

# City of Rockland

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## Code Enforcement Department

### **Mission Statement**

The mission of the Code Enforcement Office is to assist the public in understanding and complying with all City Codes and other regulations pertinent to the development and maintenance of buildings and properties.

### **Department Description**

The Code Enforcement program is based on the Comprehensive Plan and supported by State Statutes and Local Ordinances. It helps encourages and guide development, preserve and improves neighborhoods, and protect our environment and its valuable resources. Fair and consistent enforcement of codes and other regulations, preserves the safety and value of existing buildings and the welfare of neighborhoods through the enforcement of regulations pertaining to the maintenance of buildings and properties. To that end, the permitting, licensing and inspection processes are the main tools used to implement an effective code enforcement program. The City of Rockland Code Office administers, issues permits, and inspects for no less than twelve land use regulations, nine State-adopted codes relating to construction and changes of use, and four codes and regulations related to plumbing.

### **Previous Year's Highlights**

- Both David Kalloch and John Root attended the required training and are both fully certified in all aspects of MUBEC. These mandatory regulations consist of the IBC/2009, IRC/2009, IEBC/2009, IECC/2009; ASHRAE 90.1 – 2007, ASHRAE 62.1 – 2007, ASHRAE 62.2 – 2007, and ANSI E-1465-2006.
- Worked in conjunction with local building supply businesses and others to provide much needed training for building contractors and other interested parties. David Kalloch, George Terrien and John Root held a Viking Lumber sponsored presentation on MUBEC Basics for a full house of 160 individuals involved in the building trades. Those who attended were grateful for information we provided and demonstrated a need for better communications between code officials and builders.
- The Code Enforcement Department has made a concerted effort to assist builders and homeowners in helping them understand the new MUBEC laws. This process has been one of our greatest accomplishments as it has helped improve relationships between Code Enforcement and the community.

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- Corrected data coding errors within the Vision (a customized permit database) system, allowing for better trend analysis. And implemented better guidelines for the administrative assistants to more accurately review and enter data into the system. This will be very beneficial in budgeting and for determining if and when our fee structure needs to be revised.
- Building permit revenues for renovations exceeded those for new construction and clearly, businesses and residences are willing to continue to invest in Rockland and the Code Enforcement Department is an integral part of the improvement process.

### Goals & Objectives

- Continue to educate ourselves and the community in all enforceable regulations.
- Provide recommendations for the Site Plan Review Ordinance to streamline the review process for minor developments.
- Establish regular departmental meetings for review of larger projects undergoing Planning Board review.
- Establish better review procedures and develop and improve inspection forms and procedures for inspections.
- Follow through with final inspections and sign-off or issue CofO for all permits.
- Enforce Property Maintenance Code violations, especially those brought to our attention through complaints.
- Work with City Attorney to reduce time spent on uncooperative violators.
- Work with administrative assistants to better organize our office.
- Develop a storage mechanism for plans that have to be kept and dispose of those that do not.

### 5-Year Goals and Objectives

- The City of Rockland has seen many positive improvements in recent years. My department's long-term goal is to assist developers in continuing to invest in the City, providing well-planned, safe and attractive development. We will work to continue to be seen as a resource rather than an obstruction. At the same time, we will aggressively enforce property maintenance codes to ensure that those who live and own businesses here can be assured their neighborhoods, in which they have invested, will be well maintained, clean and safe.