



City of North Olmsted

Mayor Kevin M. Kennedy

Building Department

Jeffrey Grusenmeyer, Building Commissioner

2015 Annual Report

Blakeslee Building



Verizon



Hampton Inn



Ganley Honda



2015 SUMMARY

		2015	2014	2013
Permits	Total Revenue	\$284,971	\$227,406	\$284,781
	Number of Permits	2,018	2,008	2,167
Valuations	Total	\$29,338,654	\$22,923,368	\$71,039,906*
	Number of Permits	1,409	1,315	1,450
Contractor Registrations	Total Revenue	\$124,425	\$109,375	\$114,265
	Number of Registrations	1,035	1,058	1,018
Misc. Fees	Total Revenue	\$113,925	\$105,866	\$139,161
	Number of Items	774	707	824
Permit Inspections	Commercial	2,318	1,807 ♦	5,265
	Residential	5,199	4,976 ♦	3,061
H.E.L.P. Loans	Number of Loans	3	8	9
	Value of Loans	\$87,500	\$213,451**	\$230,000***

*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

♦ Numbers have been changed to reflect total number of inspections performed

2015 showed an increase in construction and permit activity in the city versus 2014.

Every category of permits, valuations, registrations, and inspections has increased from 2014.

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.

2015 PERMITS

	Number of Permits		
	2015	2014	2013
Building	1,409	1,315	1,449
Electrical	246	267	283
Heating	231	270	267
Plumbing	132	156	168
TOTALS	2,018	2,008	2,167

	Fees Collected		
	2015	2014	2013
Building	\$ 208,467	\$ 155,702	\$ 194,498
Electrical	\$ 43,645	\$ 33,680	\$ 46,960
Heating	\$ 22,785	\$ 27,813	\$ 32,631
Plumbing	\$ 10,074	\$ 10,211	\$ 10,692
TOTALS	\$ 284,971	\$ 227,406	\$ 284,781

Number of building permits was up slightly and total fees collected was up over 25%.

The fee schedule remained the same as 2014, so the increase is based upon a larger number of projects and a higher value of projects in 2015 versus 2014.

2015 VALUATIONS

	Number of Permits		
	2015	2014	2013
New Commercials	7	3	9
Commercial Additions/Alterations	89	97	133
Residential Additions/Alterations	176	223	201
Detached Garages/Sheds	45	49	51
New Homes	5	1	1
Swimming Pools	19	25	20
Misc. Permits (i.e. Fences, Signs, Demos, Commercial and Residential Paving, Siding, Roofing, Windows)	1068	917	1,035
TOTALS	1,409	1,315	1,450

	Total Valuation		
	2015	2014	2013
New Commercials	\$ 10,363,000	\$ 6,212,000	\$ 42,243,300
Commercial Additions/Alterations	\$ 7,347,165	\$ 6,818,494	\$ 18,551,096
Residential Additions/Alterations	\$ 1,740,784	\$ 2,088,126	\$ 2,353,274
Detached Garages/Sheds	\$ 200,318	\$ 220,881	\$ 278,115
New Homes	\$ 1,260,000	\$ 125,000	\$ 300,000
Swimming Pools	\$ 97,380	\$ 84,461	\$ 59,694
Misc. Permits (i.e. Fences, Signs, Demos, Commercial and Residential Paving, Siding, Roofing, Windows)	\$ 8,330,007	\$ 7,374,406	\$ 7,254,427
TOTALS	\$29,338,654	\$22,923,368	\$71,039,906*

*38,000,000 is for WWTP Plant Improvements

Permit numbers for 2015 reflect an increase in new commercial work, much due to a resurgence in the automobile dealerships. There was a slight reduction in additions and alterations on both commercial and residential projects, which is offset by an increase in both new commercial and residential projects. This is perhaps a sign that a stronger economy will encourage new work over the renovation of an older building. The increase in miscellaneous permits shows a continued strong interest in ongoing maintenance and repair, in both business and home improvement.

8 YEAR COMPARISON OF BUILDING PERMIT TOTALS AND VALUATIONS

	2015		2014		2013		2012	
COMMERCIAL ADDITIONS/ALTERATIONS	89	\$ 7,347,165	97	\$ 6,818,494	133	\$ 18,551,096	148	\$ 21,489,512
NEW COMMERCIAL BUILDINGS	7	\$ 10,363,000	3	\$ 6,212,000	9	\$ 42,243,300	1	\$ 4,600,000
COMMERCIAL ROOFING, SIDING, PAVING	84	\$ 2,834,156	83	\$ 2,645,941	47	\$ 2,076,938	83	\$ 2,783,367
SIGN PERMITS	62	\$ 288,562	75	\$ 388,503	103	\$ 446,453	110	\$ 575,617
NEW HOMES	5	\$ 1,260,000	1	\$ 125,000	1	\$ 300,000	7	\$ 1,309,994
RESIDENTIAL ADDITIONS/ALTERATIONS	176	\$ 1,740,784	223	\$ 2,088,126	201	\$ 2,353,274	187	\$ 1,889,843
RESIDENTIAL GARAGES & SHEDS	45	\$ 200,318	49	\$ 220,881	51	\$ 278,115	42	\$ 183,290
RESIDENTIAL ROOFING, SIDING, DRIVES	737	\$ 4,614,000	592	\$ 3,892,565	689	\$ 4,303,340	860	\$ 6,177,805
DEMOLITIONS	24	\$ -	14	\$ -	42	\$ -	25	\$ -
POOLS	19	\$ 97,380	25	\$ 84,461	20	\$ 59,694	18	\$ 68,334
FENCES	161	\$ 593,289	153	\$ 447,397	154	\$ 427,686	124	\$ 327,569
ANNUAL TOTALS	1409	\$ 29,338,654	1315	\$ 22,923,368	1450	\$ 71,039,896	1605	\$ 39,405,331

