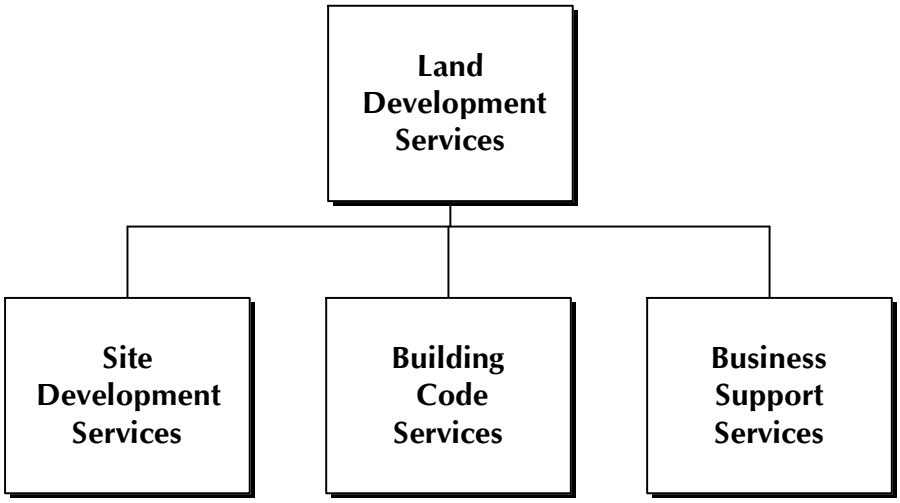
Land Development Services



Mission

Land Development Services is committed to the protection of the environment, and the health, safety and welfare of all who live in, work in and visit Fairfax County. Through partnerships with all stakeholders, LDS achieves excellence in service by balancing the needs, rights and interests of the community in the building and land development process.

Focus

Land Development Services (LDS) enforces safety, health and environmental protection standards set forth in applicable codes for land development and building construction such as the Virginia Uniform Statewide Building Code, the International Code Council's family of construction codes, Fairfax County ordinances, and the Public Facilities Manual. LDS is comprised of three cost centers: Site Development Services (SDS), included in the County's Community Development Program Area; Building Code Services (BCS), included in the County's Public Safety Program Area; and Business Support Services which manages the administrative responsibilities of Human Resources, Information Technology, and Financial Management. LDS reviews all site and subdivision plans, inspects site development, and is responsible for the plan review, permitting, and inspection of new and existing structures. Additionally, Code Analysis helps to develop effective regulations to achieve the County's goals; and Code Enforcement takes action against non-compliant construction and land disturbing activities in the County. LDS also provides technical training and conducts customer outreach programs to help homeowners, builders, engineers and contractors comply with land development and building code regulations.

THINKING STRATEGICALLY

Strategic issues for the department include:

- Identify and address key environmental issues such as low impact development techniques; and
- Optimize information technology to improve service delivery and operational efficiency.

Land Development Services

Land Development Services uses several economic indicators, including the quantity and types of plans and permits submitted for processing to predict future workload and resource needs. During the last few years, the number of site and subdivision submissions has gradually decreased, yet permits issued, and site and building inspections have remained fairly consistent. There has been a continued shift in development towards more in-fill and redevelopment/revitalization of older communities and less desirable sites (such as problem soils), and of more multiuse and multifamily types of buildings. The workload associated with regulating these types of developments has inherent complexities which strains resources in addition to shifting resources to address code enforcement, environmental regulatory actions and infill issues.

For example, in-fill development and revitalization projects are more complex in nature due to stormwater management challenges, erosion and sedimentation issues, deficient infrastructure, and the need to minimize impacts on adjoining property owners. Additionally there has been a move towards large transit oriented developments and large mixed use developments such as Metro West, Tyson's Corner Center Expansion and Merrifield Town Center. These trends will require even more time and staff resources per project to review plans, process permits, and inspect construction. To address these issues, LDS continues to partner with the development community to review and formulate recommendations for making improvements to the land development approval processes and has also hired a third party firm to assume a portion of the inspection workload in new multifamily housing construction.

