



ANNUAL REPORT 2019

Division of Building

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CITY OF NORTH OLMSTED
Mayor Kevin M. Kennedy



**CITY of
NORTH
OLMSTED**

2019 SUMMARY

		2019	2018	2017
Permits	Total Revenue	\$311,013	\$322,476	\$321,314
	Number of Permits	2,523	2,268	2,380
Valuations	Total	\$46,362,390	\$30,452,071	\$35,115,507
	Number of Permits	1,831	1,539	1,663
Contractor Registrations	Total Revenue	\$133,500	\$141,020	\$134,325
	Number of Registrations	1,036	1,159	1,099
Misc. Fees	Total Revenue	\$188,245	\$191,241	\$208,256
	Number of Items	1,139	1,150	1,072
Inspections	Commercial	1,652	1,827	1,988
	Residential	4,619	4,082	4,111

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.

In the three-year comparison table, several large school and hotel projects carried into 2017 causing a bump in the statistics for that year in valuations and permits. 2019 showed continued strong and increasing construction activity in dollar values from 2018, especially in larger commercial projects. Permits and valuations increased from 2018 levels, while contractor registrations slightly declined. This usually indicates that there may be fewer active contractors but many are also performing larger commercial projects.

Residential inspection activity had a strong increase of about 12% from the relatively similar levels of 2017 and 2018. 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 2018 by 10%, but the total construction valuations show a 52% increase from the same year. This is indicative of the fact that new large commercial projects, such as the Vitalia Senior Living project, began construction in 2019 where the permit construction value will appear, but actual construction and inspection will carry forward into 2020 and beyond.



PERMITS

	Number of Permits		
	2019	2018	2017
Building	1,831	1,595	1,663
Electrical	248	247	279
Heating	283	243	246
Plumbing	161	183	192
Permit Total	2,523	2,268	2,380

	Fees Collected		
	2019	2018	2017
Building	\$ 220,208	\$ 239,521	\$ 212,568
Electrical	\$ 39,934	\$ 43,386	\$ 43,653
Heating	\$ 33,654	\$ 23,805	\$ 50,064
Plumbing	\$ 17,217	\$ 15,764	\$ 15,028
Fee Total	\$ 311,013	\$ 322,476	\$ 321,313

In 2019, total permit issuance increased 6% from 2017 and 11% from 2018. Fees collected decreased slightly from the two previous years. This is due mainly to the fact that subtrades such as heating and plumbing, where permit fees generated are lower than building permits, had a relative increase in activity.



PROJECTS & VALUATIONS

	Number of Permits		
	2019	2018	2017
New Commercials	1	6	4
Commercial Additions/Alterations	103	124	137
Residential Additions/Alterations	251	209	235
Detached Garages/Sheds	68	55	72
New Homes	2	3	4
Swimming Pools	20	16	18
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	1,386	1,126	1,193
Total Permits	1,831	1,539	1,663

	Total Valuation		
	2019	2018	2017
New Commercials	\$ 25,000,000	\$ 3,918,834	\$ 8,380,500
Commercial Additions/Alterations	\$ 7,983,016	\$ 14,372,154	\$ 13,622,805
Residential Additions/Alterations	\$ 3,414,887	\$ 2,486,684	\$ 2,960,955
Detached Garages/Sheds	\$ 339,289	\$ 299,703	\$ 357,403
New Homes	\$ 480,000	\$ 792,124	\$ 951,584
Swimming Pools	\$ 153,800	\$ 179,818	\$ 92,350
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	\$ 8,991,398	\$ 8,402,754	\$ 8,749,910
Total Valuation	\$ 46,362,390	\$ 30,452,071	\$ 35,115,507

Most categories of residential permits saw more activity in 2019, with residential additions and sheds up over 20% from 2018. This is mirrored in the increased number of residential inspections performed during the year. 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.

Although limited in number, new commercial construction permits were lower than previous years. The one new construction project, Vitalia Senior Living, is a large project that was initiated in 2019 but will impact 2020. Fees and construction values for the Vitalia project will be reflected in this 2019 report, with inspection activity primarily to be reported in 2020.

Commercial additions/alterations projects were down in number in 2019 (20%) which is largely due to the impact of the completion of several large projects in 2018 such as car dealerships, hotels and churches. The valuation of commercial additions/alterations also decreased by 45%, but the total overall valuation of new and additions/alterations for commercial work increased by 80% from 2018, reflecting the longer construction cycle of commercial work and showing the statistical impact that can be made by large, long-term commercial projects. In general, these numbers show a strong interest by the City's residents and businesses in investing to maintain and improve their existing properties, and in North Olmsted as a destination for large new commercial work.

