

HEALTH & HOUSING DEPARTMENT

Department Number: 01-61

The Building, Health & Housing Department is located in the Public Services Building at 407 East Lincoln Street. Business hours are from 8:00 a.m. to 5:00 p.m. Monday through Friday. The department has one director, four secretaries, six full-time inspectors, three part-time inspectors, and four officers, assigned to the department from the Belleville Police Department.

Any improvements to private property within the corporate limits of Belleville do require appropriate permits to be obtained through the Building, Health & Housing Office. The fees for the permits vary as to the size and scope of the project. Applications for permits and information on building codes can be obtained at the office. In 2019, the Housing Department issued 353 building permits with a construction value of \$40,460,695. In 2020, the Housing Department issued 333 building permits at a construction value of \$29,110,983. The City of Belleville is made up of nearly 41% rental units and therefore is making a concerted effort to encourage single family homes. Our efforts are apparently working because last year 34 new single family homes were built in Belleville.

As noted above, all construction in Belleville must conform to the adopted codes and ordinances and appropriate permits obtained before work commences. Residents are advised to contact the Building, Health & Housing Office before any work of this nature is contracted, to determine if a permit is required and if the contractor is licensed or bonded by the City.

Residents moving into Belleville are advised that a "Certificate of Occupancy" is required to be obtained before the residence can legally be occupied. An inspection of the dwelling unit is conducted by the City to ensure that there are no substantial defects and violations of the "Property Maintenance Code" that must be corrected before occupancy is permitted. Critical areas of inspection include the electrical and plumbing systems, exterior and interior structural elements, and other areas that are readily visible. During the year 2020, 2,065 occupancy permits were issued.

Complaints regarding derelict properties are handled through the Building, Health and Housing Department with the assistance of the Belleville Police Department to enforce nuisance ordinances and regulations. The Building Health and Housing Department is helping to clean up the City of Belleville. During 2020, 50 court action citations for nuisances were filed. Our property values will increase as our citizens take more pride in their neighborhoods.

The Housing Department implemented the Crime Free Housing Ordinance on November 1, 2013. 1,950 landlords/owners have been certified and 7,740 rental units have been registered under this program.

Goals for 2021-2022: Ensure fair and consistent inspections, welcome new residents to our city, to be friendly and helpful to each person that walks through our doors. To encourage residents to be proud of their homes and their neighborhoods by compliance instead of penalty. One of the City of Belleville's highest priorities is to improve the quality of neighborhoods through enforcement of maintenance standards as well as pursue the demolition of sub-standard, vacant structures. The City succeeded in the demolition of 16 condemned buildings in 2020.