New Initiatives and Recent Accomplishments in Support of the Fairfax County Vision

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative
Code Services contributed to and participated in the multi-agency Strike Force, assisting operational and planning processes. This countywide effort has shown great success in identifying illegal boarding houses, unpermitted and unsafe construction, and then bringing compliance to those properties. Further analysis of the long term code enforcement approaches is on-going and yields great potential to improve enforcement services in the County.	☑	☑
In FY 2007, Code Services and Residential Inspections Division (RID) staff continued their collaboration to investigate and correct an increasing volume of code violations stemming from un-permitted construction and construction work done by unlicensed contractors. Also in FY 2007 and continuing, the County's new Strike Force was deployed in a corollary countywide code-enforcement program. Code Services and RID provided various resources including three full-time staff positions to this effort.	☑	
Beginning in FY 2007 and continuing into FY 2008 and beyond, an inter-agency team of staff from LDS, Office of Emergency Management (OEM), Fire and Rescue, and the Health Department collaborated in the development of a program of Emergency Preparedness Training intended to heighten the awareness of County staff about their damage assessment responsibilities during and after an event. The training course, first delivered to internal staff in the spring/summer of 2007 covered everything from preparation for emergencies to post-event activities. In September, 2007, LDS offered this emergency preparedness information to other County agencies as well as to neighboring jurisdictions for their consideration and use.	☑	

Land Development Services

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative
Insurance Services Office (ISO), a commercial corporation that collects data used by insurance companies for underwriting purposes, concluded its most recent review of Fairfax County's effectiveness in building code enforcement during FY 2007. On a scale of "1" to "10" ("1" being best), Fairfax County received an overall effectiveness rating of "3." Of the more than 8,500 jurisdictions across the nation that have undergone a similar evaluation, only 1.7 percent were rated better than "3," and 84 percent were rated lower than "3."	☑	
As with FY 2007, the number of un-permitted construction violations continued to increase. In response to this, staff redeployed from the Residential Inspections Division and contract employees hired to address the increased workload. Code Services continues to explore mechanisms to improve services in these areas, supplement staffing resources where possible, and work process efficiencies in order to more effectively protect the residents of the County.	☑	
Connecting People and Places	**Recent Success**	**FY 2009 Initiative**
LDS staff maintained its commitment to engage in community outreach efforts. Presentations on building code procedures and enforcement regulations were periodically made to homeowner associations. In addition, building code officials across the region come together during Building Safety Week to staff information booths at area home improvement stores. Prominent national experts in the areas of building codes, engineering and the construction industry were invited to make presentations at special kickoff events arranged to promote "Building Safety Week". At the 2007 Celebrate Fairfax, for the third time, LDS had a display to educate residents on the whole picture related to design and construction in the County. This included both the horizontal land-related regulations as well as the vertical, which include issues related to the development of structures on land.	☑	☑
Creating a Culture of Engagement	**Recent Success**	**FY 2009 Initiative**
In an ongoing effort to promote consistent building code enforcement among regional jurisdictions, area building officials and key staff meet bi-monthly to discuss plan review issues and general code interpretation questions. Standardizing permit and plan review administration and inspection enforcement processes to the extent possible across the region improves the rapport among builders and regulators and improves the quality of the end products for consumers. During FY 2007 the interjurisdictional group developed a regional policy on soil stabilization methods for problem soils. Other topics discussed included: interpretation of means of egress from basements; requirements for sprinklers in 3-story townhouses reviewed under commercial building code standards; numbers of exits required from large multi-family housing projects; and strategies to encourage pool contractors to call for final inspections.	☑	☑