CONTRACTOR REGISTRATIONS

	2019	2018	2017
Number of Registrations	1,036	1,159	1,099
Fees Collected	\$133,500	\$141,020	\$134,325

Contractor registrations and fees collected for the registrations decreased between 2018 and 2019 by 12% and 6%, respectively. Overall, the pattern between 2017 and 2019 in both contractor registrations and fees collected shows a fairly stable trend, linked to the volume of work and strong interest of contractors to work in the City. The numbers are also impacted by a change in City Ordinances that allows one contractor to register for multiple trades with one registration and fee, and thus make it easier for small contractors who practice multiple trades to operate in the City. This change slightly decreased overall registrations and fees received.

MISCELLANEOUS FEES

	Number of Items		
	2019	2018	2017
Boards and Commissions*	140	158	116
Plan Exams	377	352	353
Apartment Licenses	18	20	20
One, Two and Three Family Rentals	536	557	528
Miscellaneous**	68	63	55
TOTALS	1,139	1,150	1,072

	Fees Collected		
	2019	2018	2017
Boards and Commissions*	\$ 9,515	\$ 11,315	\$ 8,620
Plan Exams	\$ 94,626	\$ 94,645	\$ 116,685
Apartment Licenses	\$ 47,200	\$ 47,560	\$ 47,560
One, Two and Three Family Rentals	\$ 32,380	\$ 33,600	\$ 31,780
Miscellaneous**	\$ 4,524	\$ 4,121	\$ 3,611
TOTALS	\$ 188,245	\$ 191,241	\$ 208,256

* 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 previous years. One, two and three family rental licenses have leveled off. Support for the rental inspection program remains a priority to maintain strong community housing.

INSPECTIONS

	Commercial Inspections		
	2019	2018	2017
Building	945	1,082	1,141
Electrical	341	373	420
HVAC	128	140	167
Plumbing	143	132	143
Zoning	11	5	15
Engineering	84	95	102
TOTALS	1,652	1,827	1,988

	Residential Inspections		
	2019	2018	2017
Building	3,026	2,496	2,363
Electrical	364	371	387
HVAC	249	200	206
Plumbing	200	217	197
Zoning	24	68	31
Engineering	756	730	927
TOTALS	4,619	4,082	4,111

Residential inspection activity has increased about 13% from 2017 and 2018. This is indicative of property owners engaging in construction projects to maintain and improve their homes in a strong construction economy. Commercially, there were about 10% fewer inspections than in 2018, but, as can be seen in other parts of the report, actual construction values were much higher, indicative of fewer but larger commercial projects.

PROPERTY MAINTENANCE PROGRAM

	2019	2018	2017
Single Family and Condominium Rental Properties Inspected	585	876	909
Apartment Complexes Inspected	6	17	29
Complaints/Violations Created	1,099	1,732	1,932
Violations Resolved	912	1,228	1,434
Referred to Law Department	141	128	120

Most Frequent Violations - Exterior	Trash and Debris Discarded Materials Overgrown/Diseased Vegetation High Grass/Weeds Concrete Drives/Walks Peeling/Flaking Paint Inoperable Vehicle
Most Frequent Violations – Interior	Electrical Hazards Fire Protection System Interior Surfaces Electrical Install Plumbing General
Commercial Properties Inspected – Ward 4 Sweep	106
Commercial Properties Cited – Ward 4 Sweep	13 (12% of total inspected)
Houses Inspected - Ward 4 Sweep	2,921
Houses Cited - Ward 4 Sweep	192 (7% of total inspected)

All one, two and three family houses in the City of North Olmsted are inspected over a four year period, with one ward being inspected each year. 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 2019 with Ward 4.

Property maintenance 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 7% of houses inspected in the sweep area were cited in 2019, which is a decrease from previous years where the rate was in the range of 15%. Much of this decrease is probably due to the fact that sidewalk and apron violations are now cited and corrected under a sidewalk program overseen by the Engineering Department and are no longer reflected in these statistics. In addition, the property maintenance inspection sweeps program has been in effect for several years, so the compliance rate would be expected to be higher after the initial violations are corrected and property owners are now maintaining their properties in a proactive manner.