

CITY OF BELLEVILLE

Annual Building & Development Report - 2018

Construction and development activity within the corporate limits of Belleville for the year 2018 exceeded \$28,000,000, which was more 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 2018.

In total, **some 404 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 **\$28,836,509**. The figures for 2018, as indicated above, can be compared to the numbers that were compiled in 2017 with **375 building permits** issued with a total construction value of **\$28,050,276**.

It should be pointed out that the construction value does not reflect the total cost and investment of the project. The costs 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 2018 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2017 & 2018

| TYPE OF IMPROVEMENT | # PERMITS | | CONST. VALUE | |
|--|--------------|---------------------|--------------|---------------------|
| | 2017 | | 2018 | |
| RESIDENTIAL | | | | |
| New Single Family | 34 | 5,284,283 | 18 | 3,122,400 |
| New Single Family Attached (Condo) | 0 | 0 | 1 | 230,000 |
| New Two-Family | 0 | 0 | 2 | 372,000 |
| Multi-Family (New) | 0 | 0 | 5 | 871,355 |
| Additions, Alterations, Remodels | 236 | 2,703,314 | 109 | 1,834,751 |
| Mobile Homes/Modular | 3 | 25,000 | 0 | 0 |
| Minor Work Permit | 4 | 37,700 | 23 | 443,115 |
| Garages, Carports, Sheds | 29 | 275,143 | 41 | 259,316 |
| SUB-TOTAL | (306) | (8,325,440) | (199) | (7,132,937) |
| BUSINESS/COMMERCIAL | | | | |
| New Construction (retail, office, etc.) | 4 | 4,711,169 | 60 | 1,316,365 |
| Additions/Tenant Finish to existing facilities | 60 | 14,252,667 | 74 | 11,827,260 |
| Minor Work Permit | 5 | 761,000 | 7 | 1,427,000 |
| SUB-TOTAL | (69) | (19,724,836) | (141) | (14,570,625) |
| INDUSTRIAL | | | | |
| New Construction | 0 | 0 | 10 | 1,568,500 |
| Additions/Tenant Finish to existing facilities | 0 | 0 | 2 | 325,000 |
| Minor Work Permit | 0 | 0 | 41 | 5,127,447 |
| SUB-TOTAL | (0) | (0) | (53) | (7,020,947) |
| NON-FOR-PROFIT & PUBLIC BLDGS. | | | | |
| New Construction | 0 | 0 | 4 | 38,500 |
| Additions/Tenant Finish to existing facilities | 0 | 0 | 1 | 0 |
| Minor Work Permit | 0 | 0 | 6 | 73,500 |
| SUB-TOTAL | (0) | (0) | (11) | (112,000) |
| TOTALS | 375 | 28,050,276 | 404 | 28,836,509 |

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (109) were for improvements to residential properties with 18 permits issued for new single family homes. This compares to 34 new housing starts in 2017, 42 new housing starts in 2016 and 11 new housing starts in 2015. 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 Autumn Woods.

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 2015 -2018

| YEAR | 1-Family | Condo-SFA | 2-Family | Multi-Family |
|-------------|-----------------|------------------|-----------------|---------------------|
| 2015 | 11 | 0 | 0 | 0 |
| 2016 | 42 | 0 | 0 | 0 |
| 2017 | 34 | 0 | 0 | 0 |
| 2018 | 18 | 1 | 2 | 5 |

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 : 2015 - 2018

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2015 - 2018 follows:

| ACTIVITY/PERMITS | 2015 | | 2016 | | 2017 | | 2018 | |
|--|--------------|------------------|--------------|------------------|--------------|------------------|--------------|------------------|
| | <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 | 345 | 100,143 | 365 | 92,149 | 375 | 94,373 | 345 | 92,080 |
| Demo. permits | 42 | 1,450 | 24 | 1,200 | 50 | 1,450 | 20 | 1,000 |
| Sign permits | 44 | 2,504 | 72 | 2,031 | 76 | 2,617 | 44 | 3,644 |
| Sub-Total | (431) | (57,604) | (461) | (95,380) | (501) | (98,440) | (409) | (96,724) |
| Electrical | | | | | | | | |
| Permits | 708 | 23,050 | 758 | 24,945 | 720 | 24,043 | 804 | 29,580 |
| License fees | 100 | 5,000 | 100 | 5,000 | 91 | 4,750 | 91 | 4,900 |
| Testing fees | 7 | 175 | 0 | 0 | 11 | 275 | 13 | 325 |
| Sub-Total | (830) | (27,265) | (850) | (29,845) | (822) | (29,068) | (908) | (34,805) |
| Gas, Oil & Solid Fuel Permits | 114 | 2,018 | 116 | 1,980 | 149 | 2,714 | 262 | 7,493 |
| Plumbing Permits & Fees | 134 | 2,941 | 386 | 14,812 | 321 | 11,364 | 631 | 54,982 |
| Aeration Fees/Inspections | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub-Total | (229) | (4,436) | (502) | (16,792) | (470) | (14,078) | (893) | (62,475) |
| Sewer Construction | | | | | | | | |
| Sewer Contracts | 30 | 100,125 | 60 | 249,200 | 59 | 280,995 | 61 | 257,805 |
| Sewer Inspections | 78 | 12,970 | 104 | 13,365 | 136 | 27,845 | 163 | 56,305 |
| Excavation Permits | 39 | 1,825 | 208 | 4,980 | 43 | 2,420 | 66 | 6,765 |
| Dumpster Permits | 22 | 1,110 | 31 | 1,550 | 31 | 1,550 | 25 | 1,250 |
| Sub Total | (293) | (116,030) | (403) | (269,095) | (269) | (312,810) | (315) | (322,125) |
| Boards & Special Cases | | | | | | | | |
| Zoning Bd. Cases | 34 | 9,480 | 44 | 6,520 | 75 | 12,440 | 79 | 12,120 |
| Graphic Review cases | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Area of Special Control cases | 7 | 545 | 8 | 600 | 0 | 0 | 0 | 0 |
| Home Occupations | 29 | 1,450 | 27 | 1,350 | 14 | 700 | 23 | 1,150 |
| Business Occupancy | 102 | 10,200 | 84 | 8,400 | 134 | 13,557 | 115 | 11,512 |
| Non-Conforming Uses | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 125 |
| Zoning Certificates | 0 | 0 | 5 | 150 | 2 | 50 | 2 | 50 |
| Sub-Total | (172) | (21,655) | (168) | (17,020) | (225) | (26,747) | (220) | (25,277) |
| Master Plan/Prelim. Plat | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Green Space Fees | 1 | 25,119 | 0 | 0 | 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 | (1) | (25,119) | (0) | (0) | (0) | (0) | (0) | (0) |
| Totals | 1,831 | 252,109 | 2,384 | 428,132 | 2,287 | 481,143 | 2,745 | 541,406 |