Land Development Services

Creating a Culture of Engagement	Recent Success	FY 2009 Initiative
In FY 2007 the LDS IT Advisory Group was created with representatives from the development community, the Department of Information Technology (DIT), and LDS staff. The Group's objectives are to review and improve land development workflow by the acquisition of technology. Also to make recommendations to the leadership of LDS to assist in the prioritization of information technology tasks for the agency. In FY 2008 this advisory group is assisting LDS with the exploration into the feasibility of electronic submission and review of site related and architectural plans.	☑	☑
An initiative in the LDS Strategic Planning area is to improve customer service and promote better understanding of Land Development Services. Staff will review, analyze and implement changes in service delivery and types of services provided to meet customer needs and regulatory mandates. In addition, LDS plans to utilize new and existing programs to educate County staff, the development community, and the general public about expectations and service levels of LDS.		☑
Practicing Environmental Stewardship	**Recent Success**	**FY 2009 Initiative**
Environmental and Site Review Division (ESRD) participated in development of recommendations, improvements, and strategies for Fairfax County watershed management plans. Additionally, storm water engineers in ESRD continued to participate in evaluation and review of zoning applications with respect to stormwater management codes, regulations and policies.	☑	
The Urban Forest Management Division participated on a multi-agency work group to develop and implement the Tree Action Plan which is a 20-year strategic plan to conserve and manage the county's tree and forest resources. Implementation of the Tree Action Plan will have a significant impact on Urban Forest Management's work activities and program direction.	☑	☑
The Natural Landscaping Committee continued its work to identify landscaping policies and practices that will improve air quality and reduce energy consumption. As a kick-off project, the Urban Forest Management Division began an effort to plant approximately 500 shade trees on the grounds of County governmental, park and school facilities. This project also complements the County's newly adopted 30-year tree canopy goal.	☑	
The Environmental and Facilities Division conducted and participated in several educational erosion and sediment control presentations to private engineers, county staff and site contractors, in order to enhance their knowledge of state and County environmental regulations. One of the presentations to the construction industry was provided in both English and Spanish.	☑	
ESRD participated in development of Low Impact Development (LID) criteria that was adopted by the County Board of Supervisors. ESRD has begun implementation of LID practices to improve water quality and minimize the impact of new land development projects.	☑	☑

Land Development Services

Exercising Corporate Stewardship	Recent Success	FY 2009 Initiative
The pattern of fewer new single-family detached housing units and more multi-family housing units being constructed within Fairfax County, as compared to several years ago, continues. The inspection services contract that was initiated in FY 2006 to assist with the increased inspection workload associated an increase in multi-family housing construction has proven invaluable in maintaining prompt and thorough inspection service. In FY 2007 this contractor performed approximately 7,300 inspections for the County, an increase of 38 percent over the previous year, and accounting for about a third of the inspection workload in this market sector.	☑	
Two committees that include public/private participants were formed to investigate the use of unique design concepts that may soon become part of the land development process. While neither concept, Universal Design or Green Buildings, is code-driven at this point, the concentration of the committees will be to ensure that aspects of these concepts do not conflict with current code requirements. The committees will also educate the public, staff and the design community on the need for and application of these concepts.	☑	☑
Staff collaborated with the Northern Virginia Building Industry Association and Engineering and Surveyors Institute in the development and implementation of procedures and modifications to the county's standard development agreements to strengthen the county's bond and developer default programs. The new procedures and revised development agreements will ensure the County has greater levels of security to complete development projects where the developer has failed to fulfill contractual obligations.	☑	
LDS formed a public/private team including members of Northern Virginia Building Industry Association (NVBIA), National Association of Industrial and Office Properties (NAIOP), Engineering and Surveyors Institute (ESI), Virginia Department of Transportation (VDOT), Fairfax Water, and County staff to review the development processes within Fairfax County. In FY 2008, the team will work to make recommendations to improve the overall effectiveness and efficiency of development processes.	☑	☑
Implementation of a new internet application, Fairfax Inspections Database Online (FIDO) occurred in FY 2006. This project replaced the legacy Inspection System Information Systems (ISIS) mainframe system in LDS, replaced multiple stand alone databases in other agencies, and will provide a foundation for future e-Government applications related to land development, building construction, Fire Inspection Services, Environmental Health Services and Complaints Management. In addition, a number of other initiatives will be pursued, including the potential replacement of building and site microfiche with a digital imaging system, the enhancement of the Urban Forest application to improve mapping and field inspection activities, the implementation of a customer queuing system, and continuing enhancement of the FIDO application and its Web capabilities.	☑	☑

