

CITY OF BELLEVILLE

Annual Building & Development Report - 2019

Construction and development activity within the corporate limits of Belleville for the year 2019 exceeded \$40,000,000, 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 2019.

In total, **some 353 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 **\$40,560,695**. The figures for 2019, as indicated above, can be compared to the numbers that were compiled in 2018 with **404 building permits** issued with a total construction value of **\$28,836,509**.

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 2019 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2018 & 2019

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	2018		2019	
RESIDENTIAL				
New Single Family	18	3,122,400	49	9,239,604
New Single Family Attached (Condo)	1	230,000	0	0
New Two-Family	2	372,000	4	940,000
Multi-Family (New)	5	871,355	6	11,600,000
Additions, Alterations, Remodels	109	1,834,751	193	3,271,555
Mobile Homes/Modular	0	0	5	177,994
Minor Work Permit	23	443,115	0	0
Garages, Carports, Sheds	41	259,316	28	164,124
SUB-TOTAL	(199)	(7,132,937)	(285)	(25,393,277)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	60	1,316,365	1	400,000
Additions/Tenant Finish to existing facilities	74	11,827,260	62	13,861,418
Minor Work Permit	7	1,427,000	4	706,000
SUB-TOTAL	(141)	(14,570,625)	(67)	(14,967,418)
INDUSTRIAL				
New Construction	10	1,568,500	0	0
Additions/Tenant Finish to existing facilities	2	325,000	1	200,000
Minor Work Permit	41	5,127,447	0	0
SUB-TOTAL	(53)	(7,020,947)	(1)	(200,000)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	4	38,500	0	0
Additions/Tenant Finish to existing facilities	1	0	0	0
Minor Work Permit	6	73,500	0	0
SUB-TOTAL	(11)	(112,000)	(0)	(0)
TOTALS	404	28,836,509	353	40,560,695

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (193) were for improvements to residential properties with 49 permits issued for new single family homes. This compares to 49 new housing starts in 2019, 18 new housing starts in 2018 and 34 new housing starts in 2017. 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 2016 -2019

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2016	42	0	0	0
2017	34	0	0	0
2018	18	1	2	5
2019	49	0	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 2012	Expected Lots Upon Completion	Total Acreage Of Development in City
Master's Refuge	1		6.41

TOTAL PERMITS & FEES COLLECTED : 2016 - 2019

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2016 - 2019 follows:

<u>ACTIVITY/PERMITS</u>	2016		2017		2018		2019	
	<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	365	92,149	375	94,373	345	92,080	344	132,849
Demo. permits	24	1,200	50	1,450	20	1,000	29	1,450
Sign permits	72	2,031	76	2,617	44	3,644	58	2,886
Sub-Total	(461)	(95,380)	(501)	(98,440)	(409)	(96,724)	(431)	(137,185)
Electrical								
Permits	758	24,945	720	24,043	804	29,580	738	31,854
License fees	100	5,000	91	4,750	91	4,900	88	4,600
Testing fees	0	0	11	275	13	325	12	300
Sub-Total	(850)	(29,845)	(822)	(29,068)	(908)	(34,805)	(838)	(36,754)
Gas, Oil & Solid Fuel Permits	116	1,980	149	2,714	262	7,493	385	11,479
Plumbing Permits & Fees	386	14,812	321	11,364	631	54,982	420	58,068
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(502)	(16,792)	(470)	(14,078)	(893)	(62,475)	(805)	(69,547)
Sewer Construction								
Sewer Contracts	60	249,200	59	280,995	61	257,805	83	280,775
Sewer Inspections	104	13,365	136	27,845	163	56,305	177	25,790
Excavation Permits	208	4,980	43	2,420	66	6,765	151	8,755
Dumpster Permits	31	1,550	31	1,550	25	1,250	42	2,125
Sub Total	(403)	(269,095)	(269)	(312,810)	(315)	(322,125)	(453)	(317,445)
Boards & Special Cases								
Zoning Bd. Cases	44	6,520	75	12,440	79	12,120	73	8,390
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	8	600	0	0	0	0	0	0
Home Occupations	27	1,350	14	700	23	1,150	19	950
Business Occupancy	84	8,400	134	13,557	115	11,512	130	13,000
Non-Conforming Uses	0	0	0	0	0	0	4	100
Zoning Certificates	5	150	2	50	2	50	0	0
Sub-Total	(168)	(17,020)	(225)	(26,747)	(220)	(25,277)	(226)	(22,440)
Master Plan/Prelim. Plat	0	0	0	0	0	0	0	0
Green Space Fees	0	0	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	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Totals	2,384	428,132	2,287	481,143	2,745	541,406	2,753	583,371

As can be noted from the above table, permit activity has increased with total fees collected in 2019 amounting to \$0.

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 2019 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	13	20	8	17	58
Additions	1	0	0	0	1
Renovations	83	59	18	40	200
Complimentary Business (*F)	150	27	32	25	234
Other Building Related (*A)	11	7	0	1	19
Signs (*B)	8	4	0	0	12
Commercial Misc. (*D)	0	0	22	14	36
Service (*E)	0	89	0	0	89
Fire Dept Request	0	3	4	2	9
Complaints	27	2	1	3	33
Sub Total	293	211	85	102	691
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	193	171	90	131	585
Additions	18	9	5	5	37
Renovations	168	113	31	64	376
Manufactured/Modular	7	4	1	1	13
Other Building Related (*A)	34	2	0	0	36
Housing – Technical (*C)	429	643	455	273	1800
Residential Misc. (*D)	0	249	173	251	673
Service (*E)	0	87	0	0	87
IGD Request	0	0	0	0	0
Complaints	347	23	23	76	469
Sub Total	1196	1301	778	801	4076
Grand Total	1489	1512	863	903	4767

(*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.

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:

City of Belleville, Building, Health & Housing Department
407 E Lincoln Street Belleville, IL 62220
Phone: (618) 233-6817
Jeffrey Heidorn, Director

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 \$290,267 in total fees (inspection & occupancy permits) for 2019. In comparison, the fees collected for occupancy permits and inspections in 2018 were \$273,615.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2015 – 2019

ACTIVITY	2015	2016	2017	2018	2019	2020	2021
Housing Inspections							
Original Inspections	2,587	2,587	2,497	2,404	2,413		
Re-inspections	1,862	1,901	1,854	1,844	1,730		
Total Inspections	4,449	4,486	4,351	4,248	4,143		
Violations Detected							
Original Insp. w/ no violations	1,083	1,039	1,019	945	983		
Original Insp. w/ violations	1,504	1,546	1,478	1,459	1,430		
Re-inspections w/ no violations	1,368	1,422	1,335	1,335	1,260		
Re-inspections w/ violations	494	479	519	509	470		
Total Occupancy Permits Issued	2,727	2,624	2,548	2,457	2,340		
Citations & Court Action							
Citations Issued	397	492	471	349	433		
In Court	397	492	471	349	433		
Nuisance Complaints	2,752	3,038	2,469	1,465	2,161		
Housing Program Fees							
Crime Free Housing	\$200,825	\$189,750	\$197,200	\$229,315	\$241,825		
Occupancy Permits	141,800	135,850	124,880	126,065	130,620		
Inspection Fees	156,850	157,625	153,610	147,550	159,647		
Penalty Fees	0	0	0	0	0		
Total Fees	\$499,475	\$483,225	\$475,690	\$503,030	\$532,092		

The number of occupancy permits issued by the Housing Office has DEC from 2,457 in 2018 to 2,340 in 2019. The above summary further shows that there were some 4,248 housing inspections conducted in 2018 as compared to 4,143 inspections in 2019.

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.