



ANNUAL REPORT 2018

Division of Building

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Building Commissioner

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CITY OF NORTH OLMSTED
Mayor Kevin M. Kennedy



CITY of
NORTH
OLMSTED

2018 SUMMARY

		2018	2017	2016
Permits	Total Revenue	\$322,476	\$321,314	\$678,629
	Number of Permits	2,268	2,380	2,330
Valuations	Total	\$30,452,071	\$35,115,507	\$98,619,912
	Number of Permits	1,539	1,663	1,593
Contractor Registrations	Total Revenue	\$141,020	\$134,325	\$148,935
	Number of Registrations	1,159	1,099	1,208
Misc. Fees	Total Revenue	\$191,241	\$208,256	\$198,908
	Number of Items	1,150	1,072	1,007
Inspections	Commercial	1,827	1,988	2,363
	Residential	4,082	4,111	3,699

Note: 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.

Several large school and hotel projects initiated in 2016 carried into 2017 causing a bump in the statistics for those years in valuations and permits. 2018 showed continued strong construction activity, but one that has leveled off from the previous two years' unusual project load. Permits, valuations and registrations increased from 2014-2015 levels showing growth even after the completion of the major school improvement projects.

Residential inspection activity remained strong and steady from 2017, a year which showed an increase of 11% over 2016 and 41% over 2015. Residential inspection numbers are unaffected by commercial activity, so they show the continued interest of residents to make the investment required for the improvement of their properties and neighborhoods. Actual commercial inspection numbers decreased from 2017, but the total construction valuations show a 4% increase from 2015, prior to the initiation of the major school projects. This is indicative of a smaller number of projects that are larger in scope.



PERMITS

	Number of Permits		
	2018	2017	2016
Building	1,595	1,663	1,595
Electrical	247	279	285
Heating	243	246	265
Plumbing	183	192	185
Permit Total	2,268	2,380	2,330

	Fees Collected		
	2018	2017	2016
Building	\$ 239,521	\$ 212,568	\$ 535,036
Electrical	\$ 43,386	\$ 43,653	\$ 87,124
Heating	\$ 23,805	\$ 50,064	\$ 37,396
Plumbing	\$ 15,764	\$ 15,028	\$ 19,073
Fee Total	\$ 322,476	\$ 321,313	\$ 678,629

Total permit numbers remained relatively steady from 2016-2018. Fees collected show a spike in 2016 due to the large school system projects. These projects had fees assessed at the initiation of the work in 2016 and inspection services associated with that work extending through 2018. Once accounting for this spike, the total fees collected remained consistent from 2017-2018.



VALUATIONS

	Number of Permits		
	2018	2017	2016
New Commercials	6	4	5
Commercial Additions/Alterations	124	137	162
Residential Additions/Alterations	209	235	217
Detached Garages/Sheds	55	72	48
New Homes	3	4	1
Swimming Pools	16	18	23
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	1,126	1,193	1,137
Total Permits	1,539	1,663	1,593

	Total Valuation		
	2018	2017	2016
New Commercials	\$ 3,918,834	\$ 8,380,500	\$ 75,472,386
Commercial Additions/Alterations	\$ 14,372,154	\$ 13,622,805	\$ 12,002,558
Residential Additions/Alterations	\$ 2,486,684	\$ 2,960,955	\$ 2,132,903
Detached Garages/Sheds	\$ 299,703	\$ 357,403	\$ 266,530
New Homes	\$ 792,124	\$ 951,584	\$ 265,000
Swimming Pools	\$ 179,818	\$ 92,350	\$ 105,991
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	\$ 8,402,754	\$ 8,749,910	\$ 8,374,544
Total Valuation	\$ 30,452,071	\$ 35,115,507	\$ 98,619,912

Most categories of residential permits were down from 2017. Total residential inspections remained relatively constant however, possibly because there were fewer engineering inspections (an inspection type that usually requires one or two inspections per permit), but more building inspections (an inspection type that usually requires multiple inspections per permit). Additions/alterations were down 10%, garages and sheds were down 24% and miscellaneous permits were down 6%. New homes and swimming pools are small in number during any given year due to the limited number of available lots and the uniqueness of the installation, so no pattern can be discerned. The decrease in some residential permit categories may be explained by the temporary moratorium placed on concrete violation enforcement and a more liberal policy of granting extensions for the work to be completed after a property maintenance citation is issued.

