

CITY OF BELLEVILLE

Annual Building & Development Report - 2010

Construction and development activity within the corporate limits of Belleville for the year 2010 exceeded \$41,000,000, which was more 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 2010.

In total, **some 437 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 **\$41,738,791**. The figures for 2010, as indicated above, can be compared to the numbers that were compiled in 2009 with 411 building permits issued with a total construction value of \$28,620,875.

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 2010 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2009 & 2010

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	<u>2009</u>		<u>2010</u>	
RESIDENTIAL				
New Single Family	56	7,432,444	35	4,845,600
New Single Family Attached (Condo)	0	0	3	660,000
New Two-Family	0	0	4	400,000
Multi-Family (New)	8	1,113,500	6	1,065,000
Additions, Alterations, Remodels	190	2,760,544	169	2,196,003
Mobile Homes/Modular	5	50,500	1	0
Minor Work Permit	0	0	31	470,629
Garages, Carports, Sheds	27	248,523	46	282,666
SUB-TOTAL	(286)	(11,605,511)	(295)	(9,919,898)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	1	5,100,000	32	3,615,945
Additions/Tenant Finish to existing facilities	91	4,990,124	70	7,771,116
Minor Work Permit	22	3,511,840	21	206,250
SUB-TOTAL	(114)	(13,601,964)	(123)	(11,593,311)
INDUSTRIAL				
New Construction	4	3,170,000	9	3,184,100
Additions/Tenant Finish to existing facilities	7	243,400	2	8,991
Minor Work Permit	0	0	6	342,491
SUB-TOTAL	(11)	(3,413,400)	(17)	(3,535,582)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	0	0	2	16,900,000
Minor Work Permit	0	0	0	0
SUB-TOTAL	(0)	(0)	(2)	(16,900,000)
<u>TOTALS</u>	<u>411</u>	<u>28,620,875</u>	<u>437</u>	<u>41,948,791</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 (295) were for improvements to residential properties with 35 permits issued for new single family homes. This compares to 56 new housing starts in 2009, 58 new housing starts in 2008 and 131 new housing starts in 2007. 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, Westhaven Meadows, Autumn Woods 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 2007 -2010

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2007	131	15	19	22
2008	58	8	4	3
2009	56	0	0	8
2010	35	3	4	6

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 2009	Expected Lots Upon Completion	Total Acreage Of Development in City
Paderborn Place	3		15.85
McCormick Development	2		2.28

TOTAL PERMITS & FEES COLLECTED : 2007 - 2010

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2007 - 2010 follows:

ACTIVITY/PERMITS	2007		2008		2009		2010	
	<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	677	299,871	479	156,416	399	81,979	403	168,104
Demo. permits	31	1,550	24	1,200	26	800	34	1,050
Sign permits	80	2,919	76	4,045	59	2,297	48	1,316
Sub-Total	(788)	(304,340)	(579)	(161,661)	(484)	(85,076)	(485)	(170,470)
Electrical								
Permits	703	29,200	572	21,220	547	19,940	525	19,415
License fees	118	5,945	112	5,525	99	4,490	106	5,350
Testing fees	14	360	6	150	10	250	9	225
Sub-Total	(835)	(35,505)	(690)	(26,895)	(656)	(24,680)	(640)	(24,990)
Gas, Oil & Solid Fuel Permits	136	2,145	27	700	24	605	24	545
Plumbing Permits & Fees	93	2,509	95	2,950	109	2,603	120	2,609
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(229)	(4,654)	(122)	(3,650)	(133)	(3,208)	(144)	(3,154)
Sewer Construction								
Sewer Contracts	235	1,020,765	130	680,185	126	17,770	98	783,755
Sewer Inspections	280	29,180	170	22,030	93	390,385	134	19,290
Excavation Permits	151	1,855	221	2,555	67	2,585	170	1,950
Dumpster Permits	14	700	16	800	17	850	21	1,050
Sub Total	(680)	(1,052,500)	(537)	(705,570)	(303)	(411,590)	(423)	(806,045)
Boards & Special Cases								
Zoning Bd. Cases	34	9,580	65	7,005	76	10,376	50	10,376
Graphic Review cases	3	97	3	450	0	1,205	0	0
Area of Special Control cases	4	0	7	525	0	1,1250	12	986
Home Occupations	26	1,300	18	900	18	900	27	1,450
Business Occupancy	0	0	0	0	24	2,400	60	6,000
Non-Conforming Uses	8	200	5	150	250	1	25	
Zoning Certificates	11	110	1	10	1	10	0	0
Sub-Total	(86)	(11,287)	(99)	(9,040)	(121)	(16,066)	(150)	(18,837)
Master Plan/Prelim. Plat		17,050		0		0		0
Green Space Fees		0		40,704		0		6,780
Code Books		102		62		0		80
Copies, misc.---	76	729	48	455	87	885	132	1,330
Sub-Total	(76)	(17,881)	(48)	(41,221)	(87)	(885)	(134)	(8,190)
Totals	2,694	1,426,944	2,075	948,351	1,784	541,137	1,976	1,031,686

