

CITY OF BELLEVILLE

Annual Building & Development Report - 2013

Construction and development activity within the corporate limits of Belleville for the year 2013 exceeded \$33,000,000, which was less than the preceding year. The information found in this report has been gathered from the Building and Zoning Office through the tabulation of the permits issued for calendar year 2013.

In total, **some 321 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 **\$33,766,987**. The figures for 2013, as indicated above, can be compared to the numbers that were compiled in 2012 with 380 building permits issued with a total construction value of **\$18,642,025**.

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 2013 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2012 & 2013

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	<u>2012</u>		<u>2013</u>	
RESIDENTIAL				
New Single Family	24	3,416,158	28	4,499,125
New Single Family Attached (Condo)	3	386,030	3	605,000
New Two-Family	6	836,770	3	457,000
Multi-Family (New)	4	544,935	1	120,000
Additions, Alterations, Remodels	167	1,796,928	125	1,701,409
Mobile Homes/Modular	1	33,000	1	1,000
Minor Work Permit	24	275,400	22	212,850
Garages, Carports, Sheds	37	282,110	31	254,695
SUB-TOTAL	(266)	(7,571,331)	(214)	(7,851,079)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	30	1,097,770	21	641,007
Additions/Tenant Finish to existing facilities	52	6,655,122	58	3,006,411
Minor Work Permit	20	2,813,902	13	21,584,990
SUB-TOTAL	(102)	(10,566,794)	(92)	(25,232,408)
INDUSTRIAL				
New Construction	5	252,500	7	107,500
Additions/Tenant Finish to existing facilities	0	0	1	20,000
Minor Work Permit	7	251,400	6	127,000
SUB-TOTAL	(12)	(503,900)	(14)	(254,500)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	0	0	1	429,000
Minor Work Permit	0	0	0	0
SUB-TOTAL	(0)	(0)	(1)	(429,000)
<u>TOTALS</u>	<u>380</u>	<u>18,642,025</u>	<u>321</u>	<u>33,766,987</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 (214) were for improvements to residential properties with 28 permits issued for new single family homes. This compares to 28 new housing starts in 2012, 37 new housing starts in 2011 and 35 new housing starts in 2010. 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
2010	35	3	4	6
2011	37	0	4	3
2012	27	3	6	43
2013	28	3	3	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 : 2010 - 2013

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2009 - 2012 follows:

ACTIVITY/PERMITS	2010		2011		2012		2013	
	<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	403	168,104	363	67,978	370	82,938	304	103,047
Demo. permits	34	1,050	34	1,150	26	1,150	39	1,050
Sign permits	48	1,316	40	2,291	51	1,443	52	1,264
Sub-Total	(485)	(170,470)	(437)	(71,419)	(447)	(85,531)	(395)	(105,361)
Electrical								
Permits	252	19,415	506	17,285	520	19,135	648	21,230
License fees	106	5,350	108	5,350	103	5,150	101	5,050
Testing fees	9	225	8	200	7	175	10	250
Sub-Total	(367)	(24,990)	(622)	(22,835)	(630)	(24,460)	(759)	(26,530)
Gas, Oil & Solid Fuel Permits	24	545	28	2,633	76	1,600	85	1,503
Plumbing Permits & Fees	120	2,600	101	3,122	147	3,489	142	3,105
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(144)	(3,154)	(129)	(5,755)	(223)	(5,089)	(227)	(4,608)
Sewer Construction								
Sewer Contracts	98	783,755	83	289,743	68	280,120	65	236,425
Sewer Inspections	34	19,290	119	13,270	106	18,450	123	19,200
Excavation Permits	170	1,950	33	1,175	94	1,185	89	2,135
Dumpster Permits	21	1,050	23	1,150	12	600	16	800
Sub Total	(303)	(412,190)	(258)	(305,338)	(280)	(300,355)	(293)	(258,560)
Boards & Special Cases								
Zoning Bd. Cases	50	10,376	34	6,310	38	8,910	64	9,530
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	12	986	8	600	15	1,200	10	750
Home Occupations	27	1,450	15	750	26	1,300	79	7,900
Business Occupancy	60	6,000	76	760	105	10,500	27	1,350
Non-Conforming Uses	1	25	1	25	00	0	0	0
Zoning Certificates	0	0	0	0	0	0	0	0
Sub-Total	(150)	(18,837)	(134)	(8,445)	(184)	(21,910)	(116)	(93,780)
Crime Free Housing							6620	165,600
Master Plan/Prelim. Plat		0	1	0	0	0	0	0
Green Space Fees	1	6,780	0	0	1	7,380	0	0
Code Books	1	80	0	0	0	0	0	0
Copies, misc.---	132	1,330	114	1,115	142	1,420	8	80
Sub-Total		(134)	(8,190)	(115)	(1,115)	(143)	(8,800)	(6,628)
(165,680)								
Totals	1,583	637,831	1,695	414,907	1,907	446,145	8,418	654,519

As can be noted from the above table, permit activity has increased with total fees collected in 2013 amounting to \$654,519.

