



Radnor Township

Community Development Department

- 2021 Budget Presentation -

Unprecedented Times, Unprecedented *Performance*



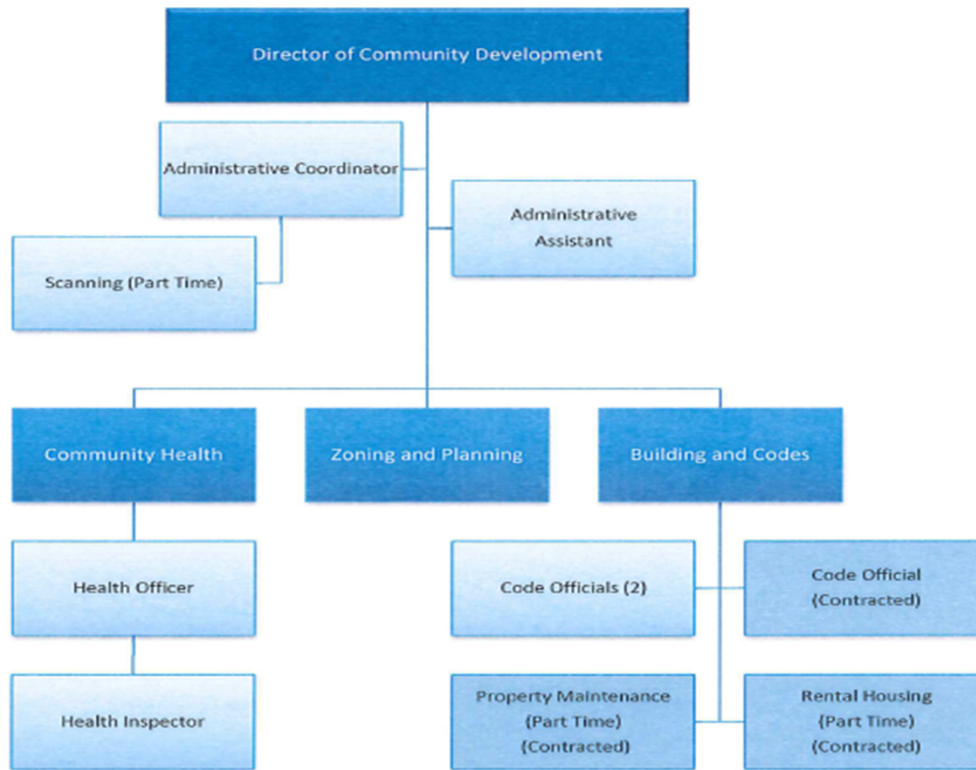
Mission

- ❖ Serve the Residents and Businesses of Radnor Township through the administration and enforcement of regulatory ordinances.
- ❖ Assure the health, safety, and welfare of our residents and businesses.
- ❖ Provide efficient and courteous service.
- ❖ Dedicated to maintaining a safe and welcoming environment.



Organizational Chart

RADNOR TOWNSHIP COMMUNITY DEVELOPMENT



❖ Current In-house Staffing:

- 6 full time
- 1 part time (property maintenance)
- 1 part time (Administrative – **not filled**)

❖ 3rd Party Consultants:

- 2 full time (code officials)
- 1 part time (rental housing)





Administrative Responsibilities



- ❖ Process:
 - permit applications and payments
 - contractor's license and insurance information
 - food licenses and annual renewal letters and receipts
 - rental housing licenses – new and renewal
 - public pool licenses - new and renewal
 - ZHB, DRB, and HARB applications, prepare packets for Board members and publish legal notices
- ❖ Prepare monthly reports for the County Board of Assessment
- ❖ Process Departmental Right-to-Know requests
- ❖ Schedule Code Officials inspection appointments



