

CITY OF BELLEVILLE

Annual Building & Development Report - 2016

Construction and development activity within the corporate limits of Belleville for the year 2016 exceeded \$47,000,000, 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 2016.

In total, **some 372 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 **\$47,630,325**. The figures for 2016, as indicated above, can be compared to the numbers that were compiled in 2015 with **345 building permits** issued with a total construction value of **\$11,856,477**.

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 2016 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2015 & 2016

TYPE OF IMPROVEMENT	# PERMITS		CONST. VALUE	
	2015	2016	2015	2016
RESIDENTIAL				
New Single Family	11	42	2,070,344	6,718,426
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	215	208	3,117,311	3,024,886
Mobile Homes/Modular	2	9	3,000	59,000
Minor Work Permit	1	1	0	98,000
Garages, Carports, Sheds	33	31	261,909	213,728
SUB-TOTAL	(262)	(291)	(5,449,564)	(10,114,040)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	0	4	0	9,434,385
Additions/Tenant Finish to existing facilities	76	74	5,935,113	5,713,452
Minor Work Permit	5	2	443,500	1,368,448
SUB-TOTAL	(81)	(80)	(6,378,613)	(16,516,285)
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	2	1	25,300	21,000,000
Minor Work Permit	0	0	0	0
SUB-TOTAL	(2)	(1)	(25,300)	(21,000,000)
TOTALS	345	372	11,853,477	47,630,325

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (208) were for improvements to residential properties with 42 permits issued for new single family homes. This compares to 11 new housing starts in 2015, 28 new housing starts in 2014 and 28 new housing starts in 2013. 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 2013 -2016

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2013	28	3	3	1
2014	28	0	0	1
2015	11	0	0	1
2016	42	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 : 2013 - 2016

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2013 - 2016 follows:

ACTIVITY/PERMITS	2013		2014		2015		2016	
	<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	304	103,047	305	100,143	345	55,002	365	92,149
Demo. permits	39	1,050	41	1,450	42	1,050	24	1,200
Sign permits	52	1,264	70	2,504	44	1,552	72	2,031
Sub-Total	(395)	(105,361)	(416)	(104,097)	(431)	(57,604)	(461)	(95,380)
Electrical								
Permits	648	21,230	723	22,090	708	23,050	758	24,945
License fees	103	5,150	101	5,050	100	5,000	92	4,900
Testing fees	7	175	10	250	7	175	0	0
Sub-Total	(630)	(24,460)	(759)	(26,530)	(830)	(27,265)	(850)	(29,845)
Gas, Oil & Solid Fuel Permits	85	1,503	95	1,495	114	2,018	116	1,980
Plumbing Permits & Fees	147	3,489	142	3,105	134	2,941	386	14,812
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(223)	(5,089)	(227)	(4,608)	(229)	(4,436)	(502)	(16,792)
Sewer Construction								
Sewer Contracts	65	236,425	72	311,255	30	100,125	60	249,200
Sewer Inspections	123	19,200	120	29,650	78	12,970	104	13,365
Excavation Permits	89	2,135	82	2,465	39	1,825	208	4,980
Dumpster Permits	16	800	19	950	22	1,110	31	1,550
Sub Total	(293)	(258,560)	(293)	(344,320)	(169)	(116,030)	(403)	(269,095)
Boards & Special Cases								
Zoning Bd. Cases	64	9,530	74	13,190	34	9,480	44	6,520
Graphic Review cases	0	0	0	0	0	0	0	0
Area of Special Control cases	10	750	10	845	7	525	8	600
Home Occupations	79	7,900	28	1,400	29	1,450	27	1,350
Business Occupancy	27	1,350	106	10,600	102	10,200	84	8,400
Non-Conforming Uses	0	0	0	0	00	0	0	0
Zoning Certificates	0	0	0	0	0	0	5	150
Sub-Total	(180)	(19,530)	(218)	(26,035)	(172)	(21,655)	(168)	(17,020)
Master Plan/Prelim. Plat	0	0	0	0	0	0	0	0
Green Space Fees	0	0	0	0	1	25,119	0	0
Code Books	0	0	0	0	0	0	0	0
Copies, misc.---	142	1,420	0	0	0	0	0	0
Sub-Total	(142)	(1,420)	(0)	(0)	(0)	(25,119)	(0)	(0)
Totals	1,863	414,420	1,913	505,590	1,831	252,109	2,384	428,132

As can be noted from the above table, permit activity has increased with total fees collected in 2016 amounting to \$428,132.

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 2016 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	17	14	3	8	42
Additions	14	5	2	3	24
Renovations	124	85	19	57	285
Complimentary Business (*F)	218	35	19	11	283
Other Building Related (*A)	10	0	0	0	10
Signs (*B)	7	7	0	0	14
Commercial Misc. (*D)	0	905	15	29	134
Service (*E)	0	12	0	0	12
Fire Dept Request	0	5	6	0	11
Complaints	47	15	4	9	75
Sub Total	437	268	68	117	890
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	152	142	68	103	465
Additions	19	20	1	1	41
Renovations	239	122	25	97	483
Manufactured/Modular	19	14	1	5	39
Other Building Related (*A)	80	0	4	0	84
Housing – Technical (*C)	279	643	325	201	1448
Residential Misc. (*D)	29	324	68	141	562
Service (*E)	0	99	0	0	99
IGD Request	0	0	0	0	0
Complaints	745	22	34	64	865
Sub Total	1562	1386	526	612	4086
Grand Total	1999	1654	594	729	4976

(*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 \$293,475 in total fees (inspection & occupancy permits) for 2016. In comparison, the fees collected for occupancy permits and inspections in 2015 were \$298,650.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2012 – 2016

ACTIVITY	2012	2013	2014	2015	2016
Housing Inspections					
Original Inspections	2,454	2,590	2,662	2,587	2,587
Re-inspections	1,653	1,678	1,684	1,862	1,901
Total Inspections	4,107	4,268	4,346	4,449	4,486
Violations Detected					
Original Insp. w/ no violations	1,078	1,219	1,228	1,083	1,039
Original Insp. w/ violations	1,376	1,371	1,434	1,504	1,546
Re-inspections w/ no violations	1,243	1,248	1,251	1,368	1,422
Re-inspections w/ violations	435	392	433	494	479
Total Occupancy Permits Issued	2,772	2,774	2,659	2,727	2,624
Citations & Court Action					
Citations Issued	259	240	244	397	492
In Court	259	240	244	397	492
Nuisance Complaints	2,754	2,497	2,633	2,752	3,038
Housing Program Fees					
Crime Free Housing		\$165,600	\$188,220	\$200,825	\$189,750
Occupancy Permits	\$138,600	138,675	138,750	141,800	135,850
Inspection Fees	146,920	155,610	161,550	156,850	157,625
Penalty Fees	0	0	0	0	0
Total Fees	\$285,520	\$459,885	\$488,520	\$499,475	\$483,225

The number of occupancy permits issued by the Housing Office has DEC from 2,727 in 2015 to 2,624 in 2016. The above summary further shows that there were some 4,449 housing inspections conducted in 2015 as compared to 4,486 inspections in 2016.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 492 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 2016

The following activities and projects were realized in 2016 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. Forty-Eight 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 2016, the City succeeded in the Demolition of seventeen condemned structures.
4. Housing & Nuisance Complaints. Complaints are 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 365 Building Permits issued in 2016, 193 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 1,447 landlords/owners have been certified and 7,695 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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