

CITY OF BELLEVILLE

Annual Building & Development Report - 2014

Construction and development activity within the corporate limits of Belleville for the year 2014 exceeded \$29,000,000, which was less than the preceding year. The information found in this report has been gathered from the Health, Housing and Building Office through the tabulation of the permits issued for calendar year 2014.

In total, **some 307 building permits** were issued by the City of Belleville for all classifications and types of work requiring permits. Total construction value as represented by the permits issued was **\$29,099,984**. The figures for 2014, as indicated above, can be compared to the numbers that were compiled in 2013 with 321 building permits issued with a total construction value of **\$33,766,987**.

It should be pointed out that the construction value does not reflect the total cost and investment of the project. The cost of land acquisition and site preparation, etc. are not calculated in the estimates provided for building permits. Electrical, Plumbing and HVAC Systems are now represented in the construction value and cost of the Building Permits under the Combination Permit.

A breakout of the building permits issued during 2014 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2013 & 2014

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	<u>2013</u>		<u>2014</u>	
RESIDENTIAL				
New Single Family	28	4,499,125	28	4,146,862
New Single Family Attached (Condo)	3	605,000	0	0
New Two-Family	3	457,700	0	0
Multi-Family (New)	1	120,000	1	4,647,000
Additions, Alterations, Remodels	125	1,701,409	163	2,373,830
Mobile Homes/Modular	1	1,000	2	5,750
Minor Work Permit	22	212,850	5	339,470
Garages, Carports, Sheds	31	254,695	39	233,250
SUB-TOTAL	(214)	(7,851,079)	(238)	(11,746,162)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	21	641,007	5	6,726,192
Additions/Tenant Finish to existing facilities	58	3,006,411	56	8,688,630
Minor Work Permit	13	21,584,990	4	99,000
SUB-TOTAL	(92)	(25,232,408)	(65)	(15,513,822)
INDUSTRIAL				
New Construction	7	107,500	0	0
Additions/Tenant Finish to existing facilities	1	20,000	2	920,000
Minor Work Permit	6	127,000	0	0
SUB-TOTAL	(14)	(254,500)	(2)	(920,000)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	1	429,000	2	920,000
Minor Work Permit	0	0	0	0
SUB-TOTAL	(1)	(429,000)	(2)	(920,000)
<u>TOTALS</u>	<u>321</u>	<u>33,766,987</u>	<u>307</u>	<u>29,099,984</u>

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (163) were for improvements to residential properties with 28 permits issued for new single family homes. This compares to 28 new housing starts in 2013, 27 new housing starts in 2012 and 37 new housing starts in 2011. The majority of new home construction within the corporate limits of Belleville over the past few years has occurred within Green Mount Commons, The Orchards, and Maple Hill.

One of the top priorities of the City Administration is to encourage development within the corporate limits and to promote annexation of undeveloped property. New residential construction occurring in Belleville over the past few years is summarized in the following chart.

NEW HOUSING STARTS 2010 -2013

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2011	37	0	4	3
2012	27	3	6	43
2013	28	3	3	1
2014	28	0	0	1

SUBDIVISION DEVELOPMENT / PLAT APPROVALS:

As previously noted, the City is continuing to promote residential development within the corporate limits of Belleville. During 2009 there have been several subdivisions that have expanded within the City as well as in the immediate unincorporated area. Following is a summary of such activity on residential developments:

Subdivision Name	Total Lots Approved in 2012	Expected Lots Upon Completion	Total Acreage Of Development in City
Master's Refuge	1		6.41

TOTAL PERMITS & FEES COLLECTED : 2011 - 2014

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2011 - 2014 follows:

