

City of North Olmsted

Mayor Kevin M. Kennedy

Building Department

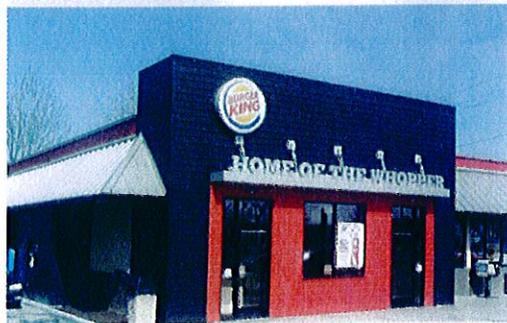
James McReynolds, Building Commissioner

2012 Annual Report

Burlington Coat Factory



Ganley Hyundai



Burger King

Apartments at St. Richard



Regal Cinemas at
Great Northern Mall



2012 SUMMARY

		2010	2011	2012
Permits	Total Revenue	\$146,952	\$337,173	\$270,555
	Number of Permits	1,694	2,527	2,346
Valuations	Total	\$15,650,821	\$48,029,378	\$39,405,331
	Number of Permits	1,103	1,744	1,605
Contractor Registrations	Total Revenue	\$95,250	\$124,000	\$110,820
	Number of Registrations	917	1,188	1,098
Fees	Total Revenue	\$98,000	\$159,715	\$128,391
	Number of Items	785	936	902
Permit Inspections	Commercial	2,826	3,670	3,249
	Residential	6,307	5,076	6,396
H.E.L.P. Loans	Number of Loans	3	18	4
	Value of Loans	\$31,500	\$225,537	\$75,500

2012 was a strong year for construction and permit activity in the City of North Olmsted. It was noteworthy on the heels of 2011, the biggest year for construction in a decade. The last two years of activity have shown positive momentum and reflects the improving economic conditions locally after a significant national recession.

While 2012 permit revenue was below 2011, the total revenue for the year was still an 84% improvement over 2010. Valuations for 2012 permits were also below 2011, but 152% higher than those in 2010.

The number of fee items was 4% below 2011, equating to a 22% decline in total revenue from 2011. This is still an increase of 26% over 2010.

2012 PERMITS

	Number of Permits		
	2010	2011	2012
Building	1,103	1,744	1,605
Electrical	258	321	313
Heating	194	287	267
Plumbing	139	175	161
TOTALS	1,694	2,527	2,346

	Fees Collected		
	2010	2011	2012
Building	\$ 103,498	\$ 242,894	\$ 209,109
Electrical	\$ 20,860	\$ 45,061	\$ 27,658
Heating	\$ 16,394	\$ 37,461	\$ 24,233
Plumbing	\$ 6,200	\$ 11,757	\$ 9,555
TOTALS	\$ 146,952	\$ 337,173	\$ 270,555

Number of building permits kept close pace with 2011 figures. However, fees collected in 2012 were 14% lower than in 2011.

Compared to 2010, total number of permits increased 38% and total fees increased 84%.

2012 VALUATIONS

	Number of Permits		
	2010	2011	2012
New Commercials	2	2	1
Commercial Additions/ Alterations	83	191	148
Residential Additions/ Alterations	177	246	187
Detached Garages/Sheds	48	51	42
New Homes	2	2	7
Swimming Pools	15	20	18
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	776	1,232	1,202
TOTALS	1,103	1,744	1,605

	Total Valuation		
	2010	2011	2012
New Commercials	\$ 2,869,000	\$ 2,955,000	\$ 4,600,000
Commercial Additions/ Alterations	\$ 5,661,578	\$32,400,372	\$21,489,512
Residential Additions/ Alterations	\$ 1,975,581	\$ 2,690,912	\$ 1,889,843
Detached Garages/Sheds	\$ 221,042	\$ 321,398	\$ 183,920
New Homes	\$ 144,000	\$ 370,894	\$ 1,309,994
Swimming Pools	\$ 65,022	\$ 117,726	\$ 68,334
Misc. Permits (i.e. Fences, Signs, Demos, Commercial/Residential Paving, Siding, Roofing)	\$ 4,714,598	\$ 9,173,076	\$ 9,864,358
TOTALS	\$15,650,821	\$48,029,378	\$39,405,961

