

CITY OF BELLEVILLE

Annual Building & Development Report - 2009

Construction and development activity within the corporate limits of Belleville for the year 2009 exceeded \$28,000,000.; 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 2009.

In total, **some 411 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 **\$28,620,875**. The figures for 2009, as indicated above, can be compared to the numbers that were compiled in 2008 with 479 building permits issued with a total construction value of \$42,843,988.

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 2009 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2008 & 2009

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	<u>2008</u>		<u>2009</u>	
RESIDENTIAL				
New Single Family	58	8,410,525	56	7,432,444
New Single Family Attached (Condo)	8	1,024,100	0	0
New Two-Family	4	384,600	0	0
Multi-Family (New)	3	404,100	8	1,113,500
Additions, Alterations, Remodels	197	2,614,093	190	2,760,544
Mobile Homes/Modular	4	98,000	5	50,500
Minor Work Permit	27	415,194	0	0
Garages, Carports, Sheds	39	382,707	27	248,523
SUB-TOTAL	(340)	(13,733,319)	(286)	(11,605,511)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	43	6,349,015	1	5,100,000
Additions/Tenant Finish to existing facilities	57	6,038,412	91	4,990,124
Minor Work Permit	14	3,664,881	22	3,511,840
SUB-TOTAL	(114)	(16,052,308)	(114)	(13,601,964)
INDUSTRIAL				
New Construction	6	3,926,200	4	3,170,000
Additions/Tenant Finish to existing facilities	5	3,595,000	7	243,400
Minor Work Permit	7	804,161	0	0
SUB-TOTAL	(18)	(8,325,351)	(11)	(3,413,400)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	1	1,800,000	0	0
Additions/Tenant Finish to existing facilities	4	2,458,000	0	0
Minor Work Permit	2	465,000	0	0
SUB-TOTAL	(7)	(4,733,000)	(0)	(0)
<u>TOTALS</u>	<u>479</u>	<u>42,843,988</u>	<u>411</u>	<u>28,620,875</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 (286) were for improvements to residential properties with 56 permits issued for new single family homes. This compares to 58 new housing starts in 2008, 131 new housing starts in 2007 and 215 new housing starts in 2006. 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 2006 -2009

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2006	215	74	1	0
2007	131	15	19	22
2008	58	8	4	3
2009	56	0	0	8

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
Chancellor's Ridge	8		7.31
Green Mount Manor Phase 2B	20		5.99

TOTAL PERMITS & FEES COLLECTED : 2006 - 2009

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2005 - 2008 follows:

ACTIVITY/PERMITS	2006		2007		2008		2009	
	<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	716	498,702	677	299,871	479	156,416	399	81,979
Demo. permits	44	1,400	31	1,550	24	1,200	26	800
Sign permits	71	2,537	80	2,919	76	4,045	59	2,297
Sub-Total	(831)	(502,639)	(788)	(304,340)	(579)	(161,661)	(484)	(85,076)
Electrical								
Permits	747	30,640	703	29,200	572	21,220	547	19,940
License fees	108	5,400	118	5,945	112	5,525	99	4,490
Testing fees	4	100	14	350	6	150	10	250
Sub-Total	(859)	(36,140)	(835)	(35,495)	(690)	(26,895)	(656)	(24,680)
Gas, Oil & Solid Fuel Permits	60	975	136	2,145	27	700	24	605
Plumbing Permits & Fees	162	3,758	93	2,509	95	2,950	109	2,603
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(222)	(4,733)	(229)	(4,654)	(122)	(3,650)	(133)	(3,208)
Sewer Construction								
Sewer Contracts	329	957,549	235	1,020,765	130	680,185	126	17,770
Sewer Inspections	368	38,775	280	29,180	170	22,030	93	390,385
Excavation Permits	151	1,855	221	2,555	67	2,585	13	1,365
Dumpster Permits	14	700	16	800	17	850	16	800
Sub Total	(862)	(998,879)	(752)	(1,053,300)	(384)	(705,650)	(248)	(410,320)
Boards & Special Cases								
Zoning Bd. Cases	34	9,580	65	7,005	76	10,376	76	10,376
Graphic Review cases	3	97	3	450	0	1,205	0	1,205
Area of Special Control cases	4	0	7	525	0	1,125	0	1,125
Home Occupations	23	1,150	26	1,300	18	900	18	900
Business Occupancy	0	0	0	0	24	2,400	24	2,400
Non-Conforming Uses	24	600	8	200	5150		2	50
Zoning Certificates	5	50	11	110	1	10	1	10
Sub-Total	(93)	(11,477)	(120)	(9,590)	(124)	(16,166)	(121)	(16,066)
Master Plan/Prelim. Plat		17,050		0		0		0
Green Space Fees		0		40,704		0		0
Code Books		574		102		62		0
Copies, misc.---		1,034	76	729	48	455	87	885
Sub-Total		(18,658)		(41,535)		(517)		(87)
Totals	2,867	1,572,526	2,800	1,448,914	1,947	914,539	1,729	540,235