Land Development Services

Exercising Corporate Stewardship	Recent Success	FY 2009 Initiative
ESRD implemented recommendations of the Process Improvement Initiatives Committee, a public/private partnership including members of the Northern Virginia Building Industry Association (NVBIA), National Association of Industrial and Office Properties (NAIOP), Engineers and Surveyors Institute (ESI) Virginia Department of Transportation (VDOT), and County staff, to improve the effectiveness of the plan review process.	☑	☑
In FY 2007 the complaints management module of the Fairfax Inspections Database Online (FIDO) system was implemented for the Code Enforcement Branch of LDS. Additionally, enhancements continued to be made to the permitting, plan review, and inspections module of FIDO that was implemented in March of 2006. In FY 2008 the team will focus on implementation of wireless inspection capabilities for new construction, online permitting, and the addition of several LDS application types that were not included in the initial phases of the project. In addition, the implementation of a customer queuing system is planned for FY 2008 and FY 2009.	☑	☑

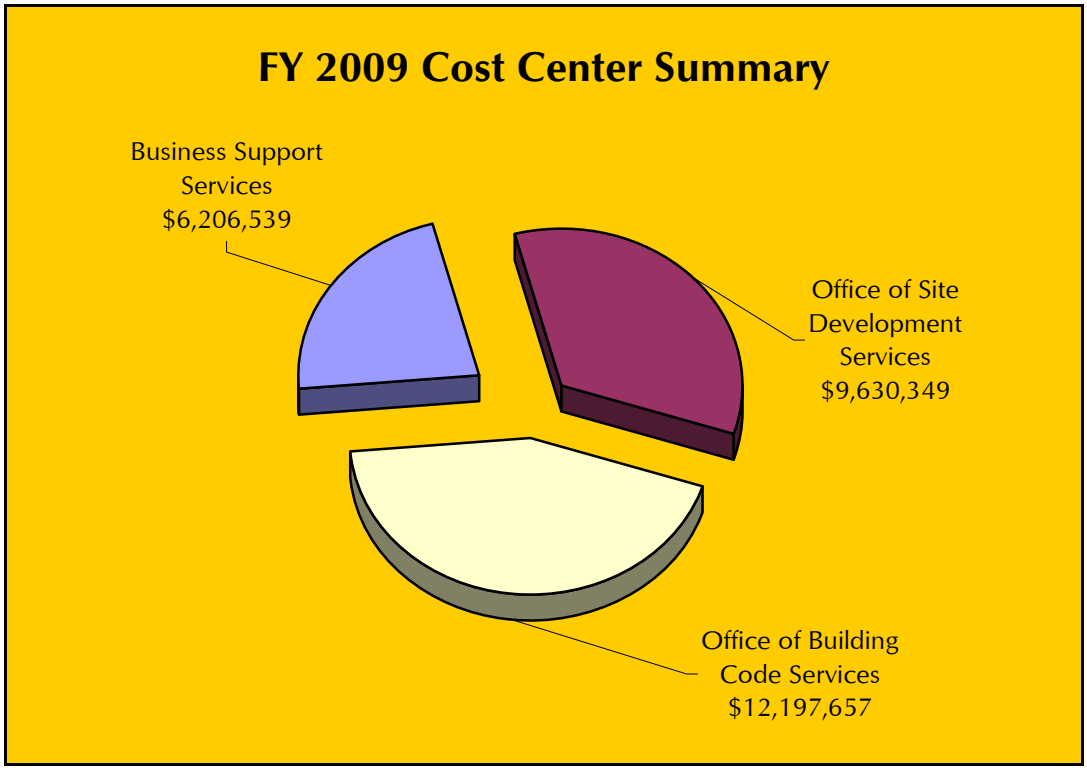
Budget and Staff Resources

Agency Summary					
Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	330/ 330	330/ 330	331/ 331	332/ 332	338/ 338
Expenditures:					
Personnel Services	$20,120,187	$21,933,131	$21,560,913	$22,137,733	$23,037,668
Operating Expenses	5,084,829	4,489,308	6,216,799	4,489,308	5,189,308
Capital Equipment	67,024	0	67,068	0	0
Subtotal	**$25,272,040**	**$26,422,439**	**$27,844,780**	**$26,627,041**	**$28,226,976**
Less:					
Recovered Costs	($248,122)	($184,111)	($184,111)	($192,431)	($192,431)
Total Expenditures	**$25,023,918**	**$26,238,328**	**$27,660,669**	**$26,434,610**	**$28,034,545**
Income:					
Permits/Plan Fees	$10,101,033	$13,246,705	$9,539,163	$9,539,163	$9,539,163
Permits/Inspection Fees	14,018,514	13,407,884	11,659,242	11,447,291	11,447,291
Total Income	**$24,119,547**	**$26,654,589**	**$21,198,405**	**$20,986,454**	**$20,986,454**