Although limited in number, new commercial construction permits increased. Commercial additions/alterations were down slightly in number from 2017 (9%) which is largely due to the impact of the completion of several large projects, such as the city schools, car dealerships and hotels. However, while the number of projects decreased, the valuation of commercial additions/alterations increased from 2017 by 6%.

In general, these numbers show a strong interest by the City's residents and businesses in investing to maintain and improve their existing properties.

CONTRACTOR REGISTRATIONS

	2018	2017	2016
Number of Registrations	1,159	1,099	1,208
Fees Collected	\$141,020	\$134,325	\$148,935

Contractor registrations and fees collected for the registrations increased between 2017 and 2018 by 5%. Overall, the pattern between 2015 and 2018 in both contractor registrations and fees collected show a fairly stable trend, linked to the strong interest of contractors to work in the City.

MISCELLANEOUS FEES

	Number of Items		
	2018	2017	2016
Boards and Commissions*	158	116	115
Plan Exams	352	353	333
Apartment Licenses	20	20	22
One, Two and Three Family Rentals	557	528	465
Miscellaneous**	63	55	72
TOTALS	1,150	1,072	1,007

	Fees Collected		
	2018	2017	2016
Boards and Commissions*	\$ 11,315	\$ 8,620	\$ 7,290
Plan Exams	\$ 94,645	\$ 116,685	\$ 112,152
Apartment Licenses	\$ 47,560	\$ 47,560	\$ 47,780
One, Two and Three Family Rentals	\$ 33,600	\$ 31,780	\$ 26,710
Miscellaneous**	\$ 4,121	\$ 3,611	\$ 4,976
TOTALS	\$ 191,241	\$ 208,256	\$ 198,908

* Includes Building and Zoning Board of Appeals, Planning and Design Commission, Amendments and Landmarks Commission

** Includes fees for zoning certificates, advisory inspections, occupancy inspections, reinspections and copies

Most categories of miscellaneous activities and fees remain consistent with slight increases from previous years. One, two and three family rental licenses show an increase in activity and fees from 2017 (both up 6%). This is reflective of the Division of Building's continued effort to identify previously unreported rentals.

INSPECTIONS

	Commercial Inspections		
	2018	2017	2016
Building	1,082	1,141	1,466
Electrical	373	420	474
HVAC	140	167	184
Plumbing	132	143	150
Zoning	5	15	14
Engineering	95	102	75
TOTALS	1,827	1,988	2,363

	Residential Inspections		
	2018	2017	2016
Building	2,496	2,363	2,202
Electrical	371	387	386
HVAC	200	206	202
Plumbing	217	197	183
Zoning	68	31	20
Engineering	730	927	706
TOTALS	4,082	4,111	3,699

Residential inspection activity remained relatively consistent between 2017 and 2018, and 10% higher than 2016. This is indicative of property owners engaging in construction projects to maintain and improve their homes. Accounting for the large projects initiated in 2016, commercial inspection activity has remained consistent over the past several years.

PROPERTY MAINTENANCE PROGRAM

	2018	2017	2016
Single Family and Condominium Rental Properties Inspected	876	909	*
Apartment Complexes Inspected	17	29	*
Complaints/Violations Created	1,732	1,932	1,633
Violations Resolved	1,228	1,434	1,353
Referred to Law Department	128	120	75

*Data not available

Most Frequent Violations - Exterior	Trash and Debris Discarded Materials Overgrown/Diseased Vegetation High Grass/Weeds Concrete Drives/Walks Peeling/Flaking Paint Mold/Mildew
Most Frequent Violations - Interior	Electrical Hazards Fire Protection System Carbon Monoxide Detectors Electrical Install Plumbing General
Houses Inspected - Ward 3 Sweep	3,249
Houses Cited - Ward 3 Sweep	594 (18% of total inspected)

All one, two and three family houses in the 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 2018 with Ward 3 after Ward 2 in 2017, and Ward 1 in 2016.

Our sweeps continue to confirm the fact that the majority of North Olmsted homes are well maintained and that most of those cited make the needed repairs without further action or referral required.

Approximately 18% of those houses in the sweep area were cited in 2018, which is a decrease from 2017 but relatively similar to previous years where the rate was in the range of 15%. Some of this is due to the fact that the Division has a dedicated property maintenance staff and more attention has been paid to areas that may have been a lower priority during the initial sweeps. In addition, late in 2017, the Planning and Development Department led a comprehensive review of the codified standards for pavement and improved internal property maintenance procedures to assure fair and consistent enforcement. These changes were rolled out in 2018.