	2011		2010		2009		2008	
COMMERCIAL ADDITIONS/ALTERATIONS	191	\$ 32,400,372	83	\$ 5,661,578	92	\$ 5,489,905	101	\$ 6,336,008
NEW COMMERCIAL BUILDINGS	2	\$ 2,955,000	2	\$ 2,869,000	2	\$ 1,595,000	4	\$ 2,080,000
COMMERCIAL ROOFING, SIDING, PAVING	59	\$ 2,280,945	51	\$ 1,353,969	61	\$ 1,420,648	57	\$ 1,029,273
SIGN PERMITS	121	\$ 567,515	82	\$ 229,636	87	\$ 239,075	98	\$ 338,323
NEW HOMES	2	\$ 370,894	2	\$ 144,000	1	\$ 180,000	0	\$ -
RESIDENTIAL ADDITIONS/ALTERATIONS	246	\$ 2,690,912	177	\$ 1,975,581	188	\$ 1,657,956	221	\$ 2,088,533
RESIDENTIAL GARAGES & SHEDS	51	\$ 321,398	48	\$ 221,042	48	\$ 244,400	41	\$ 119,799
RESIDENTIAL ROOFING, SIDING, DRIVES	911	\$ 6,053,713	485	\$ 2,894,664	528	\$ 2,898,812	513	\$ 2,776,221
DEMOLITIONS	38	\$ -	37	\$ -	26	\$ -	39	\$ -
POOLS	20	\$ 117,726	15	\$ 65,022	14	\$ 34,406	22	\$ 123,432
FENCES	103	\$ 270,903	121	\$ 236,329	95	\$ 172,923	110	\$ 275,976
ANNUAL TOTALS	1744	\$ 48,029,378	1103	\$ 15,650,821	1142	\$ 13,933,125	1206	\$ 15,167,565

2015 CONTRACTOR REGISTRATIONS

	Number of Registrations		
	2015	2014	2013*
General	1,036	1,060	702
Plumbing			86
Electrical			124
Heating			106
Sewer			0
TOTALS	1,036	1,060	1,018

	Fees Collected		
	2015	2014	2013*
General	\$124,575	\$120,675	\$ 83,065
Plumbing			\$ 8,575
Electrical			\$ 13,025
Heating			\$ 9,600
Sewer			\$ 0
TOTALS	\$124,575	\$120,675	\$114,265

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

Although there were fewer contractor registrations in 2015 versus 2014, there were higher fees generated by a greater number of new contractors versus renewals, and a greater effort to enforce provisions requiring additional fees for contractors who initiate work without first being registered.

2015 MISCELLANEOUS FEES

	Number of Items		
	2015	2014	2013
Boards and Commissions*	128	92	100
Plan Exams	215	166	204
Apartment Licenses	20	21	17
1-2-3 Family Rentals	353	391	391
Miscellaneous**	58	37	112
TOTALS	774	707	824

	Fees Collected		
	2015	2014	2013
Boards and Commissions*	\$ 8,105	\$ 5,395	\$ 7,080
Plan Exams	\$ 54,168	\$ 48,880	\$ 80,953
Apartment Licenses	\$ 34,965	\$ 37,200	\$ 32,730
1-2-3 Family Rentals	\$ 12,380	\$ 11,485	\$ 11,520
Miscellaneous**	\$ 4,307	\$ 2,906	\$ 6,878
TOTALS	\$ 113,925	\$ 105,866	\$ 139,161

* Boards and Commissions includes: Board of Zoning Appeals, Planning and Design Commission, Board of Building Code Appeals, Minor Changes, and Landmarks

** Miscellaneous includes fees for advisory inspections, occupancy inspections, reinspections, and copies.

2015 INSPECTIONS

	Commercial Inspections		
	2015	2014	2013
Building	1,347	962	1,384
Electrical	324	234	547
HVAC	109	103	273
Plumbing	92	105	237
Property Maintenance	351	296	222
Zoning	25	51	337
Engineering	70	56	61
TOTALS	2,318	1,807	3,061

	Residential Inspections		
	2015	2014	2013
Building	1,698	1,799	1,950
Electrical	385	309	328
HVAC	156	181	197
Plumbing	131	126	156
Property Maintenance	2,290	2,062	1,930
Zoning	39	22	434
Engineering	500	477	270
TOTALS	5,199	4,976	5,265

The reduction in total of zoning inspections is due to the ability of the Building Department to verify site conditions through online resources, such as the County website, reducing the requirement to make actual on-site visits unless to verify a condition.