Net Cost to the County	**$904,371**	**($416,261)**	**$6,462,264**	**$5,448,156**	**$7,048,091**

Land Development Services

Community Development Program Area Summary					
Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	180/ 180	180/ 180	183/ 183	183/ 183	183/ 183
Expenditures:					
Personnel Services	$11,376,112	$12,571,852	$12,595,429	$12,703,972	$12,867,015
Operating Expenses	3,318,456	3,112,304	4,222,952	3,112,304	3,162,304
Capital Equipment	61,733	0	45,689	0	0
Subtotal	**$14,756,301**	**$15,684,156**	**$16,864,070**	**$15,816,276**	**$16,029,319**
Less:					
Recovered Costs	($248,122)	($184,111)	($184,111)	($192,431)	($192,431)
Total Expenditures	**$14,508,179**	**$15,500,045**	**$16,679,959**	**$15,623,845**	**$15,836,888**
Income:					
Permits/Plan Fees	$10,101,033	$13,246,705	$9,539,163	$9,539,163	$9,539,163
Total Income	**$10,101,033**	**$13,246,705**	**$9,539,163**	**$9,539,163**	**$9,539,163**
Net Cost to the County	**$4,407,146**	**$2,253,340**	**$7,140,796**	**$6,084,682**	**$6,297,725**

Cost Centers



Land Development Services

Position Summary

Land Development Svcs Admin

1	DPWES Deputy Director
1	Asst. Director of Public Works
1	Engineer V
3	Engineers IV
1	Engineer III
1	Management Analyst III
1	Management Analyst II
1	Administrative Assistant IV
1	Administrative Assistant II
1	Safety Analyst

Code Services

1	Director, Review/Compliance
1	Business Analyst III
1	Engineer V
1	Engineer III
3	Administrative Assistants III
1	Code Enforcement Chief
1	Code Specialist III
2	Code Specialists II
2	Sr. Engineering Inspectors
3	Master Combination Inspectors
1	Engineering Technician III
6	Engineering Technicians II

Environmental and Facilities Inspections

1	Director, Review/Compliance
1	Engineer III
1	Management Analyst III
2	Management Analysts II
2	Engineering Technicians III
6	Engineering Technicians II
6	Supervising Engineering Inspectors
6	Asst. Super. Engineering Inspectors
33	Sr. Engineering Inspectors
2	Code Specialists III
1	Administrative Assistant III
2	Administrative Assistants II

