

CITY OF URBANA
Building Safety Division
2015
Annual Report



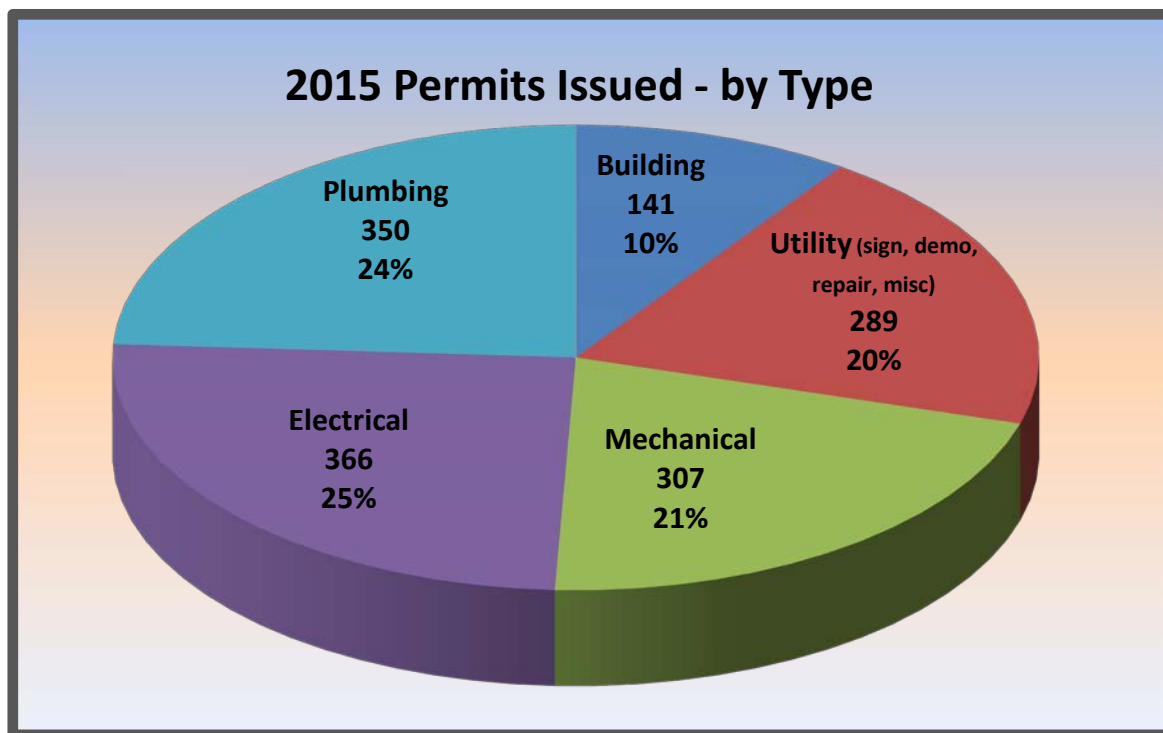
DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

This Building Safety Division Annual Report for the calendar year January 1, through December 31, 2015 presents data on division activities that include construction related inspection activities and housing related inspection activities.

