

ANNUAL REPORT 2017

Division of Building

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Department of Planning & Development

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CITY OF NORTH OLMSTED

Mayor Kevin M. Kennedy



CITY of
NORTH
OLMSTED

2017 SUMMARY

		2017	2016	2015
Permits	Total Revenue	\$321,314	\$678,629	\$284,971
	Number of Permits	2,380	2,330	2,018
Valuations	Total	\$35,115,507	\$98,619,912	\$29,338,654
	Number of Permits	1,663	1,593	1,409
Contractor Registrations	Total Revenue	\$134,325	\$148,935	\$124,425
	Number of Registrations	1,099	1,208	1,035
Misc. Fees	Total Revenue	\$208,256	\$198,908	\$113,925
	Number of Items	1,072	1,007	774
Inspections	Commercial	1,988	2,363	1,967
	Residential	4,111	3,699	2,909
H.E.L.P. Loans	Number of Loans	0	0	3
	Value of Loans	\$0	\$0	\$87,500

Although several large school and hotel projects in 2016 caused a bump in the statistics, 2017 showed a continued trend of an increase in all other levels of construction and permit activity. Every category of permits, valuations, registrations and inspections has increased from 2015 levels. Of particular note is the large increase in residential inspections, which were unaffected by the large commercial activity, showing the strong interest of residents to invest in and improve their properties. 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.



PERMITS

	Number of Permits		
	2017	2016	2015
Building	1,663	1,595	1,409
Electrical	279	285	246
Heating	246	265	231
Plumbing	192	185	132
Permit Total	2,380	2,330	2,018

	Fees Collected		
	2017	2016	2015
Building	\$ 212,568	\$ 535,036	\$ 208,467
Electrical	\$ 43,653	\$ 87,124	\$ 43,645
Heating	\$ 50,064	\$ 37,396	\$ 22,785
Plumbing	\$ 15,028	\$ 19,073	\$ 10,074
Fee Total	\$ 321,314	\$ 678,629	\$ 284,971

Residential inspection activity, with an increase of 11% over 2016 and 41% over 2015, shows the city's commitment and focus on maintaining and improving our residential housing stock. Accounting for the large projects initiated in 2016, commercial inspection activity has remained consistent over the past three years.



VALUATIONS

	Number of Permits		
	2017	2016	2015
New Commercials	4	5	7
Commercial Additions/Alterations	137	162	89
Residential Additions/Alterations	235	217	176
Detached Garages/Sheds	72	48	45
New Homes	4	1	5
Swimming Pools	18	23	19
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	1,193	1,137	1,068
Total Permits	1,663	1,593	1,409

	Total Valuation		
	2017	2016	2015
New Commercials	\$ 8,380,500	\$ 75,472,386	\$ 10,363,000
Commercial Additions/Alterations	\$ 13,622,805	\$ 12,002,558	\$ 7,347,165
Residential Additions/Alterations	\$ 2,960,955	\$ 2,132,903	\$ 1,740,784
Detached Garages/Sheds	\$ 357,403	\$ 266,530	\$ 200,318
New Homes	\$ 951,584	\$ 265,000	\$ 1,260,000
Swimming Pools	\$ 92,350	\$ 105,991	\$ 97,380
Misc. Permits (fences, signs, demos, paving, siding, roofing, windows, etc.)	\$ 8,749,910	\$ 8,374,544	\$ 8,330,007
Total Valuation	\$ 35,115,507	\$ 98,619,912	\$ 29,338,654

Most categories of residential permits were up from 2016, and commercial permits showed an upward trend from 2015 and 2016 after accounting for the impact of several large commercial projects in 2016, including the North Olmsted Middle School/High School Campus. Numbers of commercial and residential new construction tend to be inconsistent, but the overall trend in almost every other category and in the project totals showed significant growth. Permits for commercial additions/alterations, though lower than 2016, were up 54% from 2015. Residential additions/alterations permits were up 8% from 2016 and 33% from 2015. Detached garage and shed permits increased 50% from 2016 and 60% from 2015. Miscellaneous permits were up 5% from 2016 and 12% from 2015.

Total valuations also had growth with commercial additions/alterations valuations up 13% from 2016 and 85% from 2015; residential additions/alterations valuations up 39% from 2016 and 70% from 2015; detached garages/sheds valuations up 34% from 2016 and 78% from 2015; and miscellaneous permits valuations up 4% from 2016 and 5% from 2015. Total valuations were up 20% from 2015. In general, this shows a strong interest by the City's residents and businesses in investing to maintain and improve their property.

CONTRACTOR REGISTRATIONS

	2017	2016	2015
Number of Registrations	1,099	1,208	1,036
Fees Collected	\$134,325	\$148,935	\$124,575

Contractor registrations increased between 2015 and 2016 due to the large projects initiated in 2016. Overall, the pattern from 2015 to 2017 in both contractor registrations (up 6%) and fees collected (up 8%) show a fairly stable trend, linked to the permit activity of the year.

MISCELLANEOUS FEES

	Number of Items		
	2017	2016	2015
Boards and Commissions*	116	115	128
Plan Exams	353	333	215
Apartment Licenses	20	22	20
One, Two and Three Family Rentals	528	465	353
Miscellaneous**	55	72	58
TOTALS	1,072	1,007	774

	Fees Collected		
	2017	2016	2015
Boards and Commissions*	\$ 8,620	\$ 7,290	\$ 8,105
Plan Exams	\$ 116,685	\$ 112,152	\$ 54,168
Apartment Licenses	\$ 47,560	\$ 47,780	\$ 34,965
One, Two and Three Family Rentals	\$ 31,780	\$ 26,710	\$ 12,380
Miscellaneous**	\$ 3,611	\$ 4,976	\$ 4,307
TOTALS	\$ 208,256	\$ 198,908	\$ 113,925

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

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

Most categories of miscellaneous activities and fees remain consistent with slight increases from previous years. The one exception is for one, two, and three family rental licenses, which show an increase in fees from 2016 (up 19%) and an increase in activity (up 14%) from 2016. This is reflective of the Division of Building's continued effort to identify previously unreported rentals.

INSPECTIONS

	Commercial Inspections		
	2017	2016	2015
Building	1,141	1,466	1,347
Electrical	420	474	324
HVAC	167	184	109
Plumbing	143	150	92
Zoning	15	14	25
Engineering	102	75	70
TOTALS	1,988	2,363	1,967

	Residential Inspections		
	2017	2016	2015
Building	2,363	2,202	1,698
Electrical	387	386	385
HVAC	206	202	156
Plumbing	197	183	131
Zoning	31	20	39
Engineering	927	706	500
TOTALS	4,111	3,699	2,909

Residential inspection activity, with an increase of 11% over 2016 and 41% over 2015, 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 three years.

PROPERTY MAINTENANCE PROGRAM

Single Family and Condominium Rental Properties Inspected	909
Apartment Complexes Inspected	29
Complaints/Violations Created	1,932
Violations Resolved	1,434
Referred to Law Department	120
Most Frequent Types of Violations Recorded	<p><u>Exterior</u> Trash and Debris Overgrown/Diseased Vegetation High Grass/Weeds Concrete Drives/Walks Peeling/Flaking Paint</p> <p><u>Interior</u> Electrical Hazards Fire Protection System Carbon Monoxide Detectors Plumbing Hazards Plumbing General</p>
Ward 2 Houses Inspected during Sweep	3,216
Number of Ward 2 Houses Cited during Sweep	836 (26% 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 2017 with Ward 2 after resuming with 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 26% of those houses in the sweep area were cited in 2017, which is an increase from previous years. 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 will be rolled out in 2018.