

# City of North Olmsted

Mayor Kevin M. Kennedy

Building Department  
Jeffrey Grusenmeyer, Building Commissioner

## 2013 Annual Report

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Mercedes Benz  
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The Rail



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## 2013 SUMMARY

		2011	2012	2013
<b>Permits</b>	Total Revenue	\$337,173	\$270,555	\$284,781
	Number of Permits	2,527	2,346	2,167
<b>Valuations</b>	Total	\$48,029,378	\$39,405,331	\$71,039,906*
	Number of Permits	1,744	1,605	1,450
<b>Contractor Registrations</b>	Total Revenue	\$124,000	\$110,820	\$114,265
	Number of Registrations	1,188	1,098	1,018
<b>Fees</b>	Total Revenue	\$159,715	\$128,391	\$139,484
	Number of Items	936	902	828
<b>Permit Inspections</b>	Commercial	3,670	3,249	5,265
	Residential	5,076	6,396	3,061
<b>H.E.L.P. Loans</b>	Number of Loans	18	4	5
	Value of Loans	\$225,537	\$75,500	\$94,000**

\*38,000,000 is for WWTP Plant Improvements

\*\*Information through May, 2013- no further information received from County

2013 was a strong year for construction and permit activity in the City of North Olmsted. It is noteworthy that construction activity continues to increase. The last three years of activity have shown positive momentum and reflect the improving economic conditions locally after a significant national recession.

2013 had an increase in permit revenue of 5% over 2012, with an increase in valuations of 80%. Much of the increased valuation was due to the work on the WWTP, for which often inspections are provided that are not subject to permit fees.

The number of fee items was 8% below 2012, but there was an increase in fees of 8% from 2012. This may be partially due to permit fee increases that took effect July 1, 2013.

## 2013 PERMITS

	Number of Permits		
	2011	2012	2013
Building	1,744	1,605	1,449
Electrical	321	313	283
Heating	287	267	267
Plumbing	175	161	168
<b>TOTALS</b>	<b>2,527</b>	<b>2,346</b>	<b>2,167</b>

	Fees Collected		
	2011	2012	2013
Building	\$ 242,894	\$ 209,109	\$ 194,498
Electrical	\$ 45,061	\$ 27,658	\$ 46,960
Heating	\$ 37,461	\$ 24,233	\$ 32,631
Plumbing	\$ 11,757	\$ 9,555	\$ 10,692
<b>TOTALS</b>	<b>\$ 337,173</b>	<b>\$ 270,555</b>	<b>\$ 284,781</b>

Number of building permits kept close pace with 2012 figures. However, fees collected in 2013 were 5% higher than in 2012.

## 2013 VALUATIONS

	Number of Permits		
	2011	2012	2013
New Commercials	2	1	9
Commercial Additions/ Alterations	191	148	133
Residential Additions/ Alterations	246	187	201
Detached Garages/Sheds	51	42	51
New Homes	2	7	1
Swimming Pools	20	18	20
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	1,232	1,202	1,035
<b>TOTALS</b>	<b>1,744</b>	<b>1,605</b>	<b>1,450</b>

	Total Valuation		
	2011	2012	2013
New Commercials	\$ 2,955,000	\$ 4,600,000	\$ 42,243,300
Commercial Additions/ Alterations	\$32,400,372	\$21,489,512	\$ 18,551,096
Residential Additions/ Alterations	\$ 2,690,912	\$ 1,889,843	\$ 2,353,274
Detached Garages/Sheds	\$ 321,398	\$ 183,920	\$ 278,115
New Homes	\$ 370,894	\$ 1,309,994	\$ 300,000
Swimming Pools	\$ 117,726	\$ 68,334	\$ 59,694
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	\$ 9,173,076	\$ 9,864,358	\$ 7,254,427
<b>TOTALS</b>	<b>\$48,029,378</b>	<b>\$39,405,961</b>	<b>\$71,039,906*</b>