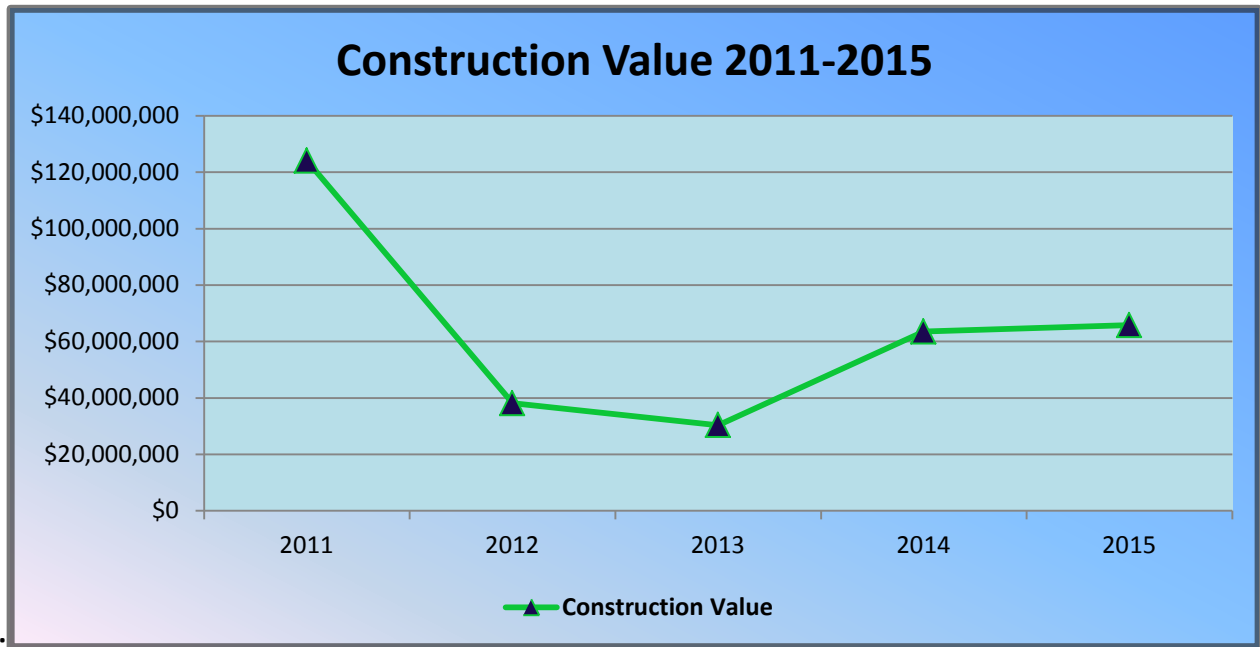
Building Permits and Activities. The total number of construction permit related inspections performed by the division in 2015 was 2,464, a decrease of approximately six percent from the previous year's inspection total of 2,615. The average total number of annual inspections over the last five year period was 2,522.

In 2015, the number of permits issued for new single family homes was 20, which was a decrease of eight (8) from the 28 homes constructed in Urbana in 2014. The average number of permits issued for new single family residence permits over the past five-year period is for 20 homes annually.

