

Fire Safety Inspections and Commercial Building Reinspection Fees

Community Safety Subcommittee
March 22, 2024

Presentation Purpose & Agenda

Purpose:

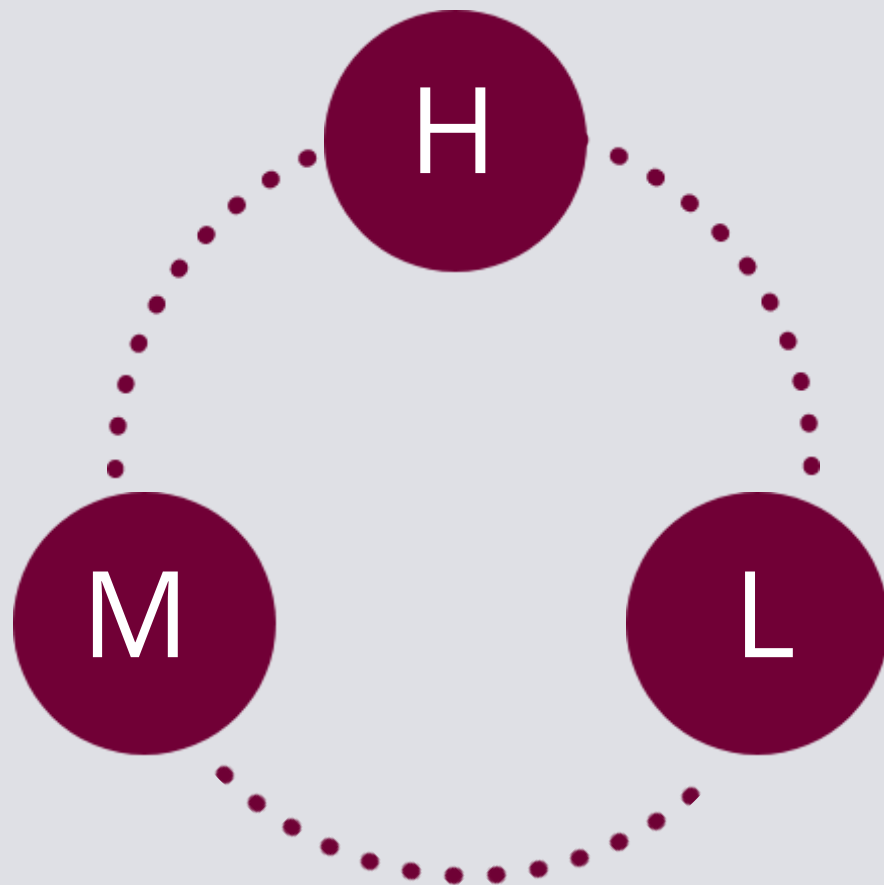
- Incent adherence to fire safety standards in commercial buildings for the safety of the community.

Agenda:

- Overview of Inspection Program
 - Risk-Based Inspections
 - Fire Inspector Personnel & Regional Comparisons
 - Existing Inspection & Reinspection Numbers
 - Current & Recommended Fees

RISK-BASED INSPECTION PROGRAM

National Fire Protection Administration / ISO Public Protection Classification / Commission on Fire Accreditation International



HIGH RISK (1,792)

Annual Inspections of occupancies where there is high risk for fire and high consequence to human life (Nursing Homes, Haz Mat Facilities)



MEDIUM RISK (2,634)

Biennial Inspections of occupancies that have moderate risk of fire, moderate consequence to human life, or have a large footprint (Warehouse, Grocery Stores)



LOW RISK (3,342)

Triennial Inspections of occupancies that have low risk of fire, low consequence to human life, or have a small footprint (Strip Malls, Small Convenience Stores)

INSPECTORS / INSPECTABLE OCCUPANCIES

INSPECTORS

Tempe

8,700 Inspectable
Occupancies
1:966

9

10

Scottsdale

8,000 Inspectable
Occupancies
1:800

Gilbert

6,100 Inspectable
Occupancies
1:762

8

12

Mesa

10,500 Inspectable
Occupancies
1:875

Glendale

6,500 Inspectable
Occupancies
1:650

10

5

Chandler

8,000 Inspectable
Occupancies
1:1,600

Council approved adding two (2) inspectors in FY 23-24 budget; two additional inspectors are recommended in FY 24-25 budget, contingent upon revenue offset from fees

