

City of North Olmsted

Mayor Kevin M. Kennedy

Building Department

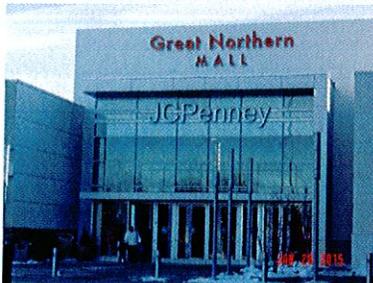
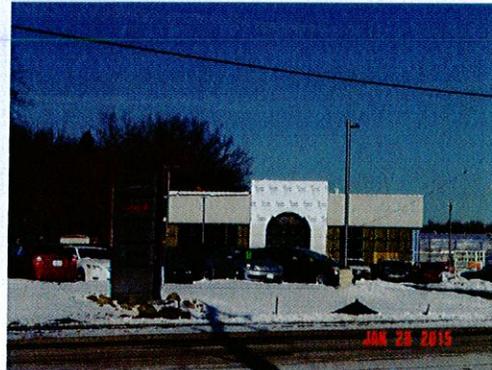
Jeffrey Grusenmeyer, Building Commissioner

2014 Annual Report

Scrambler Marie's



Chrysler Jeep Dodge Ram



Great Northern Mall
Entrances

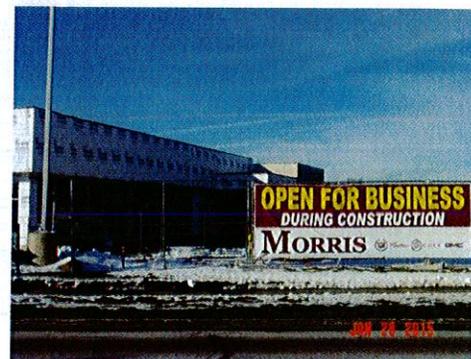


Rec Center Fitness



Planet Fitness

Morris Cadillac/
Buick GMC



2014 SUMMARY

		2014	2013	2012
Permits	Total Revenue	\$227,406	\$284,781	\$270,555
	Number of Permits	2,008	2,167	2,346
Valuations	Total	\$22,923,368	\$71,039,906*	\$39,405,331
	Number of Permits	1,315	1,450	1,605
Contractor Registrations	Total Revenue	\$109,375	\$114,265	\$110,820
	Number of Registrations	1,058	1,018	1,098
Fees	Total Revenue	\$105,866	\$139,484	\$128,391
	Number of Items	707	828	902
Permit Inspections	Commercial	1,511	5,265	3,249
	Residential	2,914	3,061	6,396
H.E.L.P. Loans	Number of Loans	8	9	4
	Value of Loans	\$213,451**	\$230,000***	\$56,125***

*38,000,000 is for WWTP Plant Improvements

**Numbers from County through October 2014

*** Numbers for 2012 and 2013 are changed from last year's annual report due to report provided by the County

2014 was a slower year for construction and permit activity in the City of North Olmsted versus 2013.

After accounting for the WWTP, permit numbers remain consistent with 2013, with the total valuation slightly less.

Number of permits under the valuations category are on building permits only, while the number of permits under the permits category includes electrical, plumbing and HVAC permits.

2014 PERMITS

	Number of Permits		
	2014	2013	2012
Building	1,315	1,449	1,605
Electrical	267	283	313
Heating	270	267	267
Plumbing	156	168	161
TOTALS	2,008	2,167	2,346

	Fees Collected		
	2014	2013	2012
Building	\$ 155,702	\$ 194,498	\$ 209,109
Electrical	\$ 33,680	\$ 46,960	\$ 27,658
Heating	\$ 27,813	\$ 32,631	\$ 24,233
Plumbing	\$ 10,211	\$ 10,692	\$ 9,555
TOTALS	\$ 227,406	\$ 284,781	\$ 270,555

Number of building permits was down 7% and total fees collected was down by 20% of 2013 figures.