\*38,000,000 is for WWTP Plant Improvements

## 8 YEAR COMPARISON OF BUILDING PERMIT TOTALS AND VALUATIONS

	2013		2012		2011		2010	
COMMERCIAL ADDITIONS/ALTERATIONS	133	\$ 18,551,096	148	\$ 21,489,512	191	\$ 32,400,372	83	\$ 5,661,578
NEW COMMERCIAL BUILDINGS	9	\$ 42,243,300	1	\$ 4,600,000	2	\$ 2,955,000	2	\$ 2,869,000
COMMERCIAL ROOFING, SIDING, PAVING	47	\$ 2,076,938	83	\$ 2,783,367	59	\$ 2,280,945	51	\$ 1,353,969
SIGN PERMITS	103	\$ 446,453	110	\$ 575,617	121	\$ 567,515	82	\$ 229,636
NEW HOMES	1	\$ 300,000	7	\$ 1,309,994	2	\$ 370,894	2	\$ 144,000
RESIDENTIAL ADDITIONS/ALTERATIONS	201	\$ 2,353,274	187	\$ 1,889,843	246	\$ 2,690,912	177	\$ 1,975,581
RESIDENTIAL GARAGES & SHEDS	51	\$ 278,115	42	\$ 183,290	51	\$ 321,398	48	\$ 221,042
RESIDENTIAL ROOFING, SIDING, DRIVES	689	\$ 4,303,340	860	\$ 6,177,805	911	\$ 6,053,713	485	\$ 2,894,664
DEMOLITIONS	42	\$ -	25	\$ -	38	\$ -	37	\$ -
POOLS	20	\$ 59,694	18	\$ 68,334	20	\$ 117,726	15	\$ 65,022
FENCES	154	\$ 427,686	124	\$ 327,569	103	\$ 270,903	121	\$ 236,329
<b>ANNUAL TOTALS</b>	<b>1450</b>	<b>\$ 71,041,909</b>	<b>1605</b>	<b>\$ 39,405,331</b>	<b>1744</b>	<b>\$ 48,029,378</b>	<b>1103</b>	<b>\$ 15,650,821</b>

	2009		2008		2007		2006	
COMMERCIAL ADDITIONS/ALTERATIONS	92	\$ 5,489,905	101	\$ 6,336,008	116	\$ 18,491,617	104	\$ 8,869,869
NEW COMMERCIAL BUILDINGS	2	\$ 1,595,000	4	\$ 2,080,000	5	\$ 3,190,999	11	\$ 21,983,258
COMMERCIAL ROOFING, SIDING, PAVING	61	\$ 1,420,648	57	\$ 1,029,273	43	\$ 1,112,548	32	\$ 493,033
SIGN PERMITS	87	\$ 239,075	98	\$ 338,323	115	\$ 471,158	100	\$ 325,999
NEW HOMES	1	\$ 180,000	0	\$ -	9	\$ 1,502,304	13	\$ 2,059,688
RESIDENTIAL ADDITIONS/ALTERATIONS	188	\$ 1,657,956	221	\$ 2,088,533	214	\$ 2,135,120	230	\$ 2,711,599
RESIDENTIAL GARAGES & SHEDS	48	\$ 244,400	41	\$ 119,799	53	\$ 207,081	60	\$ 157,312
RESIDENTIAL ROOFING, SIDING, DRIVES	528	\$ 2,898,812	513	\$ 2,776,221	579	\$ 3,103,147	579	\$ 2,808,563
DEMOLITIONS	26	\$ -	39	\$ -	18	\$ -	35	\$ -
POOLS	14	\$ 34,406	22	\$ 123,432	28	\$ 97,976	23	\$ 91,481
FENCES	95	\$ 172,923	110	\$ 275,976	104	\$ 283,439	125	\$ 327,811
<b>ANNUAL TOTALS</b>	<b>1142</b>	<b>\$ 13,933,125</b>	<b>1206</b>	<b>\$ 15,167,565</b>	<b>1284</b>	<b>\$ 30,595,389</b>	<b>1312</b>	<b>\$ 39,828,613</b>