8 YEAR COMPARISON OF BUILDING PERMIT TOTALS AND VALUATIONS

	2012		2011		2010		2009	
COMMERCIAL ADDITIONS/ALTERATIONS	148	\$ 21,489,512	191	\$ 32,400,372	83	\$ 5,661,578	92	\$ 5,489,905
NEW COMMERCIAL BUILDINGS	1	\$ 4,600,000	2	\$ 2,955,000	2	\$ 2,869,000	2	\$ 1,595,000
COMMERCIAL ROOFING, SIDING, PAVING	83	\$ 2,783,367	59	\$ 2,280,945	51	\$ 1,353,969	61	\$ 1,420,648
SIGN PERMITS	110	\$ 575,617	121	\$ 567,515	82	\$ 229,636	87	\$ 239,075
NEW HOMES	7	\$ 1,309,994	2	\$ 370,894	2	\$ 144,000	1	\$ 180,000
RESIDENTIAL ADDITIONS/ALTERATIONS	187	\$ 1,889,843	246	\$ 2,690,912	177	\$ 1,975,581	188	\$ 1,657,956
RESIDENTIAL GARAGES & SHEDS	42	\$ 183,290	51	\$ 321,398	48	\$ 221,042	48	\$ 244,400
RESIDENTIAL ROOFING, SIDING, DRIVES	860	\$ 6,177,805	911	\$ 6,053,713	485	\$ 2,894,664	528	\$ 2,898,812
DEMOLITIONS	25	\$ -	38	\$ -	37	\$ -	26	\$ -
POOLS	18	\$ 68,334	20	\$ 117,726	15	\$ 65,022	14	\$ 34,406
FENCES	124	\$ 327,569	103	\$ 270,903	121	\$ 236,329	95	\$ 172,923
ANNUAL TOTALS	1605	\$ 39,405,331	1744	\$ 48,029,378	1103	\$ 15,650,821	1142	\$ 13,933,125

	2008		2007		2006		2005	
COMMERCIAL ADDITIONS/ALTERATIONS	101	\$ 6,336,008	116	\$ 18,491,617	104	\$ 8,869,869	99	\$ 6,633,691
NEW COMMERCIAL BUILDINGS	4	\$ 2,080,000	5	\$ 3,190,999	11	\$ 21,983,258	6	\$ 8,105,100
COMMERCIAL ROOFING, SIDING, PAVING	57	\$ 1,029,273	43	\$ 1,112,548	32	\$ 493,033	49	\$ 2,035,631
SIGN PERMITS	98	\$ 338,323	115	\$ 471,158	100	\$ 325,999	102	\$ 396,260
NEW HOMES	0	\$ -	9	\$ 1,502,304	13	\$ 2,059,688	38	\$ 5,419,033
RESIDENTIAL ADDITIONS/ALTERATIONS	221	\$ 2,088,533	214	\$ 2,135,120	230	\$ 2,711,599	297	\$ 3,126,764
RESIDENTIAL GARAGES & SHEDS	41	\$ 119,799	53	\$ 207,081	60	\$ 157,312	62	\$ 258,840
RESIDENTIAL ROOFING, SIDING, DRIVES	513	\$ 2,776,221	579	\$ 3,103,147	579	\$ 2,808,563	590	\$ 2,787,167
DEMOLITIONS	39	\$ -	18	\$ -	35	\$ -	29	\$ -
POOLS	22	\$ 123,432	28	\$ 97,976	23	\$ 91,481	27	\$ 77,814
FENCES	110	\$ 275,976	104	\$ 283,439	125	\$ 327,811	145	\$ 467,263
ANNUAL TOTALS	1206	\$ 15,167,565	1284	\$ 30,595,389	1312	\$ 39,828,613	1444	\$ 29,307,563

2012 CONTRACTOR REGISTRATION

	Number of Registrations		
	2010	2011	2012
General	597	828	753
Plumbing	79	94	83
Electrical	131	148	134
Heating	103	114	124
Sewer	7	4	4
TOTALS	917	1,188	1,098

	Fees Collected		
	2010	2011	2012
General	\$ 70,045	\$ 95,905	\$ 85,370
Plumbing	\$ 6,085	\$ 7,450	\$ 6,050
Electrical	\$ 10,800	\$ 12,035	\$ 10,550
Heating	\$ 7,570	\$ 8,235	\$ 8,400
Sewer	\$ 750	\$ 375	\$ 450
TOTALS	\$ 95,250	\$124,000	\$110,820

Contractor registrations are closely related to the number and value of building projects, resulting in a slight decline in 2012 from 2011 of 9%.