2014 VALUATIONS

	Number of Permits		
	2014	2013	2012
New Commercials	3	9	1
Commercial Additions/ Alterations	97	133	148
Residential Additions/ Alterations	223	201	187
Detached Garages/Sheds	49	51	42
New Homes	1	1	7
Swimming Pools	25	20	18
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	917	1,035	1,202
TOTALS	1,315	1,450	1,605

	Total Valuation		
	2014	2013	2012
New Commercials	\$ 6,212,000	\$ 42,243,300	\$ 4,600,000
Commercial Additions/ Alterations	\$ 6,818,494	\$ 18,551,096	\$21,489,512
Residential Additions/ Alterations	\$ 2,088,126	\$ 2,353,274	\$ 1,889,843
Detached Garages/Sheds	\$ 220,881	\$ 278,115	\$ 183,920
New Homes	\$ 125,000	\$ 300,000	\$ 1,309,994
Swimming Pools	\$ 84,461	\$ 59,694	\$ 68,334
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	\$ 7,374,406	\$ 7,254,427	\$ 9,864,358
TOTALS	\$22,923,368	\$71,039,906*	\$39,405,961

*38,000,000 is for WWTP Plant Improvements

2014 CONTRACTOR REGISTRATIONS

	Number of Registrations		
	2014	2013	2012
General	1,081	702	753
Plumbing		86	83
Electrical		124	134
Heating		106	124
Sewer		0	4
TOTALS	1,081	1,018	1,098

	Fees Collected		
	2014	2013	2012
General	\$120,675	\$ 83,065	\$ 85,370
Plumbing		\$ 8,575	\$ 6,050
Electrical		\$ 13,025	\$ 10,550
Heating		\$ 9,600	\$ 8,400
Sewer		\$ 0	\$ 450
TOTALS	\$120,675	\$114,265	\$110,820

With the new Munis program reports, starting in 2014, contractors are no longer tracked by type.

2014 MISCELLANEOUS FEES

	Number of Items		
	2014	2013	2012
BZA, PDC, BBCA Applications	59	64	69
Plan Exams	166	204	207
Apartment Licenses	21	17	20
1-2-3 Family Rentals	391	391	377
Miscellaneous*	70	152	229
TOTALS	707	828	902

	Fees Collected		
	2014	2013	2012
BZA, PDC, BBCA	\$ 4,375	\$ 5,850	\$ 5,950
Plan Exams	\$ 48,880	\$ 80,953	\$ 64,373
Apartment Licenses	\$ 37,200	\$ 32,730	\$ 34,965
1-2-3 Family Rentals	\$ 11,845	\$ 11,520	\$ 11,115
Miscellaneous*	\$ 3,926	\$ 8,431	\$ 11,988
TOTALS	\$ 105,866	\$ 139,484	\$ 128,391

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

2014 INSPECTIONS

	Commercial Inspections		
	2014	2013	2012
Building (C)	962	1,384	1,224
Electrical (C)	234	547	559
HVAC (C)	103	273	227
Plumbing (C)	105	237	201
General Offense (C) / Property Maintenance	296	222	426
Zoning (C)	51	337	461
Engineering (C)	56	61	151
TOTALS	1,807	3,061	3,249

	Residential Inspections		
	2014	2013	2012
Building (R)	1,799	1,950	2,601
Electrical (R)	309	328	441
HVAC (R)	181	197	238
Plumbing (R)	126	156	158
General Offense (R) / Property Maintenance	2,062	1,930	2,178
Zoning (R)	22	434	431
Engineering (R)	477	270	349
TOTALS	4,976	5,265	6,396

The new Munis software does not track General Offense inspections, therefore, numbers for 2014 are taken from the record of interior and exterior property maintenance inspections.

With the implementation of Munis for 2014, there is an ongoing educational effort to assure that all progress inspections are recorded since this varies from the ICES system, which may account for the lower number of recorded commercial inspections for 2014.

