

CITY OF BELLEVILLE

Annual Building & Development Report - 2017

Construction and development activity within the corporate limits of Belleville for the year 2017 exceeded \$28,000,000, 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 2017.

In total, **some 375 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 **\$28,050,276**. The figures for 2017, as indicated above, can be compared to the numbers that were compiled in 2016 with **372 building permits** issued with a total construction value of **\$47,60,325**.

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 2017 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2016 & 2017

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	2016		2017	
RESIDENTIAL				
New Single Family	42	6,718,426	34	5,284,283
New Single Family Attached (Condo)	0	0	0	0
New Two-Family	0	0	0	0
Multi-Family (New)	0	0	0	0
Additions, Alterations, Remodels	208	3,024,886	236	2,703,314
Mobile Homes/Modular	9	59,000	3	25,000
Minor Work Permit	1	98,000	4	37,700
Garages, Carports, Sheds	31	213,728	29	275,143
SUB-TOTAL	(291)	(10,114,040)	(306)	(8,325,440)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	4	9,434,385	4	4,711,169
Additions/Tenant Finish to existing facilities	74	5,713,452	60	14,252,667
Minor Work Permit	2	1,368,448	5	761,000
SUB-TOTAL	(80)	(16,516,285)	(69)	(19,724,836)
INDUSTRIAL				
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)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	1	21,000,000	0	0
Minor Work Permit	0	0	0	0
SUB-TOTAL	(1)	(21,000,000)	(0)	(0)
TOTALS	372	47,630,325	375	28,050,276

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (236) were for improvements to residential properties with 34 permits issued for new single family homes. This compares to 42 new housing starts in 2016, 11 new housing starts in 2015 and 28 new housing starts in 2014. 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 2014 -2017

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2014	28	0	0	0
2015	11	0	0	0
2016	42	0	0	0
2017	34	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:

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 : 2014 - 2017

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2014 - 2017 follows:

ACTIVITY/PERMITS	2014		2015		2016		2017	
	<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	305	100,143	345	100,143	365	92,149	375	94,373
Demo. permits	41	1,450	42	1,450	24	1,200	50	1,450
Sign permits	70	2,504	44	2,504	72	2,031	76	2,617
Sub-Total	(416)	(104,097)	(431)	(57,604)	(461)	(95,380)	(501)	(98,440)
Electrical								
Permits	723	22,090	708	23,050	758	24,945	720	24,043
License fees	101	5,050	100	5,000	100	5,000	91	4,750
Testing fees	10	250	7	175	0	0	11	275
Sub-Total	(759)	(26,530)	(830)	(27,265)	(850)	(29,845)	(822)	(29,068)
Gas, Oil & Solid Fuel Permits	95	1,495	114	2,018	116	1,980	149	2,714
Plumbing Permits & Fees	142	3,105	134	2,941	386	14,812	321	11,364
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(227)	(4,608)	(229)	(4,436)	(502)	(16,792)	(470)	(14,078)
Sewer Construction								
Sewer Contracts	72	311,255	30	100,125	60	249,200	59	280,995
Sewer Inspections	120	29,650	78	12,970	104	13,365	136	27,845
Excavation Permits	82	2,465	39	1,825	208	4,980	43	2,420
Dumpster Permits	19	950	22	1,110	31	1,550	31	1,550
Sub Total	(293)	(344,320)	(293)	(116,030)	(403)	(269,095)	(269)	(312,810)
Boards & Special Cases								
Zoning Bd. Cases	74	13,190	34	9,480	44	6,520	75	12,440
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	10	845	7	525	8	600	0	0
Home Occupations	28	1,400	29	1,450	27	1,350	14	700
Business Occupancy	106	10,600	102	10,200	84	8,400	134	13,557
Non-Conforming Uses	0	0	0	0	00	0	0	0
Zoning Certificates	0	0	0	0	5	150	2	50
Sub-Total	(218)	(26,035)	(172)	(21,655)	(168)	(17,020)	(225)	(26,747)
Master Plan/Prelim. Plat	0	0	0	0	0	0	0	0
Green Space Fees	0	0	1	25,119	0	0	0	0
Code Books	0	0	0	0	0	0	0	0
Copies, misc.---	0	0	0	0	0	0	0	0
Sub-Total	(0)	(0)	(1)	(25,119)	(0)	(0)	(0)	(0)
Totals	1,913	505,590	1,831	252,109	2,384	428,132	2,287	481,143

As can be noted from the above table, permit activity has increased with total fees collected in 2017 amounting to \$481,143.