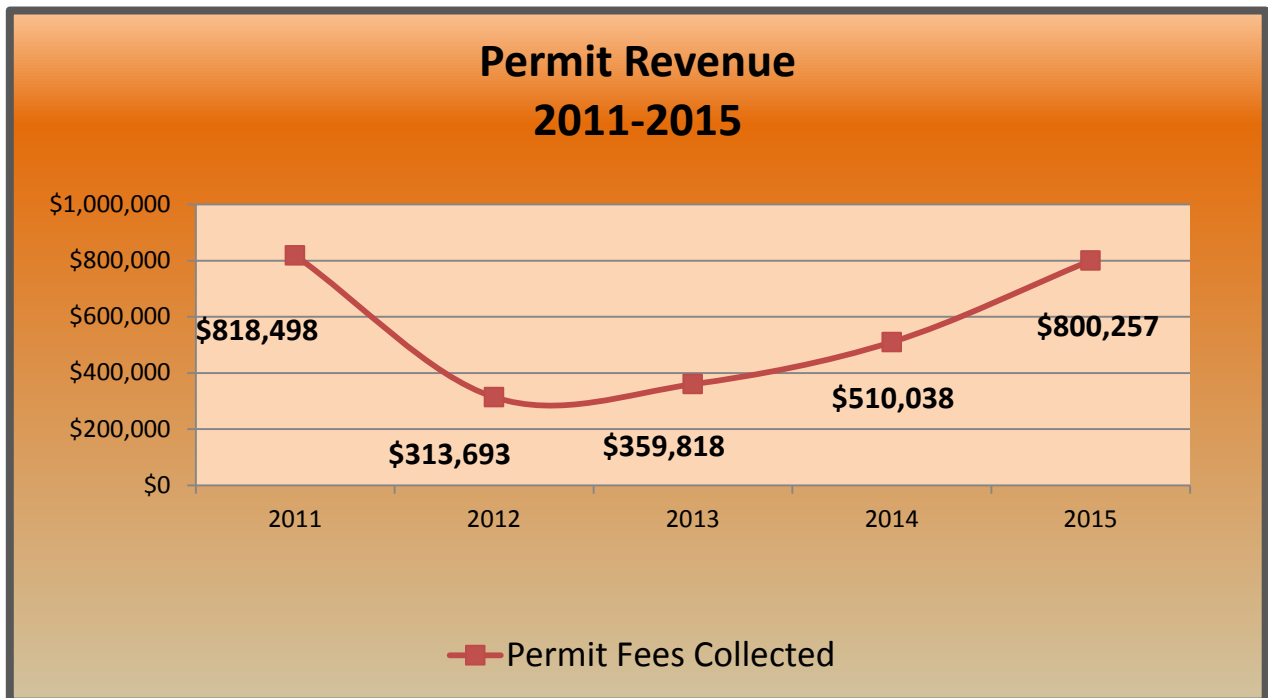


Total number of building related permits issued = 1,453

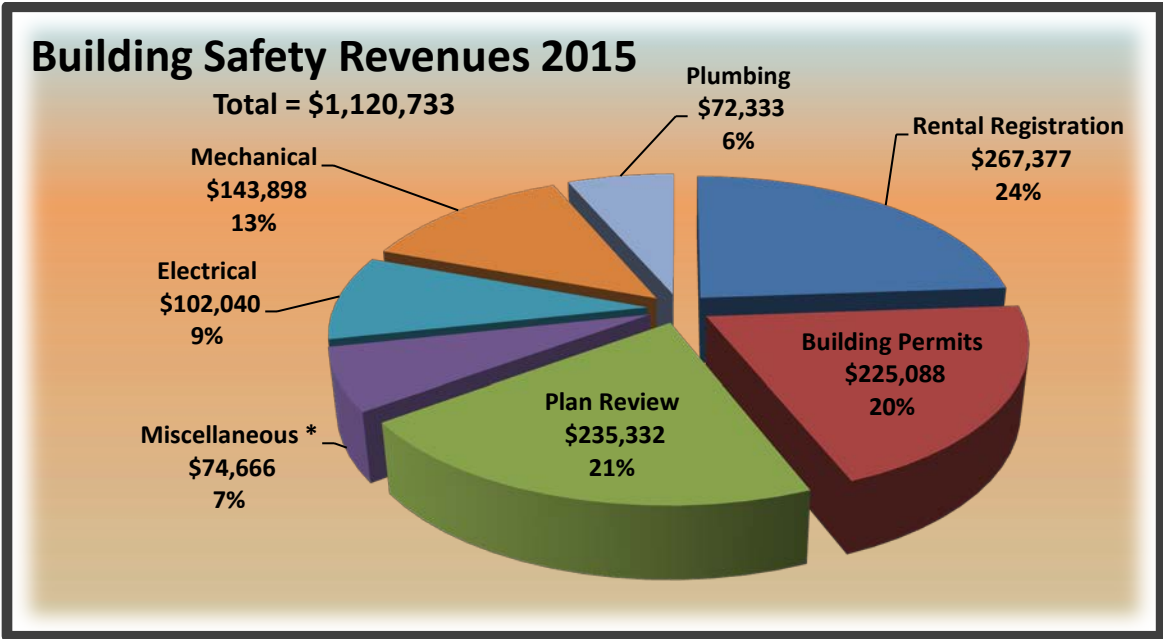
2015 Permits Issued by Type. The total number of permits issued by the division in 2015 was 1,518, which is an increase of 10% over the 1,471 permits in 2014. The annual average number of all permits for the last five year period is 1,483.



Construction Value 2011-2015. The above chart illustrates the value of permits issued over the most recent five-year period. The value of construction is based on construction costs provided with permit applications. (Note: The construction costs of the Carle Heart and Vascular Institute addition is the reason for the significant difference in year 2011).

