the Omaha Metro area prior to the adoption of the 2006 International Codes.

- **International Residential Code** (IRC) - 2006 edition
  - Verify Local Amendments

- **International Building Code** (IBC) - 2006 edition
  - Verify Local Amendments

- **International Energy Conservation Code** (IECC) - 2006 edition
  - Verify Local Amendments

- **National Electrical Code 2008** (NEC)
  - International Code Council Electrical Code
  - (Administrative provisions for NEC)
  - Verify Local Amendments

- **International Plumbing Code** (IPC) - 2006 edition
  - Verify Local Amendments

- **International Mechanical Code** (IMC) - 2006 edition
  - Verify Local Amendments

- **International Fuel Gas Code** (IFGC) - 2006 edition
  - Verify Local Amendments

- **International Existing Building Code** (IEBC) - 2006 edition

- **ICC/ ANSI A117.1-2003 & State of Nebraska Accessibility Guidelines**
  - Most Restrictive

www.papillion.org/building.cfm
The Building Department publishes building permit reports in order to provide useful information to realtors, builders, businesses, etc. Permit reports are available monthly at http://www.papillion.org/building_permit_reports.cfm

The following reports are broken down into four general categories: Total permits issued, total valuations, total inspections, new single family residences and other permits. The reports show year end totals compared to the history of each category. A more detailed explanation on each report can be requested through our office.

**TOTAL PERMITS**

**TOTAL VALUATIONS**

This report shows total valuation of all permits issued since 2005. The spike in 2006 corresponds with the construction of the Shadow Lake Towne Center & Market Pointe.

**TOTAL INSPECTIONS**

This report shows total inspections performed since 2005. The spike in 2007 inspections corresponds with the construction of the Shadow Lake Towne Center & Market Pointe which were major commercial projects.
This report gives a breakdown of the history of all permits since 2005. Commercial construction remained strong this year, increasing nearly 30%. New single family residential permits decreased slightly by 3%. Additions & remodels were an indicator of concerned economic times, increasing 51%. Mechanical permits saw the biggest increase of 70%, due mostly in part to the incentives for energy efficiency upgrades in single family residences. Electrical permits continued to be the most common this year. Their biggest increase came in 2008, when separate electrical permits became required for all construction projects. Plumbing permits decreased 9%.
The following is the number of New Single Family Residences (NSFR) as issued by each subdivision in 2010.

**Authorities Having Jurisdiction (AHJ)**

The following compares the Building Department’s permit numbers in 2010 to other Authorities Having Jurisdiction. A total of 682 NSFR were built in Sarpy County in 2010. Thirty-four percent of those were built in Papillion’s jurisdiction.
Major Projects

ALEGENT HEALTH MIDLAND’S HOSPITAL ADDITION & REMODEL
11109 S. 84th Street- $30 million.
This project included a 25,628 square foot addition and extensive renovation and expansion, including; a state-of-the-art Intensive Care Unit for the most critically-ill patients, a women’s diagnostic imaging center, an emergency department, and a professional center attached to the hospital for doctors’ visits and follow-up tests for patients. 230 total inspections were performed on this project.

SARPY COUNTY BALLPARK
12356 Ballpark Way- $24 million.
This facility is home to the Omaha Storm Chasers, the AAA affiliate of the Kansas City Royals. It has a seating capacity of 7,529 and also includes buildings totaling 115,603 square feet for; administration, ticketing, team store, training facility, commissary, and home and visitor locker rooms. The Storm Chasers corporate offices are open and completion of the ballpark is set for March 2011. 214 total inspections were performed on this project.

MIDLAND’S DATA CENTER
11425 S. 84th Street- $8.56 million.
This project was 62,962 square feet. The Midlands Data Center stores electronic medical records and digital imagery for Alegent Health, along with data and equipment for other CoSentry clients. The facility offers high-tech, high-security data protection in a building built to withstand an F5 tornado. 91 total inspections were performed on this project.