As can be noted from the above table, permit activity has increased with total fees collected in 2018 amounting to \$541,406.

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 2018 Inspections

| Commercial | Building | Electrical | Fuel Gas/Mech | Plumbing | Total |
|-----------------------------|-------------|-------------|---------------|------------|-------------|
| New Buildings | 20 | 26 | 9 | 15 | 70 |
| Additions | 3 | 2 | 1 | 4 | 10 |
| Renovations | 107 | 73 | 20 | 58 | 258 |
| Complimentary Business (*F) | 190 | 19 | 16 | 17 | 241 |
| Other Building Related (*A) | 0 | 0 | 0 | 0 | 0 |
| Signs (*B) | 7 | 6 | 0 | 0 | 13 |
| Commercial Misc. (*D) | 0 | 69 | 19 | 23 | 111 |
| Service (*E) | 0 | 23 | 0 | 0 | 23 |
| Fire Dept Request | 3 | 7 | 4 | 0 | 14 |
| Complaints | 31 | 6 | 7 | 8 | 52 |
| Sub Total | 361 | 231 | 75 | 125 | 792 |
| | | | | | |
| Residential | Building | Electrical | Fuel Gas/Mech | Plumbing | Total |
| New Housing | 142 | 130 | 70 | 97 | 439 |
| Additions | 4 | 2 | 1 | 1 | 8 |
| Renovations | 218 | 114 | 31 | 88 | 451 |
| Manufactured/Modular | 0 | 0 | 0 | 0 | 0 |
| Other Building Related (*A) | 70 | 18 | 0 | 0 | 88 |
| Housing – Technical (*C) | 457 | 680 | 418 | 296 | 1845 |
| Residential Misc. (*D) | 2 | 339 | 134 | 268 | 743 |
| Service (*E) | 0 | 107 | 0 | 0 | 107 |
| IGD Request | 0 | 0 | 0 | 0 | 0 |
| Complaints | 386 | 27 | 28 | 87 | 528 |
| Sub Total | 1279 | 1417 | 682 | 837 | 4215 |
| | | | | | |
| Grand Total | 1640 | 1648 | 757 | 962 | 5007 |

(*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 \$65.00 for an inspection and \$55.00 for each occupancy permit. As noted from the accompanying chart, the City collected \$273,615 in total fees (inspection & occupancy permits) for 2018. In comparison, the fees collected for occupancy permits and inspections in 2017 were \$278,490.

**HOUSING INSPECTION PROGRAM - SUMMARY REPORT
2014 – 2018**

| ACTIVITY | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|
| Housing Inspections | | | | | |
| Original Inspections | 2,662 | 2,587 | 2,587 | 2,497 | 2,404 |
| Re-inspections | 1684 | 1,862 | 1,901 | 1,854 | 1,844 |
| Total Inspections | 4,346 | 4,449 | 4,486 | 4,351 | 4,248 |
| Violations Detected | | | | | |
| Original Insp. w/ no violations | 1,228 | 1,083 | 1,039 | 1,019 | 945 |
| Original Insp. w/ violations | 1,434 | 1,504 | 1,546 | 1,478 | 1,459 |
| Re-inspections w/ no violations | 1,251 | 1,368 | 1,422 | 1,335 | 1,335 |
| Re-inspections w/ violations | 433 | 494 | 479 | 519 | 509 |
| Total Occupancy Permits Issued | 2,659 | 2,727 | 2,624 | 2,548 | 2,457 |
| Citations & Court Action | | | | | |
| Citations Issued | 244 | 397 | 492 | 471 | 349 |
| In Court | 244 | 397 | 492 | 471 | 349 |
| Nuisance Complaints | 2,633 | 2,752 | 3,038 | 2,469 | 1,465 |
| Housing Program Fees | | | | | |
| Crime Free Housing | \$188,220 | \$200,825 | \$189,750 | \$197,200 | \$229,315 |
| Occupancy Permits | 138,750 | 141,800 | 135,850 | 124,880 | 126,065 |
| Inspection Fees | 161,550 | 156,850 | 157,625 | 153,610 | 147,550 |
| Penalty Fees | 0 | 0 | 0 | 0 | 0 |
| Total Fees | \$488,520 | \$499,475 | \$483,225 | \$475,690 | \$503,030 |

The number of occupancy permits issued by the Housing Office has DEC from 2,548 in 2017 to 2,457 in 2018. The above summary further shows that there were some 4,351 housing inspections conducted in 2017 as compared to 4,248 inspections in 2018.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 349 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 2018 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 345 Building Permits issued in 2018, 125 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 1,601 landlords/owners have been certified and 7,776 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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