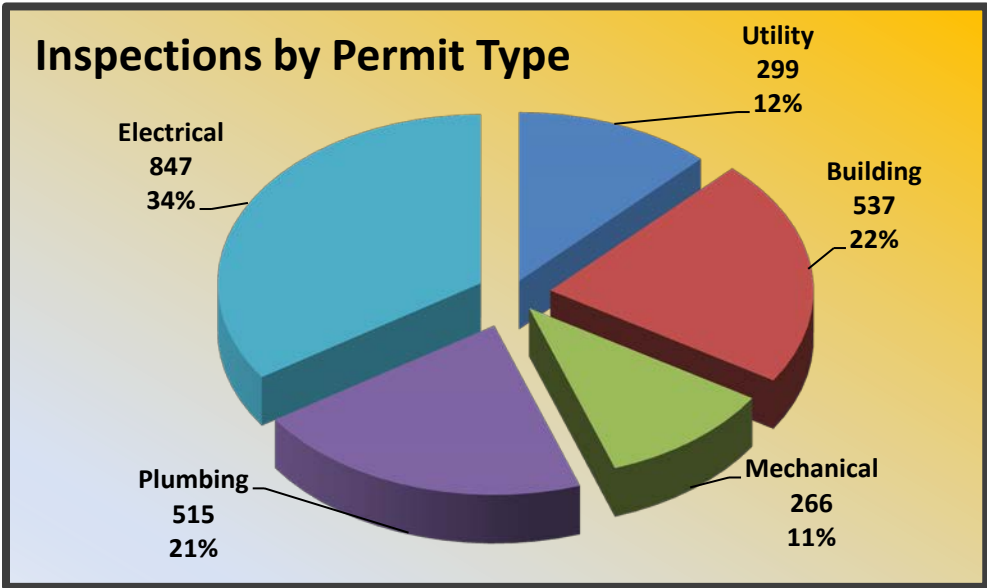


Permit Revenue 2011-2015. The above chart illustrates all building permit related revenues for the most recent five-year period 2011-2015. The annual average is \$560,461.



* Miscellaneous = Utility/Demolition/Sign permits; Certified Housing fees, Failure to Comply Fines, Electrical Licensing fees; Vacant Structure registration; and Temporary Certificate of Occupancy

Building Safety Revenues 2015. The total Building Safety revenue from all sources in 2015 was \$1,120,773. This amount is 36% more than the 2014 revenue amount of \$823,927. Total revenue includes fees for plan reviews, permits, rental registration, vacant structure registration, certified housing inspection services, failure to comply ticket fines, electrical license renewals and transfers. The revenue from Certified Housing inspections was \$28,174 and revenue from the rental registration program was \$267,733 (including late fees and fines),