2014 PROPERTY MAINTENANCE PROGRAM

Complaints/Violations Created	1,226
Complaints/Violations Complied With To Date (Note 1)	799
Referred to Law Dept.	50
Types of Violations	See attached report
Exterior Property Maintenance Inspections (Note 2)	2,358
Ward 3 Houses Inspected during Sweep (Note 3)	2,754
Remainder of Ward 2 Houses Inspected during Sweep	1,058
Ward 2 and Ward 3 Houses Cited During Sweep	573 (15% 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 the Wards which have been completed over the past 3 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.

With the addition of two Seasonal Property Maintenance Inspectors, portions of Ward 2 not completed in 2013 were completed and the program is now up to date.

Note 1: Extensions were given to Spring of 2015 due to the flooding last year, or work not being able to be completed due to weather conditions.

Note 2: Includes inspections for sweep violations and initial contacts and follow-up inspections for all other violations.

Note 3: Number of houses inspected does not include Cinnamon Woods, Cinnamon Woods South and Willow Woods cluster homes.

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 scarlj

DEPARTMENT: BUILDING

CITY OF NORTH OLMSTED
 COMPLAINTS/VIOLATIONS REPORT

REPORTING PERIOD: 01/01/14 TO 12/31/14

P 1
 picvirpt



COMPLAINT/VIOLATION TYPE	TOTAL REPORTED
1119.01a WORK WITHOUT PERMIT	51
1135.02a HOME OFFICE	1
1135.02b HOME OCCUPATION	1
1135.02h STORAGE-REC VEHICLES	3
1161.07 TRUCK IN RES DISTRICT	3
1161.08a1 GARAGE REQUIRED	1
1161.11a HARD SURFACE PKG/DRV	7
1163.10 NONCONFORMING SIGNS	2
1163.23 FLASHING SIGNS	3
1163.24 WINDBLOWN DEVICES	3
1163.34 TEMPORARY SIGNS	4
1163.34b3 PERMIT - TEMP SIGN	20
1337 DITCH DRAIN PIPES	3
1345.02 FENCE/COVER REQUIRED	3
1369.02 PERMITTED FENCE TYPES	2
302.1 TRASH AND DEBRIS	4
302.10 ACCESSORY STRUCTURE	137
302.12 SIGNAGE	53
302.13.a TRASH CONTAINERS	6
302.13.c PARKING - REC VEHICLE	62
302.13.d YARD WASTE - TREBLAWN	31
302.14.a COMMERCIAL LANDSCAPE	18
302.14.c COMMERCIAL LIGHTING	14
302.2 DISCARDED MATERIALS	5
302.3 CONSTRUCTION MATERIALS	11
302.4 COMM/IND VEHICLE & MATLS	11
302.5 COMPOST HEAP	27
302.6.a OVERGROWN/DISEASED VEG	2
302.6.b VEG IMPEDES VISIBILITY	85
302.7 HIGH GRASS/WEEDS	1
302.8 ASPHALT DRIVE	288
302.8 CONCRETE DRIVES & WALKS	63
302.9.a PARKING - GRASS/GRAVEL	283
302.9.b INOPERABLE VEHICLE	80
303.1 BLIGHTED STRUCTURE	45
303.10 STAIRS, DECK, PORCH	14
303.11 CHIMNEYS, APPURTENANCES	13
303.12 HANDRAILS & GUARDS	2
303.13 WINDOWS/SKYLIGHTS/DOORS	3
303.2 FENCE	12
303.2 PEELING/FLAKING PAINT	11
303.2.6.8 EXT SURFACES & STEPS	88
303.3 PREMISES IDENTIFICATION	29
303.4 STRUCTURAL MEMBERS	15
303.5 FOUNDATION WALLS	2
303.7 ROOFS GUTTERS DOWNSPOUTS	1
303.9 OVERHANGS	47
755.11 CHARITABLE BINS	1
911.05 PUBLIC SEWERS REQUIRED	1
911.12(b)(2) USE OF PUB SEWERS	1
911.12a USE OF PUBLIC SEWERS	3
911.19 DISCONNECTED DOWNSPOUTS	1
919.03 OBSTRUCTIONS AND REFUSE	5
931.08 WATER ACCUMULATION	2
931.12 MAINTAIN GRADE LINES	2
OTHER VIOLATION NOT ON LIST	4
DEPARTMENT TOTALS	89
REPORT TOTALS	1,682