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 2013 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	22	17	6	9	54
Additions	0	2	1	0	3
Renovations	60	67	12	54	193
Complimentary Business (*F)	211	22	18	28	279
Other Building Related (*A)	7	0	0	0	7
Signs (*B)	8	6	0	0	14
Commercial Misc. (*D)	0	72	11	32	115
Service (*E)	0	12	0	0	12
Fire Dept Request	2	1	1	0	4
Complaints	46	13	0	16	75
Sub Total	356	212	49	139	756
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	152	125	78	96	451
Additions	22	7	1	2	32
Renovations	196	112	22	93	423
Manufactured/Modular	3	5	0	3	11
Other Building Related (*A)	81	3	0	0	84
Housing – Technical (*C)	275	521	211	138	1145
Residential Misc. (*D)	33	233	13	97	376
Service (*E)	0	130	0	0	130
IGD Request	0	0	0	0	0
Complaints	537	14	16	35	602
Sub Total	1299	1150	341	464	3254
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 \$294,285 in total fees (inspection & occupancy permits) for 2013. In comparison, the fees collected for occupancy permits in 2012 were \$285,520.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2009 – 2013

ACTIVITY	2009	2010	2011	2012	2013
Housing Inspections					
Original Inspections	2,744	2,454	2,346	2,454	2,590
Re-inspections	1,714	1,773	1,653	1,678	1,640
Total Inspections	4,147	4,227	3,989	4,132	4,230
Violations Detected					
Original Insp. w/ no violations	1,044	1,033	1,031	1,078	1,219
Original Insp. w/ violations	1,389	1,421	1,315	1,376	1,371
Re-inspections w/ no violations	1,263	1,286	1,188	1,243	1,248
Re-inspections w/ violations	451	487	455	435	392
Total Occupancy Permits Issued	2,624	2,637	2,507	2,772	2,774
Citations & Court Action					
Citations Issued	407	293	298	259	240
In Court	407	293	298	259	240
Nuisance Complaints	6,976	3,060	2,754	2,497	2,633
Housing Program Fees					
Occupancy Permits	\$137,200	\$137,575	\$125,170	\$138,600	\$138,675
Inspection Fees	143,865	146,710	141,980	146,920	155,610
Penalty Fees	0	100	0	0	0
Total Fees	\$283,270	\$284,385	\$267,150	\$285,520	\$294,285

The number of occupancy permits issued by the Housing Office has INC from 2,772 in 2012 to 2,774 in 2013. The above summary further shows that there were some 4,132 housing inspections conducted in 2012 as compared to 4,230 inspections in 2013.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 240 complaints either, through arrest, out-right abatement, signed agreement with the Housing Department, or in Court. Our Housing Complaint Inspector handled all of these complaints along with the COPS unit.

DEPARTMENT ACHIEVEMENTS IN 2013

The following activities and projects were realized in 2012 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: Subdivision code; Dumpster Enclosures; Increase of penalties for all citations; Animal Control; Miscellaneous Zoning Ordinances.

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. Several properties are in progress and legal action is being initiated. The City will continue to address this problem and work with legal counsel. In 2010, the City succeeded in the Demolition of six condemned structures along with 28 private demolitions, most of which had been previously addressed by the City.

6. Housing & Nuisance Complaints. Complaints are investigated in-house by one full time Nuisance the Director, a Belleville Police Sergeant, a Belleville Police Officer, Manager of Health & Housing and two Building Inspectors, and four housing inspectors to enforce City Ordinances & Codes.

7. Combination Building Permits: The Building Department started the Combination Permit in November 1998. Of the 380 Building Permits issued in 2012, 197 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. 1,082 landlords/owners have been certified and 6,624 rental units have been registered under this program.

FOR ADDITIONAL INFORMATION REGARDING THIS REPORT CONTACT:

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