

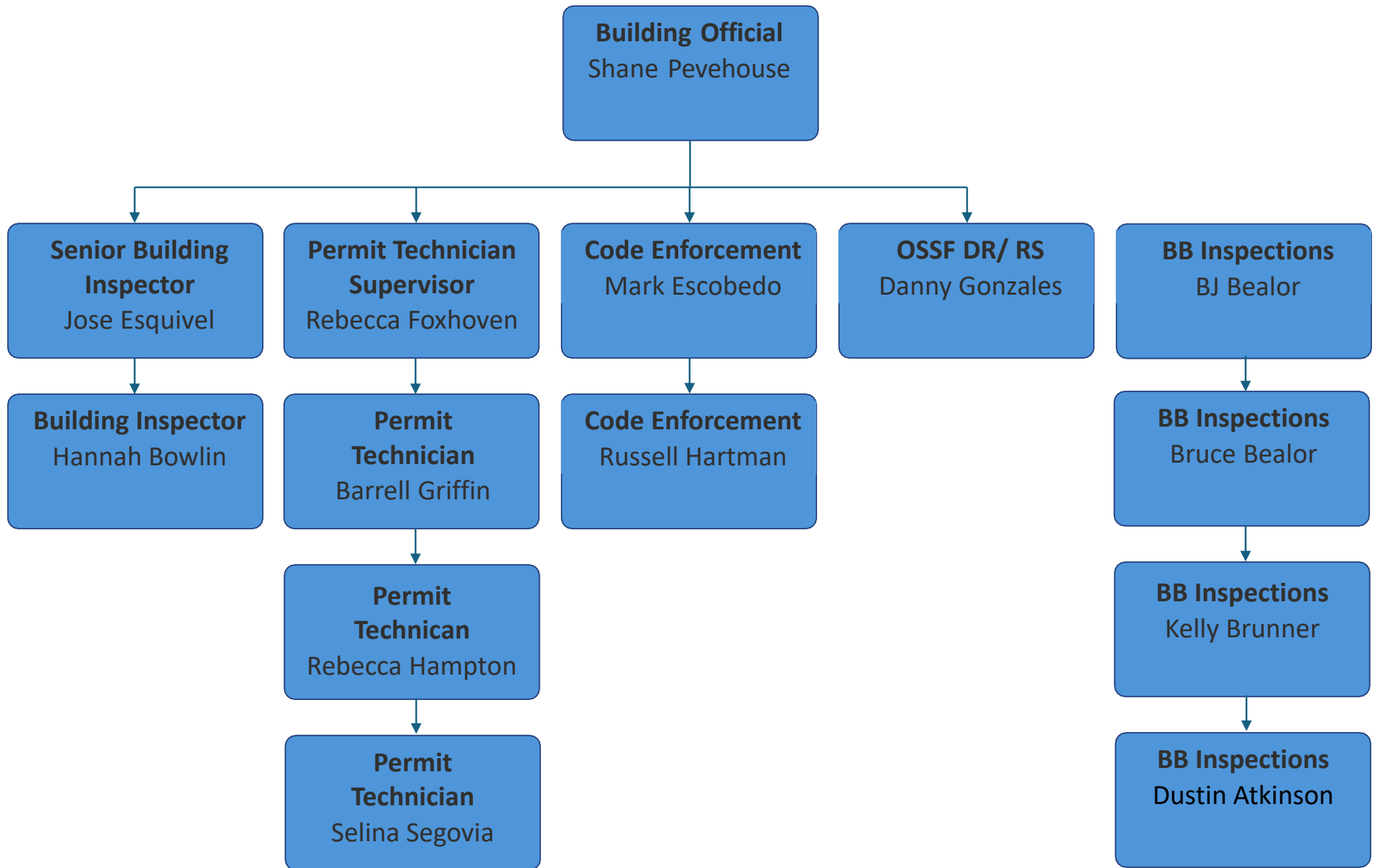


Department Overview:

- The Dripping Springs Building Department purpose is to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

Objectives:

- Permit issuance and management
- Construction plan reviews and inspections
- Environmental health reviews and inspections
- Code Enforcement
- Community outreach and education



*Building
Department
Year in Review*



Services (Oct 1 – Mar 14):

- Applications Received and Processed – 723
- Permits Issued - 651
- Building Inspections – 6,018 (Jose completed 473)
- Sign Plan Reviews – 30
- Sign Inspections – 53
- Residential Lighting Inspections – 469 (all by permit techs)
- Notice of Violation – 26
- Court cases – 2
- Environmental Health Plan Reviews – 85
- Environmental Health Inspections – 260

FY 2025:

- Building Construction Plan Reviews – 395

Plan Review Times (average):

- Commercial New – 77 days
- Commercial Remodel – 61 days
- Commercial TFO – 58 days
- Commercial C/O – 11 days
- Commercial Fire – 7 days
- Commercial Stand-Alone Trades – 30 days
- Residential New – 12 days
- Residential Stand-Alone Trades – 6 days
- Residential Pool – 31 days

Projects:

- Fee schedule update
- 2024 Code adoption working group
- ISO (International Organization for Standardization) BCEGS (Building Code Effectiveness Grading Schedule) inspection preparation
- Outdoor Lighting Ordinance sunset clause expiration inspections

FY 2026 and Beyond:

- In FY '24 BLDG added a full time Environmental Health Inspector and a second Code Enforcement Officer; neither had a dedicated vehicle. I asked for 1 vehicle in FY '25 and it was denied. In FY '25 we added a second Building Inspector without a dedicated vehicle. BLDG will ask for 2 vehicles in FY '26.
- In FY '24 we hired a full-time Environmental Health Inspector. The new inspector has revamped the departments documents and requirements to align with the state regulations. The additional requirements have significantly increased the administrative burden and has not reduced the speed of reviews or inspections. BLDG will ask for an administrative assistant for Environmental Health.