As can be noted from the above table, permit activity has increased with total fees collected in 2010 amounting to \$1,031,686.

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 2010 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	42	44	8	23	117
Additions	11	12	2	7	32
Renovations	97	82	32	64	275
Complimentary Business (*F)	95	18	13	14	140
Other Building Related (*A)	6	0	0	0	6
Signs (*B)	0	2	0	0	2
Commercial Misc. (*D)	1	77	11	45	134
Service (*E)	0	20	0	0	20
Fire Dept Request	11	14	8	1	34
Complaints	12	21	1	13	47
Sub Total	275	290	75	167	807
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	223	250	137	157	767
Additions	28	14	1	8	51
Renovations	216	144	38	100	498
Manufactured/Modular	2	5	1	2	10
Other Building Related (*A)	95	14	0	0	109
Housing – Technical (*C)	600	720	249	227	1796
Residential Misc. (*D)	1	152	15	53	221
Service (*E)	0	99	0	0	99
IGD Request	0	2	0	0	2
Complaints	172	30	7	40	249
Sub Total	1337	1430	448	587	3802
Grand Total	1612	1720	523	754	4609

(*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 \$284,385 in total fees (inspection & occupancy permits) for 2010. In comparison, the fees collected for occupancy permits in 2009 were \$283,270.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2006 – 2010

ACTIVITY	2006	2007	2008	2009	2010
Housing Inspections					
Original Inspections	2,590	2,562	2,454	2,744	2,454
Re-inspections	2,169	2,052	1,768	1,714	1,773
Total Inspections	4,759	4,614	4,222	4,147	4,227
Violations Detected					
Original Insp. w/ no violations	904	949	1,059	1,044	1,033
Original Insp. w/ violations	1,686	1,613	1,395	1,389	1,421
Re-inspections w/ no violations	1,496	1,462	1,325	1,263	1,286
Re-inspections w/ violations	673	590	443	451	487
Total Occupancy Permits Issued	2,589	4,614	2,753	2,624	2,637
Citations & Court Action					
Citations Issued	142	239	288	407	293
In Court	142	239	288	407	293
Nuisance Complaints	5,864	7,636	6,053	6,976	3,060
Housing Program Fees					
Occupancy Permits	\$129,370	\$134,815	\$124,125	\$137,200	\$137,575
Inspection Fees	138,520	153,900	143,865	146,070	146,710
Penalty Fees	250	50	50	0	100
Total Fees	\$268,140	\$288,765	\$268,040	\$283,270	\$284,385

The number of occupancy permits issued by the Housing Office has INC from 2,624 in 2009 to 2,637 in 2010. The above summary further shows that there were some 4,147 housing inspections conducted in 2009 as compared to 4,227 inspections in 2010.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 293 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 2010

The following activities and projects were realized in 2010 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 437 Building Permits issued in 2010, 211 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:

City of Belleville, Building, Health & Housing Department
213 South Illinois Street, Belleville, IL 62220
Phone: (618) 233-6817

Jennifer R. Gain, B.A., L.E.H.P., Director