## 2013 CONTRACTOR REGISTRATIONS

	Number of Registrations		
	2011	2012	2013
General	828	753	702
Plumbing	94	83	86
Electrical	148	134	124
Heating	114	124	106
Sewer	4	4	0
<b>TOTALS</b>	<b>1,188</b>	<b>1,098</b>	<b>1,018</b>

	Fees Collected		
	2011	2012	2013
General	\$ 95,905	\$ 85,370	\$ 83,065
Plumbing	\$ 7,450	\$ 6,050	\$ 8,575
Electrical	\$ 12,035	\$ 10,550	\$ 13,025
Heating	\$ 8,235	\$ 8,400	\$ 9,600
Sewer	\$ 375	\$ 450	\$ 0
<b>TOTALS</b>	<b>\$124,000</b>	<b>\$110,820</b>	<b>\$114,265</b>

The number of contractor registrations has declined slightly over the past two years, even though indicators such as valuations have increased. This may indicate an economic reality that the economic downturn affected a number of contractors who are no longer active.

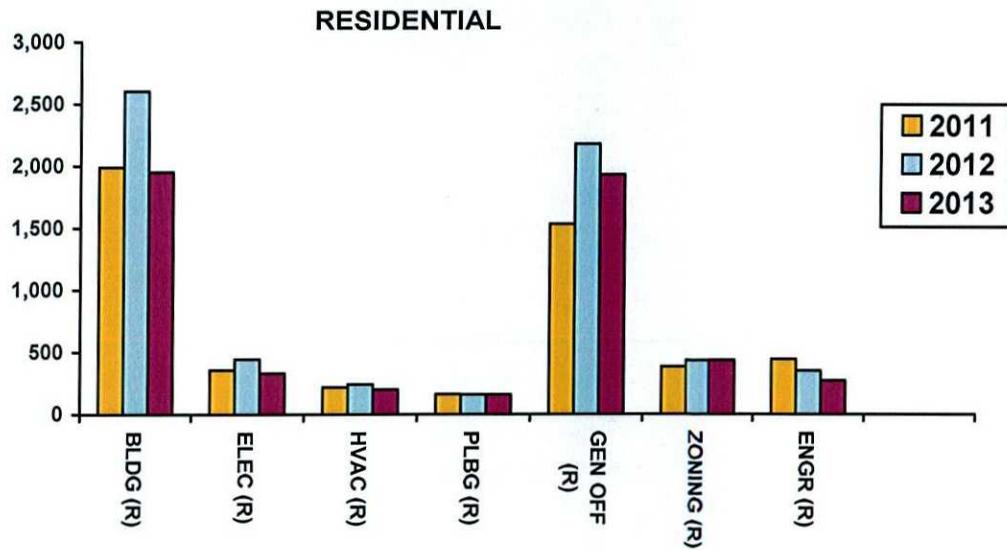
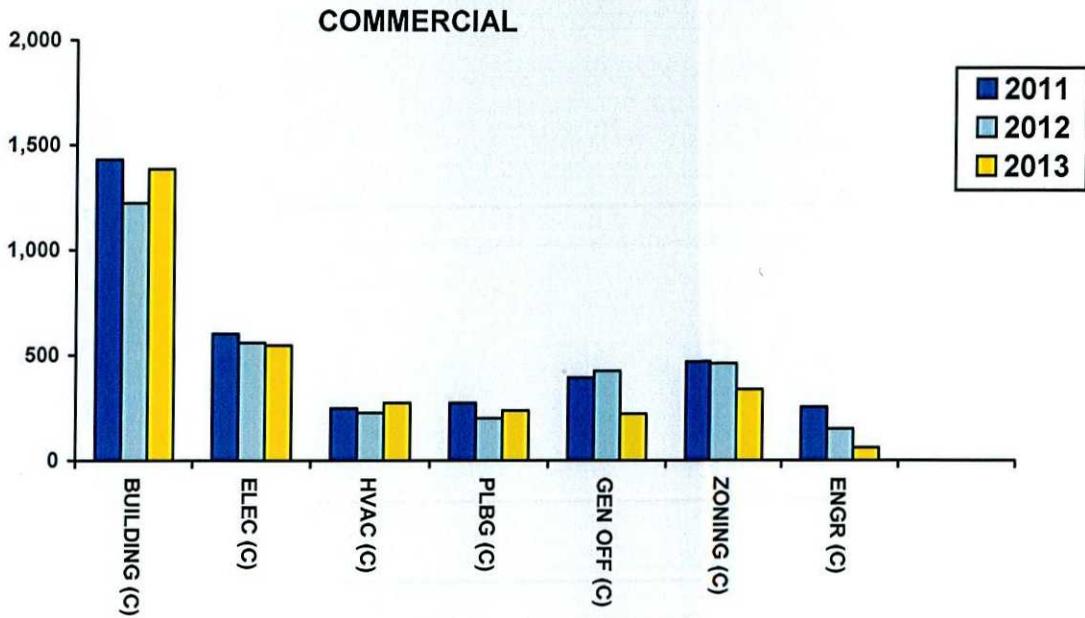
## 2013 FEES