2015 PROPERTY MAINTENANCE PROGRAM

Complaints/Violations Created	1,138
Complaints/Violations Complied With	714
Referred to Law Dept.	48
Types of Violations	See attached report
Exterior Property Maintenance Inspections	1,984
Ward 4 Houses Inspected during Sweep	~ 1,698
Number of Ward 4 Houses Cited during Sweep	261 (15% of total inspected)
Number of Inspections and Follow-Ups for Houses Cited during Ward 4 Sweeps	587

All residential one, two and three family houses in the entire City of North Olmsted have been inspected over a four year period ending in 2015 with Ward 4. 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. The cycle of inspections will continue in 2016 by restarting with Ward 1.

Real progress can be seen by driving the neighborhoods in the Wards which have been completed over the past 4 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 and the majority of those cited make the needed repairs without further action or referral required.

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CITY OF NORTH OLMSTED
COMPLAINTS/VIOLATIONS REPORT

P 1
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DEPARTMENT: BUILDING

REPORTING PERIOD: 01/01/15 TO 12/31/15

COMPLAINT/VIOLATION TYPE	TOTAL REPORTED	COMPLAINT/VIOLATION TYPE	TOTAL REPORTED
1119.01a WORK WITHOUT PERMIT	65	911.12a USE OF PUBLIC SEWERS	2
1135.02a HOME OFFICE	2	911.19 DISCONNECTED DOWNSPOUTS	8
1135.02b HOME OCCUPATION	4	919.03 OBSTRUCTIONS AND REFUSE	2
1135.02h STORAGE-REC VEHICLES	4	931.08 WATER ACCUMULATION	2
1161.07 TRUCK IN RES DISTRICT	1	931.12 MAINTAIN GRADE LINES	4
1161.08a1 GARAGE REQUIRED	8	MAINTENANCE	1
1161.11a HARD SURFACE PKG/DRY	4	OTHER VIOLATION NOT ON LIST	178
1163.10 NONCONFORMING SIGNS	9		
1163.23 FLASHING SIGNS	1	DEPARTMENT TOTALS	2,138
1163.32 WINDOW SIGNS	40		
1163.34 TEMPORARY SIGNS	7	REPORT TOTALS	2,138
1163.34b3 PERMIT - TEMP SIGN	3		
1337 DITCH DRAIN PIPES	5		
1345.02 FENCE/COVER REQUIRED	4		
1369.02 PERMITTED FENCE TYPES	4		
302.1 TRASH AND DEBRIS	10		
302.10 ACCESSORY STRUCTURE	216		
302.11 GRAFFITI	89		
302.12 SIGNAGE	2		
302.13.a TRASH CONTAINERS	14		
302.13.c PARKING - REC VEHICLE	14		
302.13.d YARD WASTE - TREBLAWN	39		
302.14.a COMMERCIAL LANDSCAPE	59		
302.14.b COMMERCIAL FENCING	20		
302.14.c COMMERCIAL LIGHTING	7		
302.2 DISCARDED MATERIALS	2		
302.3 CONSTRUCTION MATERIALS	9		
302.4 COMM/IND VEHICLE & MATLS	15		
302.5 COMPOST HEAP	19		
302.6 RUBBISH & GARBAGE	34		
302.6.b OVERGROWN/DISEASED VEG	1		
302.6.b VEG IMPEDES VISIBILITY	5		
302.7 HIGH GRASS/WEEDES	112		
302.8 ASPHALT DRIVE	2		
302.8 BLIGHT	285		
302.8 CONCRETE DRIVES & WALKS	59		
302.9.a PARKING - GRASS/GRAVEL	1		
302.9.b INOPERABLE VEHICLE	365		
303.1 BLIGHTED STRUCTURE	64		
303.10 STAIRS, DECK, PORCH	54		
303.12 HANDRAILS & GUARDS	22		
303.13 WINDOWS/SKYLIGHTS/DOORS	24		
303.2 FENCE	4		
303.2 PEELING/FLAKING PAINT	22		
303.2.6,8 EXT SURFACES & STEPS	13		
303.3 PREMISES IDENTIFICATION	96		
303.4 STRUCTURAL MEMBERS	25		
303.5 FOUNDATION WALLS	16		
303.7 ROOFS GUTTERS DOWNSPOUTS	3		
303.9 OVERHANGS	2		
911.05 PUBLIC SEWERS REQUIRED	69		
	4		
	1		

** END OF REPORT - Generated by Jan Scarlj **

PROPERTY MAINTENANCE 4 YEAR SUMMARY OF WARD SWEEPS

	2015 Ward Four	2014 Ward Three	2013 Ward Two	2012 Ward One
Number of Houses Inspected during Sweep	1,698	2,754* 1,058**	2,099	2,548
Number of Houses Cited during Sweep	261	573	300	733
Percentage of total houses cited	15%	15%	14.3%	15%

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

** Remainder of Ward 2 Houses inspected during 2014.