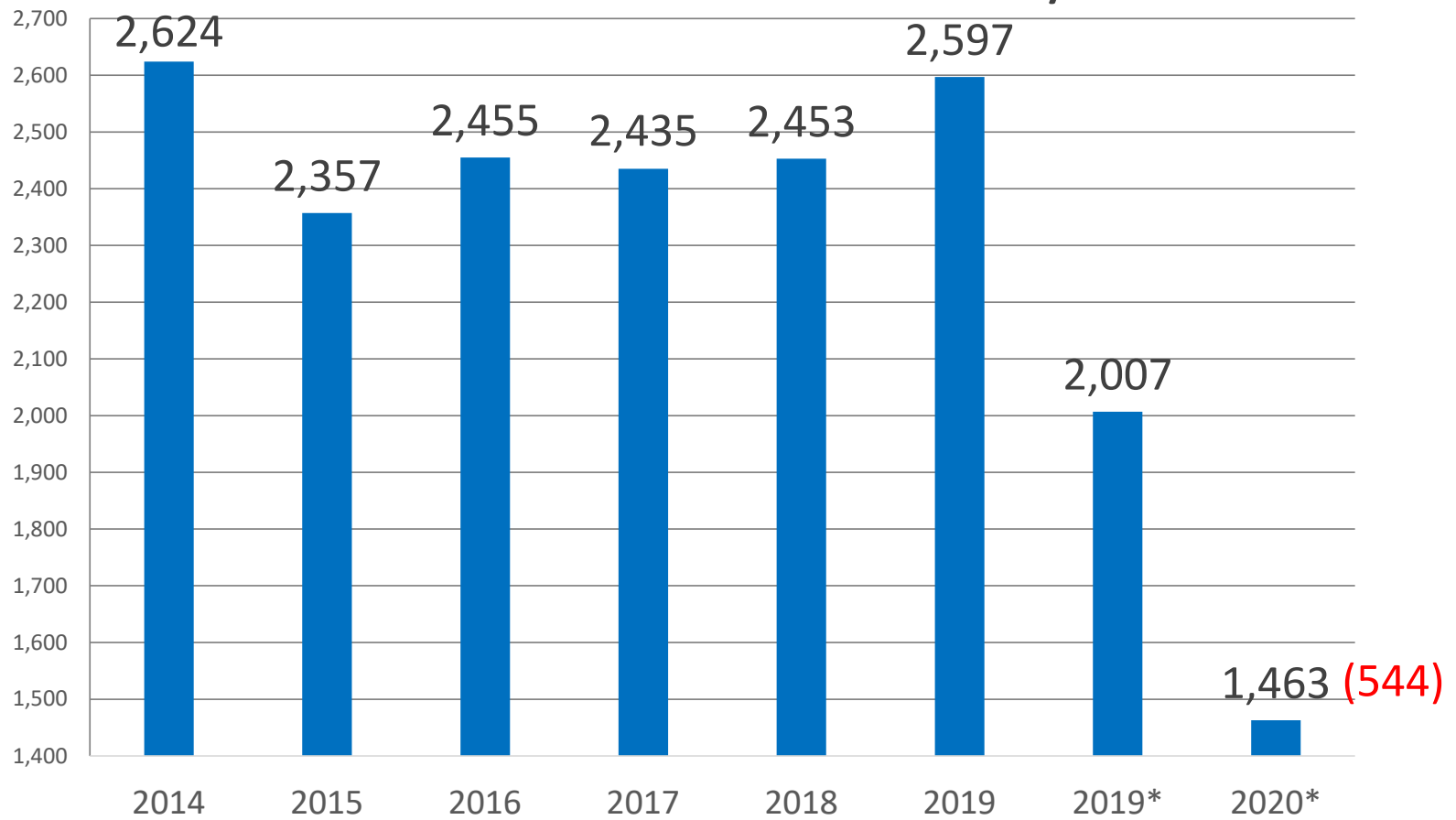
Applications and Permits



Community Development processes:	Issued 2019	Issued 2019 (1/1 to 9/30)	Issued 2020 (1/1 to 9/30)
Construction permits (building, electric, mechanical, plumbing)	2,361	1,822	1,297 (525)
Zoning Permits	114	88	100
Banner Permits	8	4	3
Fire	7	7	0
Design Review Board Applications	61	48	34
Historical/Architectural Review Board Applications	19	17	8
Zoning Hearing Board Applications	27	21	21
TOTALS	2,597	2,007	1,463 (544)