	Number of Items		
	2011	2012	2013
BZA, PDC, BBCA	63	69	64
Plan Exams	254	207	204
Apartment Licenses	20	20	17
1-2-3 Family Rentals	376	377	391
Miscellaneous*	223	229	152
<b>TOTALS</b>	<b>936</b>	<b>902</b>	<b>828</b>

	Fees Collected		
	2011	2012	2013
BZA, PDC, BBCA	\$ 5,725	\$ 5,950	\$ 5,850
Plan Exams	\$ 96,764	\$ 64,373	\$ 80,953
Apartment Licenses	\$ 34,965	\$ 34,965	\$ 32,730
1-2-3 Family Rentals	\$ 10,995	\$ 11,115	\$ 11,520
Miscellaneous*	\$ 11,266	\$ 11,988	\$ 8,431
<b>TOTALS</b>	<b>\$ 159,715</b>	<b>\$ 128,391</b>	<b>\$ 139,484</b>

\* Miscellaneous includes: sign applications, advisory inspections, occupancy inspections, reinspections, minor change fees, etc.

# 2013 COMMERCIAL AND RESIDENTIAL PERMIT INSPECTIONS



	TOTAL INSPECTIONS		
	2011	2012	2013
BUILDING (C)	1,430	1,224	1,384
BUILDING (R)	1,990	2,601	1,950
ELECTRICAL (C)	602	559	547
ELECTRICAL (R)	356	441	328
HVAC (C)	248	227	273
HVAC (R)	216	238	197
PLUMBING (C)	274	201	237
PLUMBING (R)	159	158	156
GEN. OFFEN. (C)	393	426	222
GEN. OFFEN. (R)	1,531	2,178	1,930
ZONING (C)	469	461	337
ZONING (R)	381	431	434
ENGINEERING (C)	254	151	61
ENGINEERING (R)	443	349	270
<b>TOTALS</b>	<b>8,746</b>	<b>9,645</b>	<b>8,326</b>

## 2013 PROPERTY MAINTENANCE PROGRAM

Complaints	450
Violations	405
Referred to Law Dept.	55
Number of Houses in Ward 2	3,157
Ward 2 Houses Inspected	2,099 (66.5% of total houses)
Ward 2 Houses Cited	300 (14.3% of total inspected)

The entire City of North Olmsted will be inspected over a four year period. Studies have shown that a proactive property maintenance program can preserve and increase property values. One expected result is that the city will remain a vibrant and attractive place to live and work.

Real progress can be seen by driving the neighborhoods in Wards 1 and 2, which have been completed over the past 2 years. These repairs will continue to beautify the neighborhoods for years.

Most violations do not concern the buildings themselves and were related to drives and sidewalks.

Our sweeps confirmed the fact that the greater part of North Olmsted homes are well maintained.