

# City of North Olmsted

Mayor Kevin M. Kennedy

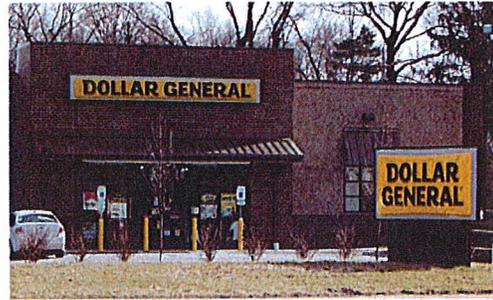
Building Department  
Jeffrey Grusenmeyer, Building Commissioner

## 2016 Annual Report

Aloft Hotel



Dollar General



Starbucks

North Olmsted Middle/High School



BJ's Restaurant



## 2016 SUMMARY

		2016	2015	2014
<b>Permits</b>	Total Revenue	\$678,629	\$284,971	\$227,406
	Number of Permits	2,330	2,018	2,008
<b>Valuations</b>	Total	\$98,619,912	\$29,338,654	\$22,923,368
	Number of Permits	1,593	1,409	1,315
<b>Contractor Registrations</b>	Total Revenue	\$148,935	\$124,425	\$109,375
	Number of Registrations	1,208	1,035	1,058
<b>Misc. Fees</b>	Total Revenue	\$198,908	\$113,925	\$105,866
	Number of Items	1,007	774	707
<b>Inspections</b>	Commercial	3,996	2,318	1,807 ♦
	Residential	4,084	5,199	4,976 ♦
<b>H.E.L.P. Loans</b>	Number of Loans	0	3	8
	Value of Loans	\$0	\$87,500	\$213,451**

\*\*Numbers from County through October 2014

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

2016 showed an increase in construction and permit activity in the city versus 2015.

Every category of permits, valuations, registrations, and inspections has increased from 2015, except for residential inspections. Residential inspections decreased 22%, but this decrease was offset by a 73% increase in commercial inspections.

The increase in total revenues includes major school and hotel projects that will carry into 2017.

Note that the number of permits under the valuations category are for building permits only, while the number of permits under the permits category includes building, electrical, plumbing and HVAC permits.

## 2016 PERMITS

	Number of Permits		
	2016	2015	2014
Building	1,595	1,409	1,315
Electrical	285	246	267
Heating	265	231	270
Plumbing	185	132	156
<b>TOTALS</b>	<b>2,330</b>	<b>2,018</b>	<b>2,008</b>

	Fees Collected		
	2016	2015	2014
Building	\$ 535,036	\$ 208,467	\$ 155,702
Electrical	\$ 87,124	\$ 43,645	\$ 33,680
Heating	\$ 37,396	\$ 22,785	\$ 27,813
Plumbing	\$ 19,073	\$ 10,074	\$ 10,211
<b>TOTALS</b>	<b>\$ 678,629</b>	<b>\$ 284,971</b>	<b>\$ 227,406</b>

The number of building permits was up 15% compared to 2015 and 2016. Total fees were up 238% compared to 2015. This is in small part due to a slight increase in the fee schedule. The major factor involved was the start of larger multi-year projects, such as the Aloft Hotel, and the North Olmsted Middle/High School project, which will continue into 2017.

## 2016 VALUATIONS

	Number of Permits		
	2016	2015	2014
New Commercials	5	7	3
Commercial Additions/Alterations	162	89	97
Residential Additions/Alterations	217	176	223
Detached Garages/Sheds	48	45	49
New Homes	1	5	1
Swimming Pools	23	19	25
Misc. Permits (i.e. Fences, Signs, Demos, Commercial and Residential Paving, Siding, Roofing, Windows)	1137	1068	917
<b>TOTALS</b>	<b>1,593</b>	<b>1,409</b>	<b>1,315</b>

	Total Valuation		
	2016	2015	2014
New Commercials	\$ 75,472,386	\$ 10,363,000	\$ 6,212,000
Commercial Additions/Alterations	\$ 12,002,558	\$ 7,347,165	\$ 6,818,494
Residential Additions/Alterations	\$ 2,132,903	\$ 1,740,784	\$ 2,088,126
Detached Garages/Sheds	\$ 266,530	\$ 200,318	\$ 220,881
New Homes	\$ 265,000	\$ 1,260,000	\$ 125,000
Swimming Pools	\$ 105,991	\$ 97,380	\$ 84,461
Misc. Permits (i.e. Fences, Signs, Demos, Commercial and Residential Paving, Siding, Roofing, Windows)	\$ 8,374,544	\$ 8,330,007	\$ 7,374,406
<b>TOTALS</b>	<b>\$ 98,619,912</b>	<b>\$ 29,338,654</b>	<b>\$ 22,923,368</b>

Every category of permits was up except for new homes, which tend to be a sporadic event in the city since there are few undeveloped residential lots. Substantially up were commercial additions/alterations, a 23% increase.

The increase in total valuations, 336%, was mainly due to large new construction projects such as the North Olmsted Middle/High School, Aloft Hotel, BJ's Restaurant, Dollar General, and Starbucks.

Notwithstanding these large new projects, valuations for commercial additions/alterations was also up 22% compared to 2015, showing a strong commercial market in North Olmsted.