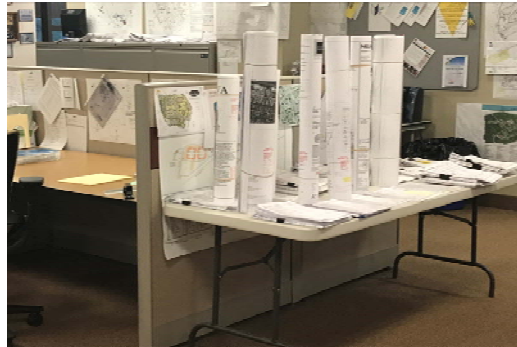
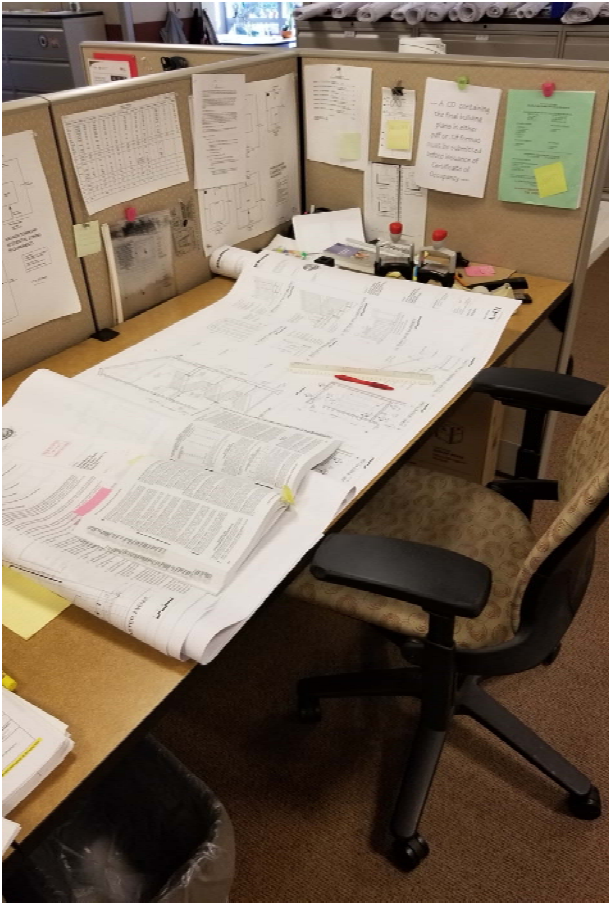
Permit/License Activity



* Comparatively from January 1 through September 30th of each year



Codes and Inspections



- ❖ Perform Plan Review and issue permits for processing
- ❖ Perform building related inspections
- ❖ Hold meetings with architects, builders, residents, and staff
- ❖ Respond to complaints
- ❖ Support and respond to Emergency Situations 24/7
- ❖ Serve as Township liaisons to Historical Architectural Review Board, Design Review Board, Zoning Hearing Board, Code Appeals Board, Rental Housing Appeals Board
- ❖ Coordinate with other Township Departments





Code Officials

Andy Pancoast

Barry Isett Associates (2 Building Inspectors, Plan Review)

Bill Bruno – Property Maintenance Inspector



2020 (January 1 to September 30)

1,297 Building Permits submitted for review. A bundle application typically consists of applications for building, electric, mechanical, and plumbing. Commercial projects also contain, fire alarm and sprinkler applications.

1,409+ inspections performed

153 complaints

1,107 open permits





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Rental Housing

Barry Isett Associates (1 Inspector)



Rental Licenses Total	952
Total Units	3,436
Non-Student	
Total Units	3,363
Student	
Total Units	73



Health Responsibilities

Marie Carbonara, Health Officer
Kady Carlomagno, Health Inspector



- ❖ Review applications and issue food establishment licenses and perform inspections for food establishments.
- ❖ Review applications and issue licenses and perform inspections for public bathing facilities.
- ❖ Assess Community Health needs and provide health information and promote disease prevention.
- ❖ Investigate communicable diseases; infection control
- ❖ Respond to health related issues (Animals, Food, Property Maintenance/Hoarding)
- ❖ Serves as Township liaison to the Board of Health
- ❖ Supports and Responds to Emergency Situations 24/7
- ❖ Inspect Temporary Food Events
- ❖ CPR / AED / First Aid Instructor

