

# CITY OF BELLEVILLE

## Annual Building & Development Report - 2015

Construction and development activity within the corporate limits of Belleville for the year 2015 exceeded \$11,000,000, 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 2015.

In total, **some 345 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 **\$11,881,777**. The figures for 2015, as indicated above, can be compared to the numbers that were compiled in 2014 with **305 building permits** issued with a total construction value of **\$29,099,984**.

*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 2015 follows:

### **BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2014 & 2015**

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	2014		2015	
<b>RESIDENTIAL</b>				
New Single Family	28	4,146,862	11	2,070,344
New Single Family Attached (Condo)	0	0	0	0
New Two-Family	0	0	0	0
Multi-Family (New)	1	4,647,000	0	0
Additions, Alterations, Remodels	163	2,373,830	215	3,117,311
Mobile Homes/Modular	2	5,750	2	3,000
Minor Work Permit	5	339,470	1	0
Garages, Carports, Sheds	39	233,250	33	261,909
<b>SUB-TOTAL</b>	<b>(238)</b>	<b>(11,746,162)</b>	<b>(262)</b>	<b>(5,452,564)</b>
<b>BUSINESS/COMMERCIAL</b>				
New Construction (retail, office, etc.)	5	6,726,192	0	0
Additions/Tenant Finish to existing facilities	56	8,688,630	76	5,935,113
Minor Work Permit	4	99,000	5	443,500
<b>SUB-TOTAL</b>	<b>(65)</b>	<b>(15,513,822)</b>	<b>(81)</b>	<b>(6,378,613)</b>
<b>INDUSTRIAL</b>				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	0	0	0	0
Minor Work Permit	0	0	0	0
<b>SUB-TOTAL</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>	<b>(0)</b>
<b>NON-FOR-PROFIT &amp; PUBLIC BLDGS.</b>				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	2	920,000	2	25,300
Minor Work Permit	0	0	0	0
<b>SUB-TOTAL</b>	<b>(2)</b>	<b>(920,000)</b>	<b>(2)</b>	<b>(25,300)</b>
<b>TOTALS</b>	<b>305</b>	<b>28,179,984</b>	<b>345</b>	<b>11,856,477</b>

## **NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS**

As noted from the summary report of building activity on the preceding page, the majority of permits issued (215) were for improvements to residential properties with 11 permits issued for new single family homes. This compares to 28 new housing starts in 2014, 28 new housing starts in 2013 and 27 new housing starts in 2012. 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 2012 -2015**

<b>YEAR</b>	<b>1-Family</b>	<b>Condo-SFA</b>	<b>2-Family</b>	<b>Multi-Family</b>
2012	27	3	6	43
2013	28	3	3	1
2014	28	0	0	1
2015	11	0	0	0

### **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:

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

**TOTAL PERMITS & FEES COLLECTED : 2012 - 2015**

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2012 - 2015 follows:

<b>ACTIVITY/PERMITS</b>	<b>2012</b>		<b>2013</b>		<b>2014</b>		<b>2015</b>	
	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>	<u>No.</u>	<u>Amount</u>
<b>Building &amp; Zoning</b>								
Bldg. permits	370	82,938	304	103,047	305	100,143	345	55,002
Demo. permits	26	1,150	39	1,050	41	1,450	42	1,050
Sign permits	51	1,443	52	1,264	70	2,504	44	1,552
Sub-Total	(447)	(85,531)	(395)	(105,361)	(416)	(104,097)	(431)	(57,604)
<b>Electrical</b>								
Permits	520	19,135	648	21,230	723	22,090	708	23,050
License fees	103	5,150	101	5,050	100	5,000	96	5,100
Testing fees	7	175	10	250	7	175	7	175
Sub-Total	(630)	(24,460)	(759)	(26,530)	(830)	(27,265)	(811)	(28,325)
<b>Gas, Oil &amp; Solid Fuel Permits</b>	76	1,600	85	1,503	95	1,495	114	2,018
<b>Plumbing Permits &amp; Fees</b>	147	3,489	142	3,105	134	2,941	211	4,979
<b>Aeration Fees/Inspections</b>	0	0	0	0	0	0	0	0
Sub-Total	(223)	(5,089)	(227)	(4,608)	(229)	(4,436)	(325)	(6,997)
<b>Sewer Construction</b>								
Sewer Contracts	68	289,120	65	236,425	72	311,255	30	100,125
Sewer Inspections		106	18,450		123	19,200		120
								29,650
								78
12,970								
Excavation Permits	94	1,185	89	2,135	82	2,465	39	1,825
Dumpster Permits	12	600	16	800	19	950	22	1,110
Sub Total	(280)	(309,355)	(293)	(258,560)	(293)	(344,320)	(169)	(116,030)
<b>Boards &amp; Special Cases</b>								
Zoning Bd. Cases	38	8,910	64	9,530	74	13,190	34	9,480
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	8	1,200	10	750	10	845	7	525
Home Occupations	26	1,300	79	7,900	28	1,400	29	1,450
Business Occupancy	105	10,500	27	1,350	106	10,600	102	10,200
Non-Conforming Uses	0	0	0	0	00	0	0	
Zoning Certificates	0	0	0	0	0	0	0	0
Sub-Total	(177)	(21,910)	(180)	(19,530)	(218)	(26,035)	(172)	(21,655)
Master Plan/Prelim. Plat	0	0	0	0	0	0	0	0
Green Space Fees	1	7,380	0	0	0	0	1	25,119
Code Books	0	0	0	0	0	0	0	0
Copies, misc.---	142	1,420	142	1420	0	0	0	0
Sub-Total	(143)	(8,800)	(142)	(1420)	(0)	(0)	(1)	(25,119)
<b>Totals</b>	<b>1,900</b>	<b>455,145</b>	<b>1,996</b>	<b>416,009</b>	<b>1,985</b>	<b>506,153</b>	<b>1,909</b>	<b>255,730</b>