## 8 YEAR COMPARISON OF BUILDING PERMIT TOTALS AND VALUATIONS

	2016		2015		2014		2013	
COMMERCIAL ADDITIONS/ALTERATIONS	162	\$ 12,002,558	89	\$ 7,347,165	97	\$ 6,818,494	133	\$ 18,551,096
NEW COMMERCIAL BUILDINGS	5	\$ 75,472,386	7	\$ 10,363,000	3	\$ 6,212,000	9	\$ 42,243,300
COMMERCIAL ROOFING, SIDING, PAVING	72	\$ 2,174,577	84	\$ 2,834,156	83	\$ 2,645,941	47	\$ 2,076,938
SIGN PERMITS	84	\$ 447,030	62	\$ 288,562	75	\$ 388,503	103	\$ 446,453
NEW HOMES	1	\$ 265,000	5	\$ 1,260,000	1	\$ 125,000	1	\$ 300,000
RESIDENTIAL ADDITIONS/ALTERATIONS	217	\$ 2,132,903	176	\$ 1,740,784	223	\$ 2,088,126	201	\$ 2,353,274
RESIDENTIAL GARAGES & SHEDS	48	\$ 266,530	45	\$ 200,318	49	\$ 220,881	51	\$ 278,115
RESIDENTIAL ROOFING, SIDING, DRIVES	799	\$ 5,228,158	737	\$ 4,614,000	592	\$ 3,892,565	689	\$ 4,303,340
DEMOLITIONS	22	\$ -	24	\$ -	14	\$ -	42	\$ -
POOLS	23	\$ 105,991	19	\$ 97,380	25	\$ 84,461	20	\$ 59,694
FENCES	160	\$ 524,779	161	\$ 593,289	153	\$ 447,397	154	\$ 427,686
<b>ANNUAL TOTALS</b>	<b>1593</b>	<b>\$ 98,619,912</b>	<b>1409</b>	<b>\$ 29,338,654</b>	<b>1315</b>	<b>\$ 22,923,368</b>	<b>1450</b>	<b>\$ 71,039,896</b>

	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
<b>ANNUAL TOTALS</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>	<b>1142</b>	<b>\$ 13,933,125</b>

## 2016 CONTRACTOR REGISTRATIONS

	2016	2015	2014
Number of Registrations	1,208	1,036	1,060
<b>TOTALS</b>	<b>1,208</b>	<b>1,036</b>	<b>1,060</b>

	2016	2015	2014
Fees Collected	\$148,935	\$124,575	\$120,675
<b>TOTALS</b>	<b>\$148,935</b>	<b>\$124,575</b>	<b>\$120,675</b>

Both the number of contractor registrations (up 17% from 2015) and the fees collected (up 20% from 2015), reflect the strong residential and commercial construction activity in 2016.

## 2016 MISCELLANEOUS FEES

	Number of Items		
	2016	2015	2014
Boards and Commissions*	115	128	92
Plan Exams	333	215	166
Apartment Licenses	22	20	21
One, Two and Three Family Rentals	465	353	391
Miscellaneous**	72	58	37
<b>TOTALS</b>	<b>1,007</b>	<b>774</b>	<b>707</b>

	Fees Collected		
	2016	2015	2014
Boards and Commissions*	\$ 7,290	\$ 8,105	\$ 5,395
Plan Exams	\$ 112,152	\$ 54,168	\$ 48,880
Apartment Licenses	\$ 47,780	\$ 34,965	\$ 37,200
One, Two and Three Family Rentals	\$ 26,710	\$ 12,380	\$ 11,485
Miscellaneous**	\$ 4,976	\$ 4,307	\$ 2,906
<b>TOTALS</b>	<b>\$ 198,908</b>	<b>\$ 113,925</b>	<b>\$ 105,866</b>

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

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

The 37% increase in apartment licenses and 215% increase in one, two and three family rental fees reflects the continued efforts of the Building Department to identify previously unreported rentals, especially one, two and three family houses, as well as a fee increase to help cover the cost of the rental inspection program.

## 2016 INSPECTIONS

	Commercial Inspections		
	2016	2015	2014
Building	1,466	1,347	962
Electrical	474	324	234
HVAC	184	109	103
Plumbing	150	92	105
Property Maintenance	978	351	296
Zoning	14	25	51
Engineering	75	70	56
<b>TOTALS</b>	<b>3,341</b>	<b>2,318</b>	<b>1,807</b>

	Residential Inspections		
	2016	2015	2014
Building	2,202	1,698	1,799
Electrical	386	385	309
HVAC	202	156	181
Plumbing	183	131	126
Property Maintenance	3,366	2,290	2,062
Zoning	20	39	22
Engineering	706	500	477
<b>TOTALS</b>	<b>7,065</b>	<b>5,199</b>	<b>4,976</b>

In spite of the larger number of inspections, the size of the commercial inspection staff has not increased. This is due mainly to the fact that the commercial inspection staff is being scheduled more efficiently and non-commercial duties, such as sweeps and property maintenance, are being shifted to property maintenance inspection staff.

## 2016 PROPERTY MAINTENANCE PROGRAM

Exterior Property Maintenance Inspections	2,018
Complaints/Violations Created	1,633
Violations Resolved	1,353
Referred to Law Dept.	75
Most Frequent Types of Violations Recorded	Trash and Debris Working Without a Permit Overgrown/Diseased Vegetation High Grass/Weeds Concrete Drives/Walks Peeling/Flaking Paint Roofs, Gutters and Downspouts Trash Containers
Ward 1 Houses Inspected during Sweep	3,392
Number of Ward 1 Houses Cited during Sweep	526 (15% of total inspected)

All residential one, two and three family houses in the entire City of North Olmsted were 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 continued in 2016 by restarting with Ward 1.

Our sweeps continue to confirm 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.

Approximately 15% of houses within the sweep area have been cited in each of the four years of its existence. This is not a planned result, but more likely reflects the level of maintenance among the four wards is relatively similar.