Environmental and Site Review

2	Directors, Review/Compliance
1	Engineer IV
31	Engineers III
1	Administrative Assistant IV
2	Administrative Assistants II
1	Urban Forestry Director
2	Urban Foresters III
8	Urban Foresters II
1	Code Specialist II

Human Resources Branch

1	Management Analyst IV
3	Management Analysts II
3	Training Specialists III
1	Training Specialist II
3	Engineers I
2	Administrative Assistants IV

Information Technology Branch

1	Business Analyst IV
1	Info Tech. Program Manager II
1	Info Tech. Program Manager I
1	Internet/Intranet Architect III
1	Programmer Analyst IV
1	Programmer Analyst III
2	Programmer Analysts II
1	Network/Telecom Analyst III
1	Network/Telecom Analyst II
1	Data Analyst II

Financial Management Branch

1	Management Analyst IV
1	Management Analyst III
2	Management Analysts II
2	Administrative Assistants V
5	Administrative Assistants III
1	Administrative Assistant II

TOTAL POSITIONS
183 Positions / 183.0 Staff Years

FY 2009 Funding Adjustments

The following funding adjustments from the FY 2008 Revised Budget Plan are necessary to support the FY 2009 program:

- **Employee Compensation** **$619,374**
  A net increase of $619,374 includes $1,005,469 in Personnel Services associated with salary adjustments necessary to support the County compensation program, partially offset by a decrease of $73,164 associated with the redirection of a Code Enforcement Strike Team-related position to the Health Department. As a result of budget constraints, compensation adjustments for County employees have been reduced. For FY 2009, employee increases as part of the pay for performance system have been discounted by 50 percent and the impact of the lower pay for performance funding is reflected above.

- **Personnel Services Reduction** **($458,645)**
  A decrease of $458,645 in Personnel Services as part of an across-the-board reduction to meet budget limitations based on available revenues as a result of a continued softening of the residential real estate market.

- **Position Transfer** **($96,127)**
  Funding of $96,127 in Personnel Services and 1/1.0 SYE position is transferred to the Office of the County Executive. This position has been detailed to the County Executive's Office and has been operating under the direct supervision for the direct benefit of County programs managed by the County Executive's Office despite this position being reflected in LDS. As this position is directing and supporting critical ongoing functions, it is appropriate to reflect it in the Office of the County Executive budget.

- **Carryover Adjustments** **($1,504,559)**
  A decrease of $1,504,559 due to the carryover of one-time expenses as part of the *FY 2007 Carryover Review*. Of this amount, $1,467,191 reflects one-time Operating Expenses and $37,368 is for Capital Equipment.

- **Recovered Costs** **($8,320)**
  An increase of $8,320 in Recovered Costs associated with adjustments necessary to support the County's compensation program.

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2009 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2008:

- **Pay for Performance** **$312,929**
  An increase of $312,929 in Personnel Services is associated with the decision by the Board of Supervisors to eliminate the 50 percent reduction to employee increases as part of the pay for performance system. A reduction to pay for performance increases had been proposed in the FY 2009 Advertised Budget Plan due to budget constraints. However, as a result of the Board's decision, employees will be eligible for the full compensation increase for which they qualify based on performance.

- **Reduction in Limited-Term Funding** **($12,994)**
  A decrease of $12,994 in Personnel Services is associated with a reduction in funding for limited-term support based on budget limitations.

- **Code Enforcement** **$1,250,000**
  An increase of $1,250,000 including $600,000 in Personnel Services and $650,000 in Operating Expenses will provide for 8/8.0 SYE additional positions and associated operating costs to increase the County's efforts in residential code enforcement in order to maintain safe housing and neighborhoods for all County residents. This funding will support the creation of a third strike team to allow for the inspection of additional residential units, begin limited apartment and motel inspections, and expand documentation, data tracking, research and citizen feedback capacity.

- **Fuel Costs** **$50,000**
  An increase of $50,000 for Department of Vehicle Services charges is based on anticipated requirements due to higher costs for unleaded and diesel fuels.