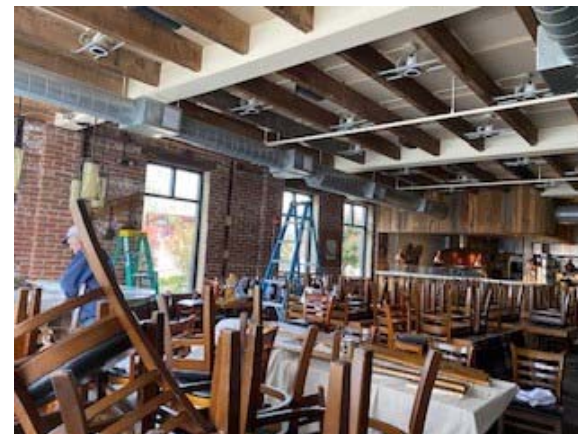




Health Permits and Licenses 2020

Food Licenses:	237
Outdoor Dining Permits:	28
Bathing Place/Pool Licenses:	37
Temp. Outdoor Dining Permits:	13





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Fire Safety Inspections

- ❖ Radnor Township currently has a formal inspection program for residential rental units only.
- ❖ **We do not** have a formal inspection program for commercial properties.
- ❖ Approximately 2,000 businesses in Radnor Township are subject to fire safety inspections under the adopted International Fire Code
 - IFC Section 106.2 – *The fire code official is authorized to conduct such inspections as are deemed necessary to determine the extent of compliance with the provisions of this code...*
- ❖ Fire Safety Inspections are intended to identify and prevent life safety issues such as --
 - Dangers to the public from fires in commercial properties.
 - Dangers from property owner's complaisance.
 - Injury to local emergency services and first responders.





Fire Safety Inspections

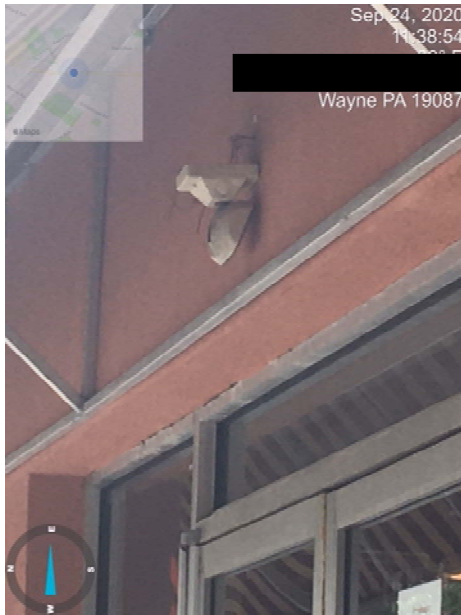
Are they really needed?





Fire Safety Inspections

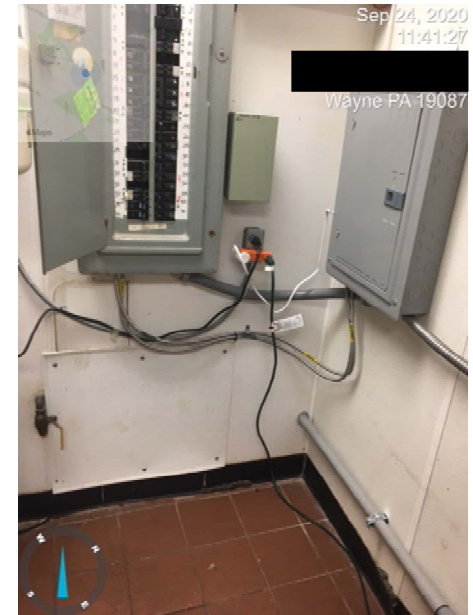
- ❖ Departmental Staff are finding significant violations of the IFC and IPMC when they are on site performing other inspections or are called out to a site to respond to an emergency.
 - Items such as non-functioning alarms, exposed/broken/overloaded electrical components, out-of-date fire suppression systems, and blocked means of egress.