As can be noted from the above table, permit activity has decreased substantially over the past two years with total fees collected in 2009 amounting to \$540,235. Total Fees collected are less than in previous years, due to decrease in some fees and less construction activity. With the relocation of several departments during 1999, the collection of Sewer Contracts & Inspection Fees and Excavation Permits are now collected in this office. The result is an increase of revenue and responsibility for this office. This relocation has benefited the customer, enabling the customer to secure permits in one office.

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 2009 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	33	44	13	29	119
Additions	11	7	3	6	27
Renovations	91	95	15	41	242
Complimentary Business (*F)	0	7	0	4	11
Other Building Related (*A)	33	17	6	13	69
Signs (*B)	6	1	0	0	7
Commercial Misc. (*D)	15	55	5	31	106
Service (*E)	0	20	0	0	20
Fire Dept Request	0	15	5	0	20
Complaints	3	13	0	1	17
Sub Total	192	274	47	125	638
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	256	294	163	198	911
Additions	30	18	5	9	62
Renovations	250	174	33	122	579
Manufactured/Modular	8	5	1	0	14
Other Building Related (*A)	84	183	0	0	267
Housing – Technical (*C)	242	611	277	206	1336
Residential Misc. (*D)	0	171	19	51	241
Service (*E)	0	91	0	0	91
IGD Request	0	0	0	0	0
Complaints	6	15	2	8	31
Sub Total	876	1562	500	594	3532
Grand Total	1068	1836	547	719	4170

(*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 \$283,270 in total fees (inspection & occupancy permits) for 2009. In comparison, the fees collected for occupancy permits in 2008 were \$268,040.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2005 – 2009

ACTIVITY	2005	2006	2007	2008	2009
Housing Inspections					
Original Inspections	3,129	2,590	2,562	2,454	2,744
Re-inspections	2,308	2,169	2,052	1,768	1,714
Total Inspections	5,437	4,759	4,614	4,222	4,147
Violations Detected					
Original Insp. w/ no violations	926	904	949	1,059	1,044
Original Insp. w/ violations	2,203	1,686	1,613	1,395	1,389
Re-inspections w/ no violations	1,671	1,496	1,462	1,325	1,263
Re-inspections w/ violations	637	673	590	443	451
Total Occupancy Permits Issued	3,285	2,589	4,614	2,753	2,624
Citations & Court Action					
Citations Issued	182	142	239	288	407
In Court	182	142	239	288	407
Nuisance Complaints	6,395	5,864	7,636	6,053	6,976
Housing Program Fees					
Occupancy Permits	\$131,445	\$129,370	\$134,815	\$124,125	\$137,200
Inspection Fees	135,650	138,520	153,900	143,865	146,070
Penalty Fees	750	250	50	50	0
Total Fees	\$267,845	\$268,140	\$288,765	\$268,040	\$283,270

The number of occupancy permits issued by the Housing Office has DEC from 2,753 in 2008 to 2,624 in 2009. The above summary further shows that there were some 4,222 housing inspections conducted in 2008 as compared to 4,147 inspections in 2009.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 407 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 2009

The following activities and projects were realized in 2009 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 2009, the City succeeded in the Demolition of three condemned structures along with seven 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 Complaint Inspector, a Belleville Police Lieutenant, a Belleville Police Officer, Manager of Health & Housing and two Building Inspectors are assigned to the Housing Dept. to enforce City Ordinances & Codes.

7. Combination Building Permits: The Building Department started the Combination Permit in November 1998. Of the 411 Building Permits issued in 2009, 208 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