

CITY OF BELLEVILLE

Annual Building & Development Report - 2011

Construction and development activity within the corporate limits of Belleville for the year 2011 exceeded \$18,000,000, which was more than the preceding year. The information found in this report has been gathered from the Building and Zoning Office through the tabulation of the permits issued for calendar year 2011.

In total, **some 400 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 **\$18,627,288**. The figures for 2011, as indicated above, can be compared to the numbers that were compiled in 2010 with 437 building permits issued with a total construction value of \$41,948,791.

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 2011 follows:

BUILDING PERMITS ISSUED: CITY OF BELLEVILLE – 2010 & 2011

TYPE OF IMPROVEMENT	# PERMITS	CONST. VALUE	# PERMITS	CONST. VALUE
	2010		2011	
RESIDENTIAL				
New Single Family	35	4,845,600	37	5,255,156
New Single Family Attached (Condo)	3	660,000	0	0
New Two-Family	4	400,000	4	467,000
Multi-Family (New)	6	1,065,000	3	290,000
Additions, Alterations, Remodels	169	2,196,003	162	6,556,503
Mobile Homes/Modular	1	0	2	36,400
Minor Work Permit	31	470,629	24	190,190
Garages, Carports, Sheds	46	282,666	39	557,714
SUB-TOTAL	(295)	(9,919,898)	(271)	(13,352,963)
BUSINESS/COMMERCIAL				
New Construction (retail, office, etc.)	32	3,615,945	26	697,540
Additions/Tenant Finish to existing facilities	70	7,771,116	68	3,302,373
Minor Work Permit	21	206,250	17	765,972
SUB-TOTAL	(123)	(11,593,311)	(111)	(4,765,885)
INDUSTRIAL				
New Construction	9	3,184,100	6	351,020
Additions/Tenant Finish to existing facilities	2	8,991	1	300
Minor Work Permit	6	342,491	8	157,120
SUB-TOTAL	(17)	(3,535,582)	(15)	(508,440)
NON-FOR-PROFIT & PUBLIC BLDGS.				
New Construction	0	0	0	0
Additions/Tenant Finish to existing facilities	2	16,900,000	0	0
Minor Work Permit	0	0	0	0
SUB-TOTAL	(2)	(16,900,000)	(0)	(0)
<u>TOTALS</u>	<u>437</u>	<u>41,948,791</u>	<u>397</u>	<u>18,627,288</u>

NEW HOUSING STARTS & SUBDIVISION DEVELOPMENT APPROVALS

As noted from the summary report of building activity on the preceding page, the majority of permits issued (274) were for improvements to residential properties with 37 permits issued for new single family homes. This compares to 35 new housing starts in 2010, 56 new housing starts in 2009 and 58 new housing starts in 2008. 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 2010 -2011

YEAR	1-Family	Condo-SFA	2-Family	Multi-Family
2008	58	8	4	3
2009	56	0	0	8
2010	35	3	4	6
2011	37	0	4	3

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 2011	Expected Lots Upon Completion	Total Acreage Of Development in City
Master's Refuge	4		10.19

TOTAL PERMITS & FEES COLLECTED : 2008 - 2011

A breakout of total permits and fees collected by the City for all work within the corporate limits of Belleville for the period 2007 - 2010 follows:

ACTIVITY/PERMITS	2008		2009		2010		2011	
	<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	479	156,416	399	81,979	403	168,104	363	67,978
Demo. permits	24	1,200	26	800	34	1,050	34	1,150
Sign permits	76	4,045	59	2,297	48	1,316	40	2,291
Sub-Total	(579)	(161,661)	(484)	(85,076)	(485)	(170,470)	(437)	(71,419)
Electrical								
Permits	572	21,220	547	19,940	252	19,415	506	17,285
License fees	112	5,525	99	4,490	106	5,350	108	5,350
Testing fees	6	150	10	250	9	225	8	200
Sub-Total	(690)	(26,895)	(656)	(24,680)	(367)	(24,990)	(622)	(22,835)
Gas, Oil & Solid Fuel Permits	27	700	24	605	24	545	28	2,633
Plumbing Permits & Fees	95	2,950	109	2,603	120	2,600	101	3,122
Aeration Fees/Inspections	0	0	0	0	0	0	0	0
Sub-Total	(122)	(3650)	(133)	(3208)	(144)	(3,154)	(129)	(5,755)
Sewer Construction								
Sewer Contracts	130	680,195	126	17,770	98	783,755	83	289,743
Sewer Inspections	170	22,030	93	390,985	134	19,290	119	13,270
Excavation Permits	221	2,555	67	2,585	170	1,950	33	1,175
Dumpster Permits	16	800	17	850	21	1,050	23	1,150
Sub Total	(537)	(705,580)	(303)	(412,190)	(423)	(806,045)	(258)	(305,338)
Boards & Special Cases								
Zoning Bd. Cases	65	7,005	76	10,376	50	10,376	34	6,310
Graphic Review cases	3	450	0	1,205	0	0	0	0
Area of Special Control cases	7	525	0	1,125	12	986	8	600
Home Occupations	18	900	18	900	27	1,450	15	750
Business Occupancy	0	0	24	2,400	60	6,000	76	760
Non-Conforming Uses	5	150	2	50	125	1	25	
Zoning Certificates	1	10	1	10	0	0	0	0
Sub-Total	(99)	(9,040)	(121)	(16,066)	(150)	(18,837)	(134)	(8,445)
Master Plan/Prelim. Plat	0	0		0		0	1	0
Green Space Fees		40,704		1		6,780	0	0
Code Books		62		1		80	0	0
Copies, misc.---	48	455	97	885	132	1,330	114	1,115
Sub-Total	(48)	(41,221)	(97)	(887)	(132)	(8,190)	(115)	(1,115)
Totals	2,075	948,047	1,794	542,107	1,701	1,031,686	1695	414,907

As can be noted from the above table, permit activity has decreased with total fees collected in 2011 amounting to \$414,907.