Broken Emergency Light



Out of Date Extinguisher



Over-loaded Outlet



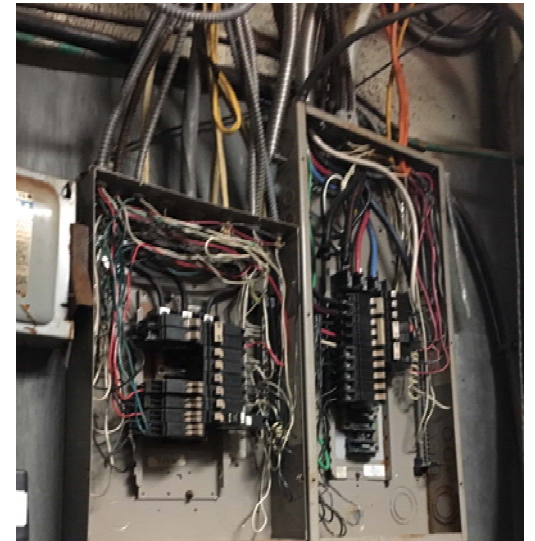
Fire Safety Inspections



Exposed Wires



Emergency Exit Blocked



Exposed Panel





Fire Safety Inspections

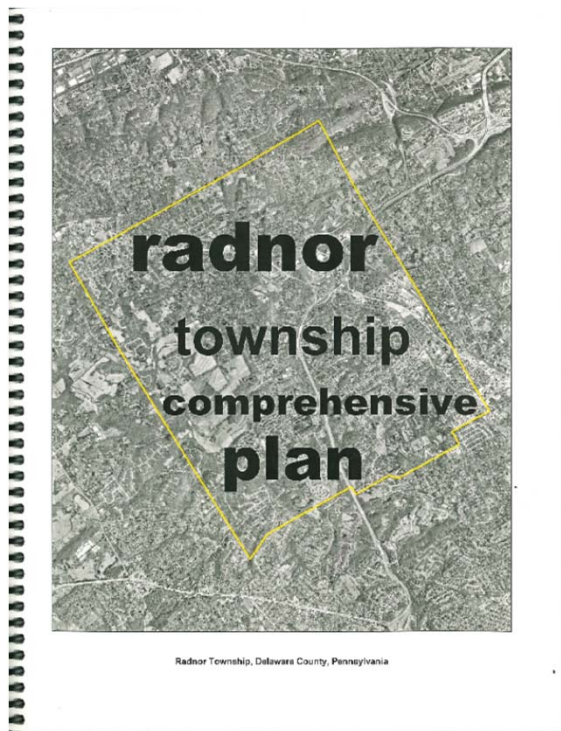
- ❖ Current approved staffing levels do not allow for a formal Fire Safety Inspection program to be established.
- ❖ The Goals of this program are to:
 - Review safety measures, fire equipment, and address any associated concerns from businesses.
 - Ensure businesses are maintaining safe conditions.
 - Protect the Health, Safety, and Welfare of our entire community.
- ❖ Inspections would be done annually.
- ❖ First round of inspections funded by Township; 1 FTE.
- ❖ In subsequent years, the inspection would be billed directly to the Business owners with no cost to the Township.





Comprehensive Plan Update

(Future Consideration)



- ❖ Pennsylvania's Municipalities' Planning Code states that the municipal comprehensive plan be reviewed every ten years (Article III Comprehensive Plan Section 301 (c)).
- ❖ Radnor last updated the municipal Comprehensive Plan in 2003 and is overdue for a review.
- ❖ The Comprehensive Plan is an important tool that sets forth the framework for future development of the Township.
- ❖ The plan identifies the how and where development should or should not occur with long range goals and objectives.





Archive File Scanning (Future Consideration)

- ❖ Historical property files/records are stored in the basement and in the departmental areas of the Township Building
- ❖ Files are frequently accessed in response to requests such as right to know requests or property research
- ❖ Most of the records are required to be retained.
- ❖ Accessing files in paper format can be time consuming.
- ❖ Scanning the files will reduce the storage area footprint in the basement and allow area to be better utilized
- ❖ Scanning will allow for instant access to property records for Staff at their desktop computers.





e-Code 360 Maplink (Future Consideration)