Changes to FY 2008 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2008 Revised Budget Plan since passage of the FY 2008 Adopted Budget Plan. Included are all adjustments made as part of the FY 2007 Carryover Review and all other approved changes through December 31, 2007:

- **Carryover Adjustments** **$1,644,559**
  As part of the *FY 2007 Carryover Review*, the Board of Supervisors approved encumbered funding of $1,467,191 in Operating Expenses and $37,368 in Capital Equipment. In addition, funding of $140,000 in Personnel Services was included for 2/2.0 SYE positions to support efforts of the Code Enforcement Strike Team. Subsequently, the County Executive has redirected one of these positions to the Health Department. Appropriate FY 2008 funding adjustments will be made as part of the *FY 2008 Third Quarter Review*.

- **Position Transfer** **$0**
  A transfer of 2/2.0 SYE positions from Wastewater Management enabled LDS to implement a Professional Engineering Development Program for recent college graduates and to provide advancement opportunities for the employees.

Land Development Services

The following funding adjustments reflect all approved changes to the FY 2008 Revised Budget Plan from January 1, 2008 through April 21, 2008. Included are all adjustments made as part of the FY 2008 Third Quarter Review:

- **Third Quarter Adjustments** **($222,218)**
  As part of the *FY 2008 Third Quarter Review*, the Board of Supervisors approved a decrease of $222,218 in Personnel Services as part of an across-the-board reduction necessary to address budget limitations resulting from declining revenues. This adjustment accelerated the Personnel Services reduction included for FY 2009 in the FY 2009 Adopted Budget Plan.

- **Position Adjustments** **$0**
  A transfer of 3/3.0 SYE positions from LDS to Capital Facilities is included to allow for increased efforts in areas of traffic calming and pedestrian safety. In addition, 1/1.0 SYE position is transferred to Stormwater Management to address increased workload. These decreases are partially offset by an increase of 2/2.0 SYE positions from the County Executive's position pool to provide a leadership position and a management analyst position in support the County's expanded code enforcement effort.

Key Performance Measures

Goal

The goal of Site Development Services (SDS) cost center is to land development, including public and private facilities, are designed and constructed to protect the integrity of public infrastructure, the control of erosion, drainage of stormwater, the conservations of trees, zoning compliance and the protection of public waters by:

- Reviewing and inspecting engineered land development plans and projects for conformance with federal, state and local ordinances as well as Board of Supervisors' policies;

- Providing financial protection to the County taxpayers by ensuring satisfactory completion of site improvements on private land development projects through the process of bonds and agreements;

- Investigating and assisting in the prosecution of building code and erosion and sediment control and Chesapeake Bay Ordinance violations, non-permitted work, grass ordinance violations, unlicensed contractors and illegal dumping issues;

- Providing leadership, coordination and support to the SDS divisions to ensure consistent and expeditious service to the development community; and

- Identifying and coordinating amendments to the Fairfax County Code and Public Facilities Manual (PFM) and responding to code and PFM interpretation requests.

Objectives

- To resolve default situations so that no more than three percent of defaults are deemed developer irresolvable and must be completed by the County.

- To review site and subdivision-related plans within target timeframes, while continuing to identify potential deficiencies in proposed development projects so that none of the development projects cease construction as a result of these deficiencies.

Land Development Services

Indicator	Prior Year Actuals FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	Current Estimate FY 2008	Future Estimate FY 2009
Output:					
Bonded projects at year-end	1,318	1,292	1,292 / 1,188	1,188	1,188
Site and subdivision reviews processed	361	372	372 / 313	313	313
Minor plans and special studies processed	2,531	2,591	2,591 / 1,828	1,828	1,828
Efficiency:					
Bonded projects per staff	132	129	129 / 99	99	99
Plan reviews completed per reviewer	207	165	165 / 119	119	119
Service Quality:					
Average days to review a major plan	55	55	50 / 60	50	50
Outcome:					
Percent of projects in irresolvable default which must be completed by the County	1%	1%	3% / 2%	3%	3%
Construction projects required to cease as a result of deficiencies identifiable on the plan	0	0	0 / 0	0	0