FIRE STATION #2
11749 S. 108th Street- $2.5 million.
This project was 19,747 square feet. Located just north of the intersection of 108th & Schram, this facility will meet the current and future needs of emergency response to the growing number of residents served within the 61 square mile territory. 42 total inspections were performed on this project.

CABELA’S DATA CENTER
1148 American Parkway- $1.03 million.
This project was 13,677 square feet. Cabela’s Data Center provides technological support for the company’s business operations, which include catalogs, e-commerce and 30 retail stores in the U.S. and Canada. 64 total inspections were performed on this project.
Papillion Days Parade

The Building Department performs many duties related to the Papillion Days Parade. Parade Coordination involves registration documentation, pre-parade line up assignments, and coordination with the Community Relations Department for live televised broadcast, parade lineup, and working with the Papillion Community Foundation for additional requirements.

Snow Removal

Winter snow removal is an important function of the City of Papillion’s Public Works Department. The crews are dedicated to maintaining the 230 miles of road under the city’s jurisdiction. For some storms, other departments are asked to help. When crews are directed to mobilize and begin plowing, the Building Department helps with plowing and clearing public streets, city buildings and facilities when help is needed.

Code Enforcement

The Code Enforcement Officer monitors and enforces all private property ordinances within the City’s jurisdiction. This centralized method of code enforcement streamlines the process and allows for a more timely response. The city currently enforces all ordinances within the city limits of Papillion. All building and zoning codes are enforced within the city limits and within our two mile extra-territorial jurisdiction.

All complaints or questions may be received by one of the following methods: contacting the Mayor’s Hotline at www.papillion.org or 827.1111; contacting the Building Department at 597.2072; or contacting Joseph Olivas directly at jolivas@papillion.org or 898.0044.

All complaints relating to public property are handled by either the Papillion Police Department or Papillion Public Works Department.

Additional Contacts

<table>
<thead>
<tr>
<th>Department</th>
<th>Phone Number</th>
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<tbody>
<tr>
<td>ADMINISTRATION</td>
<td>402.597.2029</td>
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<td>BUILDING DEPARTMENT</td>
<td>402.597.2072</td>
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<tr>
<td>ENGINEERING DEPARTMENT</td>
<td>402.898.9092</td>
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<tr>
<td>FIRE DEPARTMENT</td>
<td>402.339.8617</td>
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<td>PLANNING DEPARTMENT</td>
<td>402.597.2077</td>
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<td>POLICE DEPARTMENT</td>
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<td>PUBLIC WORKS DEPARTMENT</td>
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<td>SUMP MEMORIAL LIBRARY</td>
<td>402.597.2040</td>
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<tr>
<td>WATER DEPARTMENT</td>
<td>402.597.2020</td>
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<td>BLACK HILLS - GAS</td>
<td>888.890.5554</td>
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<tr>
<td>COX - CABLE</td>
<td>402.933.3000</td>
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<td>DIGGER’S HOTLINE/ONE-CALL</td>
<td>811</td>
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<tr>
<td>OPPD - ELECTRICITY</td>
<td>402.536.4131</td>
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<td>POST OFFICE</td>
<td>402.331-4989</td>
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<td>QWEST - CABLE</td>
<td>800.244.1111</td>
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<td>SARPY/CASS CO. HEALTH DEPT</td>
<td>402.339.4334</td>
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<tr>
<td>STATE FIRE MARSHALL</td>
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What is a QR Code?

A QR Code is a specific matrix barcode (or two-dimensional code), readable by dedicated QR barcode readers and camera phones. At its most basic, a QR Code is a barcode on steroids. They're used for encoding information in two-dimensional space – like in the pages of magazines, in advertisements, on television, and the internet.

How does the cell phone read the code?

Anyone with a smartphone can scan and read QR codes with the click of a camera, and anyone with access to a computer can generate QR codes themselves. By scanning the codes, you can access images, websites and text.

The cell phone needs a QR code reader. It takes literally 1 minute for someone with an iPhone or Android phone to find and install the reader.