ACTIVITY/PERMITS	2011		2012		2013		2014	
	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>
Building & Zoning								
Bldg. permits	363	67,978	370	82,938	304	103,047	304	100,143
Demo. permits	34	1,150	26	1,150	39	1,050	41	1,450
Sign permits	40	2,291	51	1,443	52	1,264	70	2,504
Sub-Total	(437)	(71,419)	(447)	(85,531)	(395)	(105,361)	(415)	(104,097)
Electrical								
Permits	506	17,285	520	19,135	648	21,230	723	22,090
License fees	108	5,350	103	5,150	101	5,050	100	5,000
Testing fees	8	200	7	175	10	250	7	175
Sub-Total	(622)	(22,835)	(630)	(24,460)	(759)	(26,530)	(830)	(27,265)
Gas, Oil & Solid Fuel Permits	28	2,633	76	1,600	85	1,503	95	1,495
Plumbing Permits & Fees	101	3,122	147	3,489	142	3,105	134	2,941
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(129)	(5,755)	(223)	(5,089)	(227)	(4,608)	(229)	(4,436)
Sewer Construction								
Sewer Contracts	83	289,743	68	289,120	65	236,425	72	311,255
Sewer Inspections	119	13,270	106	18,450	123	19,200	120	29,650
Excavation Permits	33	1,175	94	1,185	89	2,135	82	2,465
Dumpster Permits	23	1,150	12	600	16	800	19	950
Sub Total	(258)	(305,338)	(280)	(300,355)	(293)	(258,560)	(293)	(344,320)
Boards & Special Cases								
Zoning Bd. Cases	35	6,310	38	8,910	64	9,530	74	13,190
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	8	600	8	1,200	10	750	10	845
Home Occupations	15	750	26	1,300	79	7,900	28	1,400
Business Occupancy	76	760	105	10,500	27	1,350	106	10,600
Non-Conforming Uses	1	25	0	0	00	0	0	0
Zoning Certificates	0	0	0	0	0	0	0	0
Sub-Total	(134)	(8,445)	(184)	(21,910)	(116)	(93,780)	(218)	(26,035)
Master Plan/Prelim. Plat	1	0	0	0	0	0	0	0
Green Space Fees	0	0	1	7,380	0	0	0	0
Code Books	0	0	0	0	0	0	0	0
Copies, misc.---	114	1,115	142	1,420	142	1,420	0	0
Sub-Total	(115)	(1,115)	(143)	(8,800)	(143)	(8,800)	0	(188,220)
Totals	1,695	414,907	1,907	446,145	8,418	654,519	1,985	694,373

As can be noted from the above table, permit activity has increased with total fees collected in 2014 amounting to \$694,373.

Aeration and Septic permits and inspections are now coordinated through St. Clair County Health Department. This change occurred in the fall of 2005.

With coordinated departmental efforts, Building & Zoning, Economic Development & Planning and the Engineering Departments are now reflecting all revenues collected through a single annual report.

CONSTRUCTION AND TECHNICAL INSPECTIONS

A continuing goal of this Department is to provide the residents of Belleville and employees of City based businesses with safe environments. This effort is accomplished with Code Compliance and takes an entire team to accomplish. Our team is comprised of Building Inspectors, Technical Inspectors, Housing Inspectors and Secretarial Staff. The information set forth in this table shows the number of Inspections performed for the year for each Technical Field in the respective category. Due to space limitations in this report, we are able to bring you the current year's data only. Previous yearly data is available in the Building & Zoning Department.

Year 2014 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	42	31	17	20	110
Additions	34	15	3	25	77
Renovations	93	64	21	54	232
Complimentary Business (*F)	273	23	18	30	344
Other Building Related (*A)	6	0	0	0	6
Signs (*B)	9	9	0	0	18
Commercial Misc. (*D)	0	86	21	32	139
Service (*E)	0	17	0	0	17
Fire Dept Request	7	4	0	0	11
Complaints	56	16	0	20	92
Sub Total	520	265	80	181	1046
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	159	168	81	112	520
Additions	27	19	5	4	55
Renovations	191	113	34	70	408
Manufactured/Modular	7	2	0	2	11
Other Building Related (*A)	83	228	19	94	424
Housing – Technical (*C)	228	479	197	137	1041
Residential Misc. (*D)	24	27	2	0	53
Service (*E)	0	109	0	0	109
IGD Request	0	0	0	0	0
Complaints	620	36	39	84	779
Sub Total	1339	1181	377	503	3400
Grand Total	1655	1362	390	603	4010

(*A) Other Building Related Inspections would include barns, shed, roofing, siding, demolition, etc.

(*B) Inspections for Signs include the graphic and any electric used to operate sign.

(*C) Housing – Technical inspection made per the request of the Housing Inspector for the related field.

(*D) Commercial/Residential Misc. would include Air Conditioner units, Security Systems, Furnaces, Boilers, Water Heaters, Gas Logs, Solid Fuel Devices, Aeration/Septic Inspections, Misc. Plumbing Fixtures.

(*E) Service includes all New Services, Service upgrades and New/Replacement panels.

(*F) Complimentary Business Inspections are done through a Business License or at the request of the Department Head or Administration.