Interactive Zoning Map



Updated With Your Code

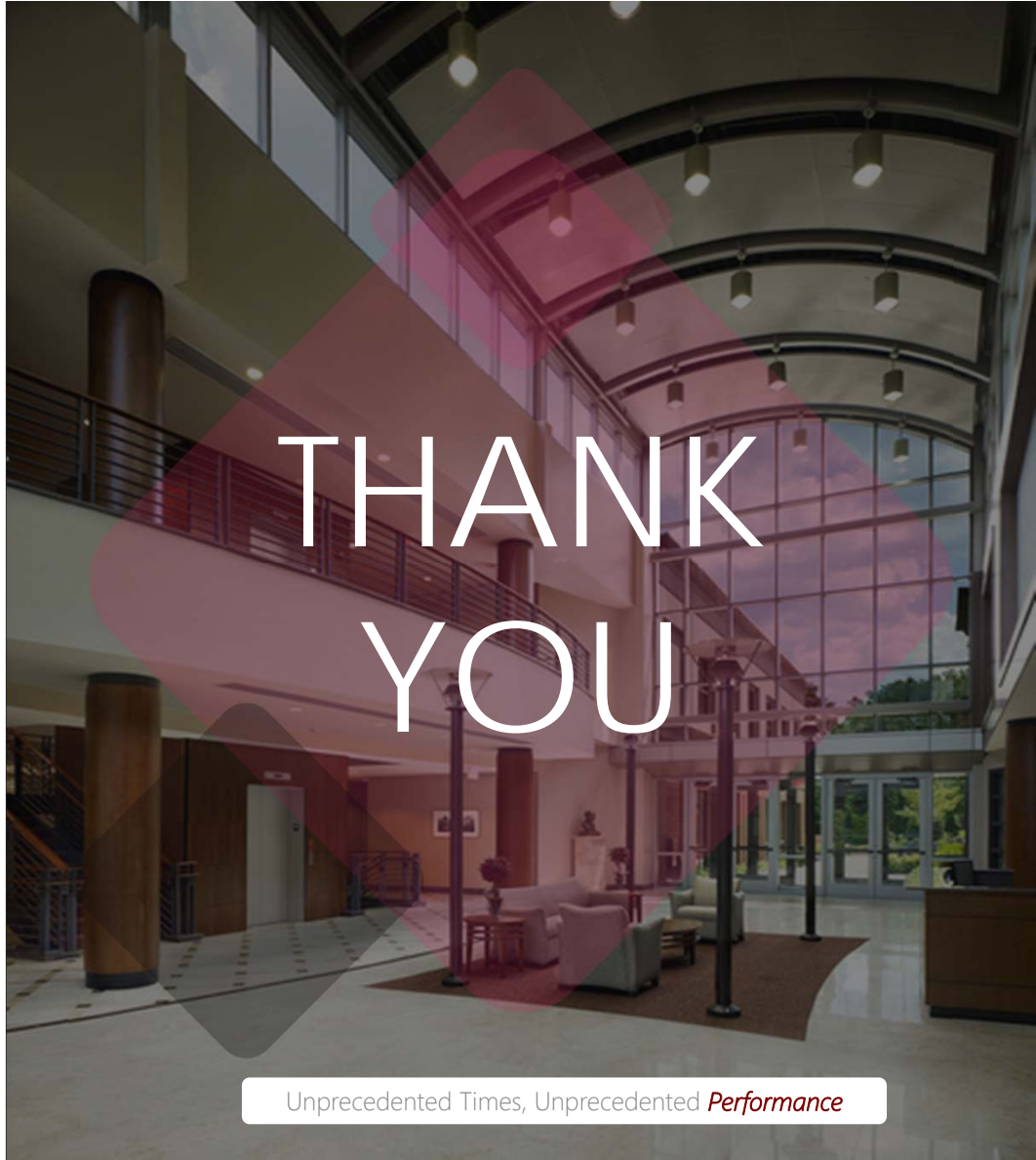
- exists; six feet otherwise
- Accessory building setback, s**
minimum: 4 feet
- Building height, minimum:** 30
- Build-To Line:** 0 feet/sidewalk
- Design Standards:** Additional c
standards for this district can be
§595-128. The context sensitive
standards of Article XXXV have been incl
General Req...ments section of these si
convenience.
- Impervious surface, maximu**

Multiple Search Options

- What land uses are allowed in**
(Filter By District)
- Where can I put my business?**
(Filter By Land Use)
- Find zoning information for a p**
(Find Property)

Allows easy access for Residents, Businesses, Developers, and Contractors to the specific detailed zoning regulations for every property in the Township, including zoning district, setbacks and coverages, and allowable uses.





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