

# Town Council Agenda Item Report

Agenda Item No. 2017-115-0

Submitted by: Todd Wright

Submitting Department Administration

Meeting Date: May 9, 2017

## **SUBJECT**

Approval of Items Related to Wake County Inspections Interlocal Agreements:

- Resolution 2017-115-0A Adopting the Interlocal Agreement for the Centralization of Building Permitting and Inspections for Wake County Government and Wake Technical Community College Construction and Renovation Projects

- Resolution 2017-115-0B Amending the Interlocal Agreement for the Centralization of Building Permitting and Inspections for Wake County Public School System Construction and Renovation Projects - Todd Wright, Assistant Town Manager

Brief- May 9

Action- June 27

## **Recommendation:**

1. Approve Wake County Inspection Interlocal Agreement for Wake County and Wake Technical Community College Construction and Renovation Projects.
2. Approve First Amendment extending the Wake County Public School System Inspections Interlocal Agreement for another ten years.

## **Updates/History of Briefing:**

Not Applicable

## **Executive Summary and Background Information:**

Wake County Inspections Interlocal Agreement (ILA)

Beginning in March 2008, Wake County entered into an interlocal agreement with all Wake County municipalities to centralize the building permitting, building plan review, and building inspections of all Wake County Public School System projects into Wake County's Planning, Development & Inspections Division. The purpose of this effort was to provide consistency and efficiency in the implementation of public school facilities by allowing one agency to provide the building permitting and inspections services. After nearly ten (10) years of this partnership, the process has proved beneficial and accommodating for all parties.

After careful review, it is believed that the same benefits of consistency and efficiency can be gained with this same model as it relates to the building permitting and inspections process for Wake County and Wake Technical Community College construction and renovation projects. As such, Wake County and the Towns of Apex, Cary, Garner, Holly Springs, Morrisville, Wake Forest, and City of Raleigh desire to enter into an interlocal agreement to centralize the building permitting and inspections services for all Wake County and Wake Technical Community College construction and renovation projects to Wake County Planning, Development & Inspections. The Towns of Knightdale, Rolesville, Wendell, and Zebulon are excluded from this ILA as the County already contracts with these municipalities to provide building permitting and inspections services.

Key highlights of the Interlocal Agreement include the following:

1. Wake County agrees to provide uniform enforcement of the North Carolina State Building Code to all Wake County and Wake Technical Community College construction and renovation projects located in its own territorial jurisdiction and municipal jurisdictions of the parties to the Agreement, including enforcing Town of Morrisville local ordinances that are applicable.
2. Wake County agrees to provide qualified personnel to perform the work under this Agreement.
3. Wake County will collect fees for building permits issued to Wake County and Wake Technical Community College construction and renovation projects.
4. Wake County will issue Certificates of Occupancy for all Wake County and Wake Technical Community College construction and renovation projects only after the municipal jurisdiction provides a letter of compliance that all local development regulations have been met.
5. Wake County will assume the municipalities' legal responsibility associated with the centralization of these functions.
6. Municipalities will collect fees and maintain enforcement of their local ordinances and regulations related to zoning, storm water, transportation, landscaping, buffers, utilities, and other aspects of site development not governed by the North Carolina State Building Code.
7. Municipalities will issue Letters of Compliance to Wake County at three stages of the building permitting and inspections process to ensure the project is compliant with all required local development regulations: 1) prior to the County commencing review of the building plans; 2) prior to the County issuing the building permits; and 3) prior to issuing Certificates of Occupancy.
8. The term of the Agreement is 10 years beginning July 1, 2017. Any Party shall have the right to withdraw or terminate participation in this Agreement upon 120-day notice to the County.

#### Wake County Public School System ILA Amendment

On March 1, 2008, Wake County entered into an Interlocal Agreement (ILA) with the Towns of Apex, Cary, Garner, Holly Springs, Knightdale, Morrisville, Rolesville, Wake Forest, Wendell, Zebulon and City of Raleigh to centralize the building permitting, building plan review, and building inspections of all Wake County Public School System projects into Wake County's Planning, Development & Inspections Division. Subsequently, on December 7, 2015, Wake County and the Town of Fuquay-Varina entered into the same agreement. The purpose of this effort was to provide consistency and efficiency in the implementation of public school facilities by allowing one agency to provide the building permitting and inspections services. After nearly ten (10) years of this partnership, the process has proved beneficial and accommodating for all parties.

Both agreements are scheduled to expire on February 28, 2018. The desire from all parties is to extend the agreement for an additional ten (10) years. The original agreements authorized the County to provide uniform enforcement of the North Carolina State Building Code to all Wake County Public School System construction and renovation projects located in its own territorial jurisdiction and municipal jurisdiction of each party. This First Amendment will extend the term for ten (10) years.

#### **Potential Options:**

1. Approve both the Wake County Inspections ILA and Wake County Public School System ILA Amendment.
2. Approve the Wake County Inspections ILA and not approve the Wake County Public School System ILA Amendment.

3. Approved the Wake County Public School System ILA Amendment and not approve the Wake County Inspections ILA.
4. Not approve the Wake County Inspections ILA and not approve the Wake County Public School System ILA Amendment.

**Staff Recommendation:**

Staff recommends approving the Wake County Inspections ILA and approving the Wake County Public School System ILA Amendment.

**ATTACHMENTS**

- [2017-115-0 Wake Co Inspections Interlocal Brief Supp.pdf](#)
- [2017-115-0A RES Wake County Inspections ILA.docx](#)
- [2017-115-0B RES Wake County Public School System Inspections ILA.docx](#)
- [2017-115-0 ATTH 01 Wake County Inspections ILA.pdf](#)
- [2017-115-0 ATTH 02 WCPSS Inspections First Amendment ILA.pdf](#)
- [2017-115-0 ATTH 03 WCPSS Inspections Original ILA.pdf](#)
- [2017-115-0 ATTH 04 Wake Technical Community College Meeting Space Letter.pdf](#)