As can be noted from the above table, permit activity has decreased with total fees collected in 2015 amounting to \$255,730.

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 2015 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	18	18	11	13	60
Additions	14	10	6	8	38
Renovations	94	56	9	46	205
Complimentary Business (*F)	222	27	15	18	282
Other Building Related (*A)	9	0	0	0	9
Signs (*B)	4	13	0	0	17
Commercial Misc. (*D)	0	75	9	24	108
Service (*E)	0	16	0	0	16
Fire Dept Request	1	9	4	0	14
Complaints	68	8	2	5	83
Sub Total	430	232	56	114	832
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	44	47	20	46	157
Additions	28	1	1	3	33
Renovations	252	136	47	110	545
Manufactured/Modular	4	2	0	0	6
Other Building Related (*A)	65	7	0	0	72
Housing – Technical (*C)	260	610	302	149	1321
Residential Misc. (*D)	27	327	44	155	553
Service (*E)	0	87	0	0	87
IGD Request	0	0	0	0	0
Complaints	688	18	25	60	791
Sub Total	1368	1235	439	523	3565
<b>Grand Total</b>	<b>1798</b>	<b>1467</b>	<b>495</b>	<b>637</b>	<b>4397</b>

(\*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 \$298,650 in total fees (inspection & occupancy permits) for 2015. In comparison, the fees collected for occupancy permits in 2014 were \$300,300.

### HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2011 – 2015

ACTIVITY	2011	2012	2013	2014	2015
Housing Inspections					
Original Inspections	2,346	2,454	2,590	2,662	2,587
Re-inspections	1,773	1,653	1,678	1,684	1,862
Total Inspections	4,119	4,107	4,268	4,346	4,449
Violations Detected					
Original Insp. w/ no violations	1,031	1,078	1,219	1,228	1,083
Original Insp. w/ violations	1,315	1,376	1,371	1,434	1,504
Re-inspections w/ no violations	1,188	1,243	1,248	1,251	1,368
Re-inspections w/ violations	455	435	392	433	494
Total Occupancy Permits Issued	2,507	2,772	2,774	2,659	2,727
Citations & Court Action					
Citations Issued	298	259	240	244	397
In Court	298	259	240	244	397
Nuisance Complaints	3,060	2,754	2,497	2,633	2,752
Housing Program Fees					
Crime Free Housing			\$165,600	\$188,220	\$200,825
Occupancy Permits	\$125,170	\$138,600	138,675	138,750	141,800
Inspection Fees	141,980	146,920	155,610	161,550	156,850
Penalty Fees	100	0	0	0	0
Total Fees	\$267,150	\$285,520	\$459,885	\$488,520	\$499,475

The number of occupancy permits issued by the Housing Office has INC from 2,659 in 2014 to 2,727 in 2015. The above summary further shows that there were some 4,346 housing inspections conducted in 2014 as compared to 4,449 inspections in 2015.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 397 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 2015

The following activities and projects were realized in 2015 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. Thirty-Seven 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 2015, the City succeeded in the Demolition of nine 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 345 Building Permits issued in 2015, 153 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 1,772 landlords/owners have been certified and 7,567 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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