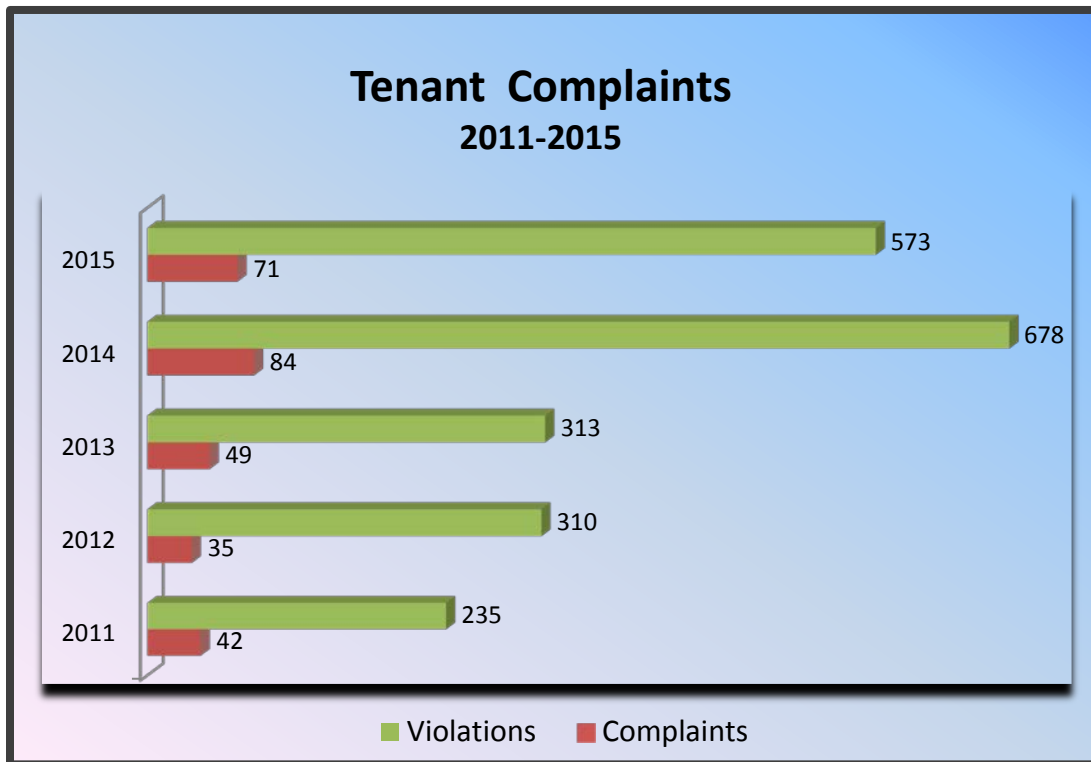


Inspections by Permit Type. This chart illustrates the number of inspections completed by the code inspectors by each type of permit. The inspection process includes visiting the construction site, conducting the inspection, and entering pertinent data into the permit database. Building Safety staff completed a total of 2,464 construction related inspections in 2015, which is 821 inspections per inspector.

Housing Inspections. The Building Safety Division, working in conjunction with the Finance Department and Accounting Division, processed the tenth billing for Urbana’s Rental Registration Program. This year, housing inspection staff focused on two systematic areas in south east Urbana that predominantly consisted of single family and duplex rental properties.

In 2015, housing inspectors completed 560 systematic single and duplex dwelling inspections (initial and follow-up) and 41 systematic multi-family dwelling inspections. In addition, 452 miscellaneous inspection visits (problem properties, vacant structures, postings, housing rehab, mobile home, Police and Fire Department referrals, etc.) were completed.

The service contract with the University of Illinois for the City to complete Certified Housing inspections was renewed in 2015. Building Safety staff conducted annual inspections of 22 buildings housing a total of 1233 student residents. Sixteen buildings were cleared of all violations within the initial reinspection time frame, and four were cleared within 60 days. The remaining two buildings received extensions to allow for maintenance work to be corrected during the December holiday break and were ultimately cleared.



Tenant Complaints 2011-2015. Inspections are completed within two working days of filing (or at tenant convenience) of a complaint. Violations are cited and resolved within the timelines designated in the Property Maintenance Code Adopting Ordinance. A total of 71 tenant complaints were received by the Building Safety Division resulting in 296 inspections (initial and follow-up to ensure compliance). These violations are typically corrected within 30 days.

Projects Completed and Currently Under Construction. Projects completed in 2015 include the Villas at Clark-Lindsey, the new Sherwin Williams store, remodeling of Strawberry Fields, remodeling of 801 Killarney for Hendrick House Catering, Lacy's Barbeque, expansion of Heel-to-Toe (orthotics addition), BBQ Chicken Express in Gregory Place, 9th floor buildout of the Carle Tower, and an addition to Illinois American Water on Cardinal Court. Some of the major projects that were underway in 2015 and continue into 2016 include: Campus Circle, a 181 unit multi-family project, 901 Western, an 84 unit multi-family project; two Eastland Apartment buildings, addition to Crisis Nursery; addition to the Central Illinois Mosque and Islamic Center; construction of a wellness pool and two memory care facilities ("the Greenhouses") at Clark-Lindsey Village; construction of Bimbo Bakeries warehouse on Cardinal Court; remodeling of 1901 High Cross Road into Riggs Brewery; Tatman Court mini-storage warehouses; and construction of a new building at 202 W University (Lucy Lu's).

Other Division Activities. Interdepartmental work includes Building Safety Division participation in the Problem Property Team with Police, Fire, Public Works, Legal and the Mayor to address problem properties in the City. The team meets weekly to keep informed and strategize on mitigating these problems. Housing inspectors regularly monitor problem properties until problems are resolved or unsafe buildings are demolished.

Other important programs/activities completed by the housing inspection staff, include mobile home park inspections, fire damage assessment inspections, and Grants Management program inspections. Housing inspection staff have also assisted the Planning Division with zoning enforcement activities as requested and worked with the Grants Management Division and Habitat for Humanity to implement the Blight Reduction Program to demolish several vacant, dilapidated houses in Urbana.