

CITY OF BELLEVILLE

Annual Building & Development Report - 2012

Construction and development activity within the corporate limits of Belleville for the year 2012 exceeded \$18,000,000, 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 2012.

In total, **some 380 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 **\$18,642,025**. The figures for 2012, as indicated above, can be compared to the numbers that were compiled in 2011 with 397 building permits issued with a total construction value of **\$18,827,288**.

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 2012 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2011 & 2012

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	<u>2011</u>		<u>2012</u>	
RESIDENTIAL				
New Single Family	37	5,255,156	24	3,416,158
New Single Family Attached (Condo)	0	0	3	386,030
New Two-Family	4	467,000	6	836,770
Multi-Family (New)	3	290,000	4	544,935
Additions, Alterations, Remodels	162	6,556,503	167	1,796,928
Mobile Homes/Modular	2	36,400	1	33,000
Minor Work Permit	24	190,190	24	275,400
Garages, Carports, Sheds	39	557,714	37	282,110
SUB-TOTAL	(271)	(13,352,963)	(266)	(7,571,331)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	26	697,540	30	1,097,770
Additions/Tenant Finish to existing facilities	68	3,302,373	52	6,655,122
Minor Work Permit	17	765,972	20	2,813,902
SUB-TOTAL	(111)	(4,765,885)	(102)	(10,566,794)
INDUSTRIAL				
New Construction	6	351,020	5	252,500
Additions/Tenant Finish to existing facilities	1	300	0	0
Minor Work Permit	8	157,120	7	251,400
SUB-TOTAL	(15)	(508,440)	(12)	(503,900)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	0	0	0	0
Minor Work Permit	0	0	0	0
SUB-TOTAL	(0)	(0)	(0)	(0)
TOTALS	<u>397</u>	<u>18,827,288</u>	<u>380</u>	<u>18,642,025</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 (266) were for improvements to residential properties with 24 permits issued for new single family homes. This compares to 37 new housing starts in 2011, 35 new housing starts in 2010 and 56 new housing starts in 2009. 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 2009 -2012

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2009	56	0	0	8
2010	35	3	4	6
2011	37	0	4	3
2012	27	3	6	43

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 : 2009 - 2012

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	2009		2010		2011		2012	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Building & Zoning								
Bldg. permits	399	81,979	403	168,104	363	67,978	370	82,938
Demo. permits	26	800	34	1,050	34	1,150	26	1,150
Sign permits	59	2,297	48	1,316	40	2,291	51	1,443
Sub-Total	(484)	(85,076)	(485)	(170,470)	(437)	(71,419)	(444)	(85,531)
Electrical								
Permits	547	19,940	252	19,415	506	17,285	520	19,135
License fees	99	4,490	106	5,350	108	5,350	103	5,150
Testing fees	10	250	9	225	8	200	7	175
Sub-Total	(656)	(24,680)	(367)	(24,990)	(622)	(22,835)	(630)	(24,460)
Gas, Oil & Solid Fuel Permits	24	605	24	545	28	2,633	76	1,600
Plumbing Permits & Fees	109	2,603	120	2,600	101	3,122	147	3,489
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(133)	(3208)	(144)	(3,154)	(129)	(5,755)	(223)	(5,089)
Sewer Construction								
Sewer Contracts	126	17,770	98	783,755	83	289,743	68	280,120
Sewer Inspections	93	390,985	134	19,290	119	13,270	106	18,450
Excavation Permits	67	2,585	170	1,950	33	1,175	94	1,185
Dumpster Permits	17	850	21	1,050	23	1,150	12	600
Sub Total	(537)	(705,580)	(303)	(412,190)	(258)	(305,338)	(280)	(300,355)
Boards & Special Cases								
Zoning Bd. Cases	76	10,376	50	10,376	34	6,310	38	8,910
Graphic Review cases	0	1,205	0	0	0	0	0	0
Area of Special Control cases	0	1,125	12	986	8	600	15	1,200
Home Occupations	18	900	27	1,450	15	750	26	1,300
Business Occupancy	24	2,400	60	6,000	76	760	105	10,500
Non-Conforming Uses	2	50	1	25	125	0	0	0
Zoning Certificates	1	10	0	0	0	0	0	0
Sub-Total	(121)	(16,066)	(150)	(18,837)	(134)	(8,445)	(184)	(21,910)
Master Plan/Prelim. Plat		0	0	0	1	0	0	0
Green Space Fees		1	0	6,780	0	0	1	7,380
Code Books		1	0	80	0	0	0	0
Copies, misc.---	97	885	132	1,330	114	1,115	142	1,420
Sub-Total	(97)	(887)	(132)	(8,190)	(115)	(1,115)	(143)	(8,800)
Totals	1,794	542,107	1,701	1,031,686	1,695	414,907	1907	446,145

As can be noted from the above table, permit activity has increased with total fees collected in 2012 amounting to \$446,145.

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 2012 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	9	14	4	7	34
Additions	5	5	2	5	17
Renovations	91	117	21	112	341
Complimentary Business (*F)	251	28	18	21	318
Other Building Related (*A)	13	2	0	0	15
Signs (*B)	13	5	0	0	18
Commercial Misc. (*D)	6	67	8	33	114
Service (*E)	0	11	0	0	11
Fire Dept Request	4	11	10	2	27
Complaints	60	17	3	6	86
Sub Total	452	277	66	186	981
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	159	176	99	114	548
Additions	16	8	8	4	36
Renovations	252	191	51	117	611
Manufactured/Modular	1	1	0	1	3
Other Building Related (*A)	89	4	0	0	93
Housing – Technical (*C)	289	539	238	187	1253
Residential Misc. (*D)	32	179	42	85	338
Service (*E)	0	103	0	0	103
IGD Request	0	0	0	0	0
Complaints	561	47	28	47	683
Sub Total	1399	1248	466	555	3668
Grand Total	1851	1525	532	741	4649

(*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 \$285,520 in total fees (inspection & occupancy permits) for 2012. In comparison, the fees collected for occupancy permits in 2011 were \$267,150.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2008 – 2012

ACTIVITY	2008	2009	2010	2011	2012
Housing Inspections					
Original Inspections	2,454	2,744	2,454	2,346	2,454
Re-inspections	1,768	1,714	1,773	1,653	1,678
Total Inspections	4,222	4,147	4,227	3,989	4,132
Violations Detected					
Original Insp. w/ no violations	1,059	1,044	1,033	1,031	1,078
Original Insp. w/ violations	1,395	1,389	1,421	1,315	1,376
Re-inspections w/ no violations	1,325	1,263	1,286	1,188	1,243
Re-inspections w/ violations	443	451	487	455	435
Total Occupancy Permits Issued	2,753	2,624	2,637	2,507	2,772
Citations & Court Action					
Citations Issued	288	407	293	298	259
In Court	288	407	293	298	259
Nuisance Complaints	6,053	6,976	3,060	2,754	2,497
Housing Program Fees					
Occupancy Permits	\$124,125	\$137,200	\$137,575	\$125,170	\$138,600
Inspection Fees	143,865	143,865	146,710	141,980	146,920
Penalty Fees	50	0	100	0	0
Total Fees	\$268,040	\$283,270	\$284,385	\$267,150	\$285,520

The number of occupancy permits issued by the Housing Office has INC from 2,507 in 2011 to 2,772 in 2012. The above summary further shows that there were some 3,989 housing inspections conducted in 2011 as compared to 4,132 inspections in 2012.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 259 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 2012

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.

FOR ADDITIONAL INFORMATION REGARDING THIS REPORT CONTACT:

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