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 & Zoning Department.

Year 2011 Inspections

Commercial	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Buildings	7	36	4	10	57
Additions	2	1	0	1	4
Renovations	75	70	22	58	225
Complimentary Business (*F)	181	20	15	27	243
Other Building Related (*A)	2	0	0	0	2
Signs (*B)	9	8	0	0	17
Commercial Misc. (*D)	8	63	5	22	98
Service (*E)	0	25	0	0	25
Fire Dept Request	2	11	4	0	17
Complaints	45	16	5	10	76
Sub Total	331	250	55	128	764
Residential	Building	Electrical	Fuel Gas/Mech	Plumbing	Total
New Housing	204	206	108	163	681
Additions	42	29	7	9	87
Renovations	266	223	80	127	696
Manufactured/Modular	8	10	5	3	26
Other Building Related (*A)	105	22	0	0	127
Housing – Technical (*C)	545	613	277	219	1654
Residential Misc. (*D)	26	178	37	47	288
Service (*E)	0	133	0	0	133
IGD Request	0	1	0	0	1
Complaints	337	30	36	78	481
Sub Total	1533	1445	550	646	4174
Grand Total	1864	1695	605	774	4938

(*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 \$267,150 in total fees (inspection & occupancy permits) for 2011. In comparison, the fees collected for occupancy permits in 2010 were \$284,385.

HOUSING INSPECTION PROGRAM - SUMMARY REPORT 2007 – 2011

ACTIVITY	2007	2008	2009	2010	2011
Housing Inspections					
Original Inspections	2,562	2,454	2,744	2,454	2,346
Re-inspections	2,052	1,768	1,714	1,773	1,653
Total Inspections	4,614	4,222	4,458	4,227	3,989
Violations Detected					
Original Insp. w/ no violations	979	1,059	1,044	1,033	1,031
Original Insp. w/ violations	1,613	1,395	1,389	1,421	1,315
Re-inspections w/ no violations	1,462	1,325	1,263	1,286	1,188
Re-inspections w/ violations	590	443	451	487	455
Total Occupancy Permits Issued	4,614	2,753	2,624	2,637	2,507
Citations & Court Action					
Citations Issued	239	288	407	293	298
In Court	239	288	407	293	298
Nuisance Complaints	7,636	6,053	6,976	3,060	2,754
Housing Program Fees					
Occupancy Permits	\$134,815	\$124,125	\$137,200	\$137,575	\$125,170
Inspection Fees	153,900	143,865	143,865	146,710	141,980
Penalty Fees	50	50	0	100	0
Total Fees	\$288,765	\$268,040	\$283,270	\$284,385	\$267,150

The number of occupancy permits issued by the Housing Office has DEC from 2,637 in 2010 to 2,507 in 2011. The above summary further shows that there were some 4,27 housing inspections conducted in 2010 as compared to 3,989 inspections in 2011.

The COPS Program on code enforcement has continued aggressively and we have seen marked improvement in Belleville's Housing stock. We abated 293 complaints either, through arrest, out-right abatement, signed agreement with the Housing Department, or in Court. Our Housing Complaint Inspector handled all of these complaints along with the COPS unit.

DEPARTMENT ACHIEVEMENTS IN 2011

The following activities and projects were realized in 2011 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. Business Occupancy Permit: The department has added the requirement for all new businesses after May 1, 2008 to obtain an occupancy permit for a one time fee of one hundred dollars. This allows for inspections to verify the property meets all of our maintenance guidelines.

2. Ordinances: Strengthened and/or added the following ordinances: Subdivision code; Dumpster Enclosures; Increase of penalties for all citations; Animal Control; Miscellaneous Zoning Ordinances.

3. 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.

4. 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.

5. 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. Several properties are in progress and legal action is being initiated. The City will continue to address this problem and work with legal counsel. In 2010, the City succeeded in the Demolition of six condemned structures along with 28 private demolitions, most of which had been previously addressed by the City.

6. Housing & Nuisance Complaints. Complaints are investigated in-house by one full time Nuisance the Director, a Belleville Police Sergeant, a Belleville Police Officer, Manager of Health & Housing and two Building Inspectors, and four housing inspectors to enforce City Ordinances & Codes.

7. Combination Building Permits: The Building Department started the Combination Permit in November 1998. Of the 437 Building Permits issued in 2010, 211 were for Combination Permits. The Combination Permit is designed to assist the customer in applying for a Permit.

FOR ADDITIONAL INFORMATION REGARDING THIS REPORT CONTACT:

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