Performance Measurement Results

In FY 2007, the new residential housing market continued to slow after two back-to-back years of record growth. The slow down is attributed to sub-prime lending practices, rising interest rates and speculative investments. As reported in the County Executive's July 2007 Fiscal Outlook report, the length and depth of the ongoing market correction are uncertain; however, Land Development Services workload is being impacted by what is happening in this market. In FY 2007, Site Development Services cost center experienced a 16 percent drop in site and subdivision and minor plans and special studies submitted for review and approval. The number of bonded projects at the FY 2007 year end dropped slightly from the previous fiscal year. This is to be expected as the number of new public improvement, site and subdivision plan submissions declined.

Land Development Services continues to meet its state mandated processing days (60 days) for the site and subdivision construction plans. Over the past three years it is more of a challenge to meet the mandated processing days due to staffing constraints, complex infill development and redevelopment projects, and new environmental mandates. The impact of infill lot development can potentially come with environmental as well as other complex issues (i.e. stormwater runoff due to imperious surface and loss of tree canopy), which can contribute to the challenge of meeting the 60 day processing time.

Similarly, site inspection's workload will remain steady in response to almost 1,200 bonded and 1,900 non-bonded projects already under construction and because of high-density development. The additional resources added to the Environmental and Facilities Inspection Division (EFID) cost center in FY 2007 are allowing the County to address default projects sooner which helps minimize the cost and number of projects that must be completed by the County. In FY 2007, EFID exceeded the 3 percent default project completion objective at 2 percent. In addition, EFID resolved 702 bond default projects valued at $231 million – a 17 percent increase – over the 598 bond default projects valued at $192 million in FY 2006. However, due to the housing slump and its economic impact on developers, the number of projects which must be completed by the County is expected to increase. Therefore, the objective to resolve defaults such that no more than 3 percent that must be completed by the County is retained.

Land Development Services

Objectives

- To provide inspection service on the day requested 96 percent of the time, while ensuring that 0 percent of buildings experience catastrophic failure as a result of faulty design.

- To issue 60 percent or more of building permits on the day of application, while ensuring that 0 percent of buildings experience catastrophic failure as a result of faulty design.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Building inspections	256,659	218,631	218,631 / 180,471	180,471	180,471
Permits issued	91,416	82,029	82,029 / 73,719	73,710	73,719
Efficiency:					
Inspections completed per inspector	4,503	3,416	3,146 / 2,986	2,986	2,986
Permits issued per technician	8,310	7,457	7,457 / 6,143	6,143	6,143
Service Quality:					
Percent of inspections completed on requested day	95%	94%	96% / 98%	96%	96%
Outcome:					
Percent of buildings experiencing catastrophic system failures as a result of building design	0%	0%	0% / 0%	0%	0%
Percent of permits issued on day of application	59%	60%	60% / 60%	60%	60%

Performance Measurement Results

In FY 2007, Fairfax County did not experience catastrophic structural failures resulting from inadequate building designs, plan reviews or field compliance inspections.

The slowdown in the new residential housing market impacts the building plan review and structural inspections. Workload indicators for numbers of permits issued and field inspections conducted are down for the second consecutive year, 16.4 percent and 19.4 percent respectively. It should be noted, however, that revenue from building permits declined only 8.6 percent last year, indicating that the construction projects being undertaken were larger on average.

While the workload indicators show a decrease in the number of building permits issued and inspections performed, the slowdown afforded staff the additional time to reach the outcome goal of processing 60 percent or more building permits on the day of application and to exceed the percent of inspections completed on requested day by two points. In addition, building inspectors are able to spend adequate time at the construction site thereby diminishing the possibility that construction defects with the potential for disastrous consequences would go undetected.