1,682
 1,682

8 YEAR COMPARISON OF BUILDING PERMIT TOTALS AND VALUATIONS

	2014		2013		2012		2011	
COMMERCIAL ADDITIONS/ALTERATIONS	97	\$ 6,818,494	133	\$ 18,551,096	148	\$ 21,489,512	191	\$ 32,400,372
NEW COMMERCIAL BUILDINGS	3	\$ 6,212,000	9	\$ 42,243,300	1	\$ 4,600,000	2	\$ 2,955,000
COMMERCIAL ROOFING, SIDING, PAVING	83	\$ 2,645,941	47	\$ 2,076,938	83	\$ 2,783,367	59	\$ 2,280,945
SIGN PERMITS	75	\$ 388,503	103	\$ 446,453	110	\$ 575,617	121	\$ 567,515
NEW HOMES	1	\$ 125,000	1	\$ 300,000	7	\$ 1,309,994	2	\$ 370,894
RESIDENTIAL ADDITIONS/ALTERATIONS	223	\$ 2,088,126	201	\$ 2,353,274	187	\$ 1,889,843	246	\$ 2,690,912
RESIDENTIAL GARAGES & SHEDS	49	\$ 220,881	51	\$ 278,115	42	\$ 183,290	51	\$ 321,398
RESIDENTIAL ROOFING, SIDING, DRIVES	592	\$ 3,892,565	689	\$ 4,303,340	860	\$ 6,177,805	911	\$ 6,053,713
DEMOLITIONS	14	\$ -	42	\$ -	25	\$ -	38	\$ -
POOLS	25	\$ 84,461	20	\$ 59,694	18	\$ 68,334	20	\$ 117,726
FENCES	153	\$ 447,397	154	\$ 427,686	124	\$ 327,569	103	\$ 270,903
ANNUAL TOTALS	1315	\$ 22,925,382	1450	\$ 71,041,909	1605	\$ 39,405,331	1744	\$ 48,029,378

	2010		2009		2008		2007	
COMMERCIAL ADDITIONS/ALTERATIONS	83	\$ 5,661,578	92	\$ 5,489,905	101	\$ 6,336,008	116	\$ 18,491,617
NEW COMMERCIAL BUILDINGS	2	\$ 2,869,000	2	\$ 1,595,000	4	\$ 2,080,000	5	\$ 3,190,999
COMMERCIAL ROOFING, SIDING, PAVING	51	\$ 1,353,969	61	\$ 1,420,648	57	\$ 1,029,273	43	\$ 1,112,548
SIGN PERMITS	82	\$ 229,636	87	\$ 239,075	98	\$ 338,323	115	\$ 471,158
NEW HOMES	2	\$ 144,000	1	\$ 180,000	0	\$ -	9	\$ 1,502,304
RESIDENTIAL ADDITIONS/ALTERATIONS	177	\$ 1,975,581	188	\$ 1,657,956	221	\$ 2,088,533	214	\$ 2,135,120
RESIDENTIAL GARAGES & SHEDS	48	\$ 221,042	48	\$ 244,400	41	\$ 119,799	53	\$ 207,081
RESIDENTIAL ROOFING, SIDING, DRIVES	485	\$ 2,894,664	528	\$ 2,898,812	513	\$ 2,776,221	579	\$ 3,103,147
DEMOLITIONS	37	\$ -	26	\$ -	39	\$ -	18	\$ -
POOLS	15	\$ 65,022	14	\$ 34,406	22	\$ 123,432	28	\$ 97,976
FENCES	121	\$ 236,329	95	\$ 172,923	110	\$ 275,976	104	\$ 283,439
ANNUAL TOTALS	1103	\$ 15,650,821	1142	\$ 13,933,125	1206	\$ 15,167,565	1284	\$ 30,595,389