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 Department.

Year 2017 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	31	50	10	24	115
Additions	3	4	0	2	9
Renovations	103	81	30	46	260
Complimentary Business (*F)	275	15	16	23	329
Other Building Related (*A)	10	0	24	0	34
Signs (*B)	20	9	0	0	29
Commercial Misc. (*D)	0	52	15	24	76
Service (*E)	1	21	0	0	22
Fire Dept Request	8	14	19	6	47
Complaints	44	3	1	9	57
Sub Total	494	249	100	134	977
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	157	174	95	115	541
Additions	25	7	1	6	39
Renovations	239	110	22	83	454
Manufactured/Modular	16	2	0	0	18
Other Building Related (*A)	114	6	1	4	125
Housing – Technical (*C)	343	648	332	231	1554
Residential Misc. (*D)	17	266	87	210	580
Service (*E)	0	115	0	0	115
IGD Request	0	0	0	0	0
Complaints	436	14	16	74	540
Sub Total	1347	1342	554	723	3966
Grand Total	1841	1591	654	857	4943

(*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 \$278,490 in total fees (inspection & occupancy permits) for 2017. In comparison, the fees collected for occupancy permits and inspections in 2016 were \$293,475.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2013 – 2017

ACTIVITY	2013	2014	2015	2016	2017
Housing Inspections					
Original Inspections	2,590	2,662	2,587	2,587	2,497
Re-inspections	1,678	1,684	1,862	1,901	1,854
Total Inspections	4,468	4,346	4,449	4,486	4,351
Violations Detected					
Original Insp. w/ no violations	1,219	1,228	1,083	1,039	1,019
Original Insp. w/ violations	1,371	1,434	1,504	1,546	1,478
Re-inspections w/ no violations	1,248	1,251	1,368	1,422	1,335
Re-inspections w/ violations	392	433	494	479	519
Total Occupancy Permits Issued	2,774	2,659	2,727	2,624	2,548
Citations & Court Action					
Citations Issued	240	244	397	492	471
In Court	240	244	397	492	471
Nuisance Complaints	2,497	2,633	2,752	3,038	2,469
Housing Program Fees					
Crime Free Housing	\$165,600	\$188,220	\$200,825	\$189,750	\$197,200
Occupancy Permits	138,675	138,750	141,800	135,850	124,880
Inspection Fees	155,610	161,550	156,850	157,625	153,610
Penalty Fees	0	0	0	0	0
Total Fees	\$459,885	\$488,520	\$499,475	\$483,225	\$475,690

The number of occupancy permits issued by the Housing Office has DEC from 2,624 in 2016 to 2,548 in 2017. The above summary further shows that there were some 4,486 housing inspections conducted in 2016 as compared to 4,351 inspections in 2017.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 471 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 2017

The following activities and projects were realized in 2017 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. 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.
2. 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.
3. 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-Nine 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 2017, the City succeeded in the Demolition of fourteen condemned structures.
4. Housing & Nuisance Complaints. Two Thousand Four Hundred Sixty-Nine complaints were 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.
5. Combination Building Permits: The Building Department started the Combination Permit in November 1998. Of the 375 Building Permits issued in 2017, 167 were for Combination Permits. The Combination Permit is designed to assist the customer in applying for a Permit.
6. Crime Free Housing: The Housing Department implemented the Crime Free Housing Ordinance on November 1, 2013. To date 1,512 landlords/owners have been certified and 7,751 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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