2023 ASSIGNED / COMPLETED INSPECTIONS



HIGH RISK

ASSIGNED: 1,792
COMPLETED: 510



MEDIUM RISK

ASSIGNED: 1,317
COMPLETED: 404



LOW RISK

ASSIGNED: 1,114
COMPLETED: 453

2023 BREAKDOWN OF INSPECTIONS CONDUCTED



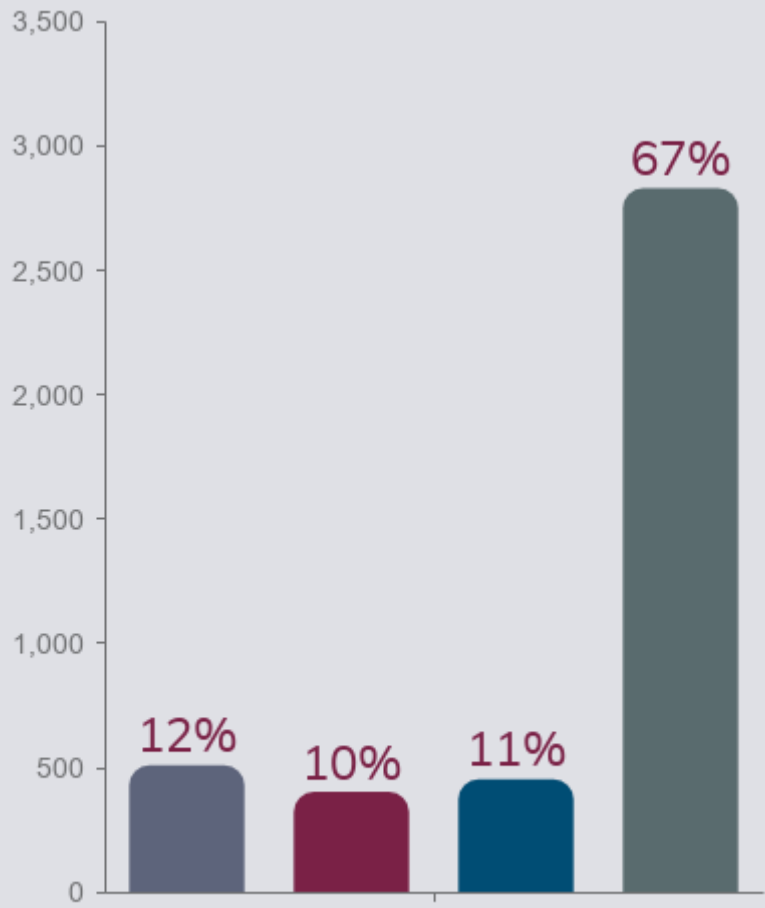
HIGH RISK

510



MEDIUM RISK

404



LOW RISK

453



RE-INSPECTION

2,828

Moderate Risk Gym Example

	9/11/2023	INITIAL INSPECTION Six Violations Noted
FIRST REINSPECTION No Progress Made	10/12/2023	
	11/27/2023	SECOND REINSPECTION No Progress Made
THIRD REINSPECTION No Progress Made, \$40 Fine	1/02/2024	
	2/05/2024	FOURTH REINSPECTION No Progress Made, \$40 Fine
FIFTH REINSPECTION All Violations Corrected	3/13/2024	

Common Violations: Exit Lights, Fire Extinguishers, Alarm Testing, Sprinkler System Inspection, Blocking Electrical Panel, Extension Cords

2023 REINSPECTION BREAKDOWN

Reinspection #2

Reinspection #4

506

502

438

388

938

Reinspection #1

Reinspection #3

Reinspection #5+



RECOMMENDATION

Assess reinspection fees after the first inspection and raise fee amounts.

- Incent code compliance / building and fire safety
 - Businesses that are compliant on initial inspection or correct violations on first reinspection would pay no fees.
- Generate revenue to offset cost of two (2) additional inspectors recommended in 2024-25 budget
 - Higher rate of compliance = reduced need for more inspectors over time
 - Fire inspection costs covered by fee revenue in most Valley cities

Current Fee Schedule

CITY	First Inspection	Re-Inspection #1	Re-Inspection #2	Re-Inspection #3	Re-Inspection #4
Chandler	\$0	\$0	\$0	\$40	\$40
Mesa	\$153 - \$1,274	\$0	\$50 - \$100	\$50 - \$100	\$50 - \$100
Glendale	\$55 - \$330	\$0	\$0	\$159	\$159
Peoria	\$50 - \$1,950	\$0	\$50 - \$1,950	\$50 - \$1,950	\$50 - \$1,950
Gilbert	\$15 - \$50	\$0	\$0	\$0	\$50
Scottsdale	\$0	\$200	\$200	\$200	\$200

Proposed Fee Schedule

CITY	First Inspection	Re-Inspection #1	Re-Inspection #2	Re-Inspection #3	Re-Inspection #4
Chandler	\$0	\$0 Violations Corrected \$100 Violations Not Corrected	\$0 Violations Corrected \$150 Violations Not Corrected	\$0 Violations Corrected \$200 Violations Not Corrected	\$0 Violations Corrected \$200 Violations Not Corrected
Mesa	\$153 - \$1,274	\$0	\$50 - \$100	\$50 - \$100	\$50 - \$100
Glendale	\$55 - \$330	\$0	\$0	\$159	\$159
Peoria	\$50 - \$1,950	\$0	\$50 - \$1,950	\$50 - \$1,950	\$50 - \$1,950
Gilbert	\$15 - \$50	\$0	\$0	\$0	\$50
Scottsdale	\$0	\$200	\$200	\$200	\$200

PROPOSED FEES APPLIED TO 2023 REINSPECTIONS

Reinspection #2

Reinspection #4

\$0

\$27,900

\$36,500

\$43,650

\$94,250

Reinspection #1

Reinspection #3

Reinspection #5+

TOTAL FEES \$202,300

PROPOSED NEXT STEPS

- April – June 2024: Business outreach and education
- June 2024: Council adoption of final FY 24-25 budget, including two new Fire Inspector positions
- July - August 2024: Notice of Intent to modify fee schedule (posted 60 days on City website)
- October – November 2024: Council vote on modified fee schedule (action item)
- January 1, 2025: New fee schedule effective date