HOUSING OCCUPANCY INSPECTIONS & OCCUPANCY PERMITS:

The City Housing Inspection Program has been in operation since 1988. Through the program, all housing units within the corporate limits are required to be inspected before occupancy is permitted to ensure that minimum health and safety standards are in compliance. An "Occupancy Permit" is required to be obtained by the homeowner / tenant upon change of occupancy. Fees for the program are \$60.00 for an inspection and \$50.00 for each occupancy permit. As noted from the accompanying chart, the City collected \$300,300 in total fees (inspection & occupancy permits) for 2014. In comparison, the fees collected for occupancy permits in 2013 were \$294,285.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2010 – 2014

ACTIVITY	2010	2011	2012	2013	2014
Housing Inspections					
Original Inspections	2,454	2,346	2,454	2,590	2,662
Re-inspections	1,714	1,773	1,653	1,678	1,684
Total Inspections	4,147	4,227	3,989	4,132	4,346
Violations Detected					
Original Insp. w/ no violations	1,033	1,031	1,078	1,219	1,228
Original Insp. w/ violations	1,421	1,315	1,376	1,371	1,434
Re-inspections w/ no violations	1,286	1,188	1,243	1,248	1,251
Re-inspections w/ violations	487	455	435	392	433
Total Occupancy Permits Issued	2,637	2,507	2,772	2,774	2,659
Citations & Court Action					
Citations Issued	293	298	259	240	244
In Court	293	298	259	240	244
Nuisance Complaints	3,060	2,754	2,497	2,633	2,743
Housing Program Fees					
Crime Free Housing				165,600	188,220
Occupancy Permits	\$137,575	\$125,170	\$138,600	\$138,675	\$138,750
Inspection Fees	146,710	141,980	146,920	155,610	161,550
Penalty Fees	0	100	0	0	0
Total Fees	\$284,385	\$267,150	\$285,520	\$459,885	\$488,520

The number of occupancy permits issued by the Housing Office has DEC from 2,774 in 2013 to 2,659 in 2014. The above summary further shows that there were some 4,132 housing inspections conducted in 2013 as compared to 4,346 inspections in 2014.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 244 complaints either, through arrest, out-right abatement, signed agreement with the Housing Department, or in Court. Our Housing Inspectors handled all of these complaints along with the COPS unit.

DEPARTMENT ACHIEVEMENTS IN 2014

The following activities and projects were realized in 2014 with regard to the Building & Development Division and Housing occupancy Program. In these efforts, we are continuing to seek new avenues to service the citizens of Belleville.

1. Business Occupancy Permit: The department has added the requirement for all new businesses after May 1, 2008 to obtain an occupancy permit for a one time fee of one hundred dollars. This allows for inspections to verify the property meets all of our maintenance guidelines.

2. Ordinances: Strengthened and/or added the following ordinances: The Electrical ordinance was amended to include the Solar Photovoltaic System and the Hotel/Motel ordinance was changed to include extended stay units into the Crime Free Housing Program and Building Code regulations.

3. Carbon Copy Checklist. In an effort to communicate more effectively with homeowners, landlords and business people, our office is in the process of preparing written Checklists. These checklists will be written in the field and left at the inspection site. Residential and Commercial projects will have a checklist for every inspection, showing what the Inspector is evaluating and where deficiencies are located. In addition, the office staff will mail a copy of the checklist to the responsible party.

4. Staff Training. Our Inspectors continue to receive Continuing Education credits. This enables our staff to keep current with technology and to be aware of the new codes. This education in turn benefits the community in many aspects.

5. Identification and demolition of vacant dangerous structures. A priority of the City Administration is to improve the quality of neighborhoods through enforcement of property maintenance standards as well as pursue the demolition of sub-standard, vacant structures. Twenty six properties are in the condemnation process and legal action is being initiated. The City will continue to address this problem and work with legal counsel. In 2014, the City succeeded in the Demolition of five condemned structures along with bringing four other previously condemned properties into compliance.

6. Housing & Nuisance Complaints. Complaints are investigated in-house by the entire Housing Department Staff with assistance from the four Police officers now assigned to the Housing Department to enforce the City Ordinances and Codes.

7. Combination Building Permits: The Building Department started the Combination Permit in November 1998. Of the 304 Building Permits issued in 2014, 191 were for Combination Permits. The Combination Permit is designed to assist the customer in applying for a Permit.

8. Crime Free Housing: The Housing Department implemented the Crime Free Housing Ordinance on November 1, 2013. To date 1,234 landlords/owners have been certified and 7341 rental units have been registered under this program. Two additional Police Officers have been hired from the funds generated from this program and are assigned specifically to enforce the CFH ordinance.

FOR ADDITIONAL INFORMATION REGARDING THIS REPORT CONTACT:

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