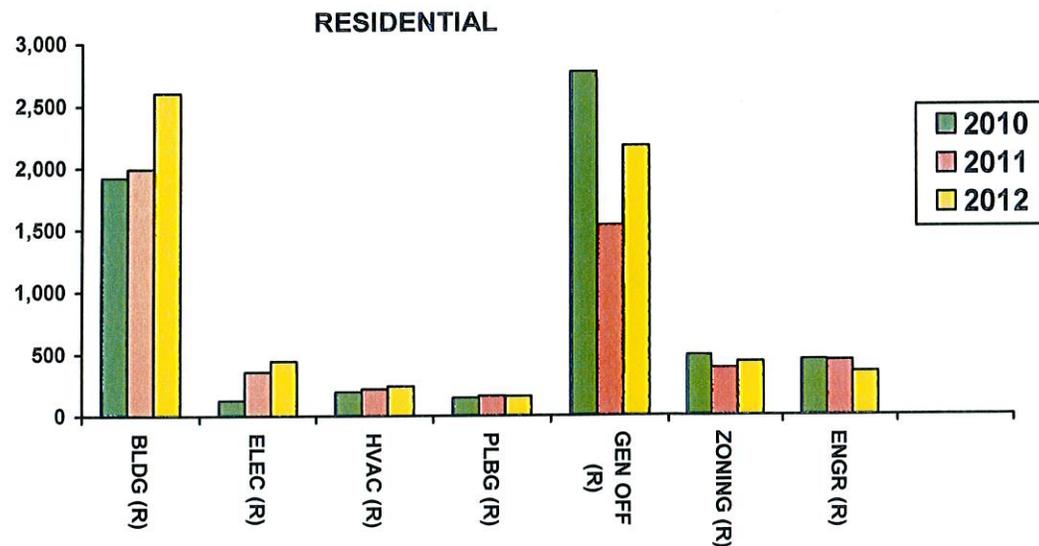
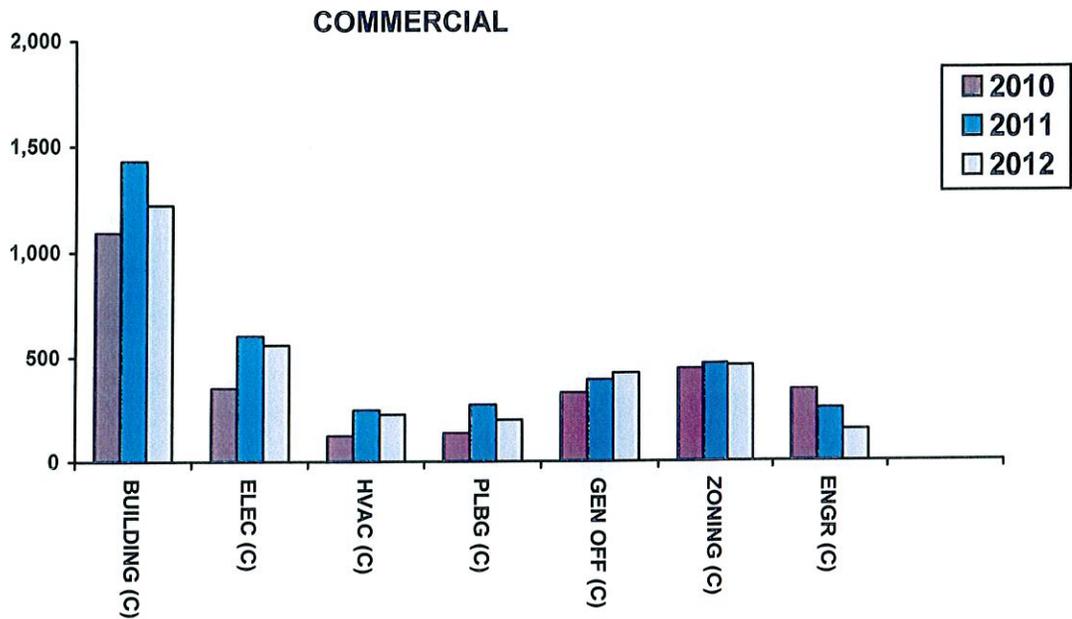
2012 FEES

	Number of Items		
	2010	2011	2012
BZA, PDC, BBCA	83	63	69
Plan Exams	111	254	207
Apartment Licenses	20	20	20
1-2-3 Family Rentals	360	376	377
Miscellaneous*	210	223	229
TOTALS	785	936	902

	Fees Collected		
	2010	2011	2012
BZA, PDC, BBCA	\$ 7,425	\$ 5,725	\$ 5,950
Plan Exams	\$ 31,736	\$ 96,764	\$ 64,373
Apartment Licenses	\$ 36,645	\$ 34,965	\$ 34,965
1-2-3 Family Rentals	\$ 10,755	\$ 10,995	\$ 11,115
Miscellaneous*	\$ 11,439	\$ 11,266	\$ 11,988
TOTALS	\$ 98,000	\$ 159,715	\$ 128,391

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

2012 COMMERCIAL AND RESIDENTIAL PERMIT INSPECTIONS



	TOTAL INSPECTIONS		
	2010	2011	2012
BUILDING (C)	1,093	1,430	1,224
BUILDING (R)	1,918	1,990	2,601
ELECTRICAL (C)	353	602	559
ELECTRICAL (R)	349	356	441
HVAC (C)	123	248	227
HVAC (R)	192	216	238
PLUMBING (C)	137	274	201
PLUMBING (R)	144	159	158
GEN. OFFEN. (C)	331	393	426
GEN. OFFEN. (R)	2,771	1,531	2,178
ZONING (C)	448	469	461
ZONING (R)	486	381	431
ENGINEERING (C)	343	254	151
ENGINEERING (R)	447	443	349
TOTALS	9,133	8,746	9,645

2012 PROPERTY MAINTENANCE PROGRAM

Complaints	711
Violations	1,002
Referred to Law Dept.	99
Number of Houses in Ward 1	2,960
Ward 1 Houses Inspected	2,548 (86% of total houses)
Ward 1 Houses Cited	733 (28.8% 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 Ward 1 and observing all the new concrete drive blocks and sidewalks. These repairs will continue to beautify the neighborhoods for years.

Very few properties in Ward 1 had violations concerned with the buildings themselves. Most violations were related to drives and sidewalks. During our inspections, it was observed that certain streets had driveways installed at a lesser thickness than allowed by today's codes. As these driveways were replaced, it is a certainty that the new work will outlast the old.

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