

CITY OF URBANA
Building Safety Division
2016
Annual Report



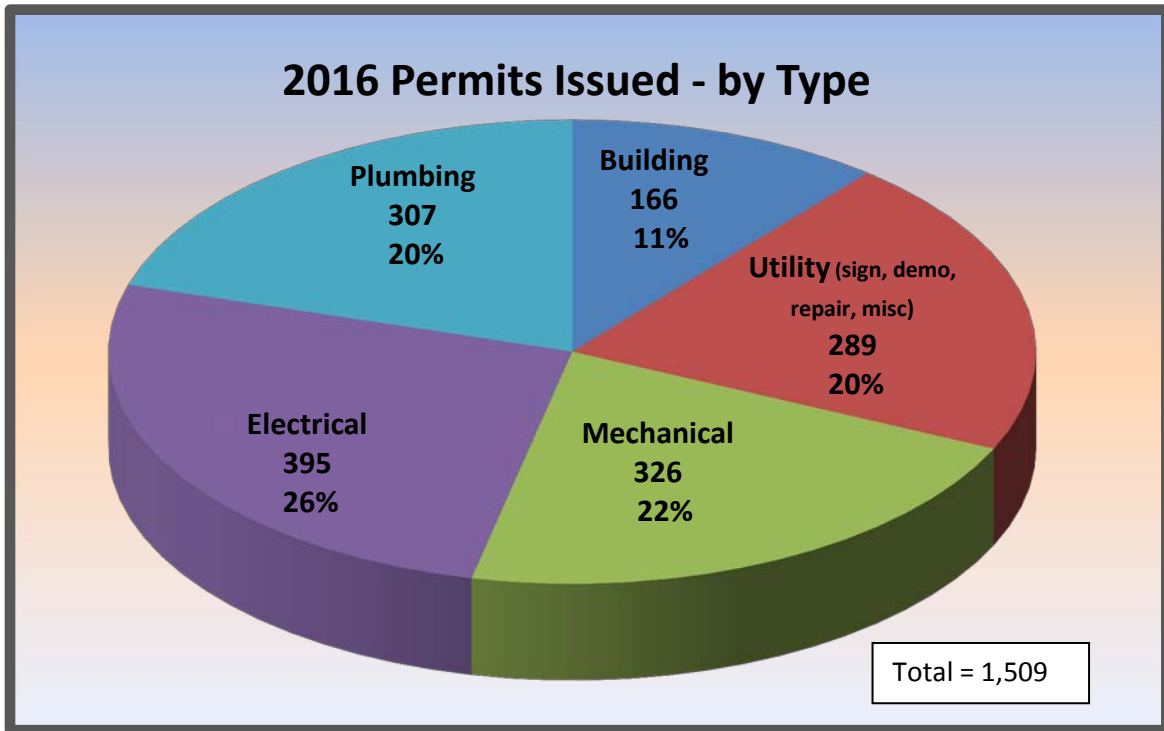
DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Building Safety Division

CONSTRUCTION ACTIVITY

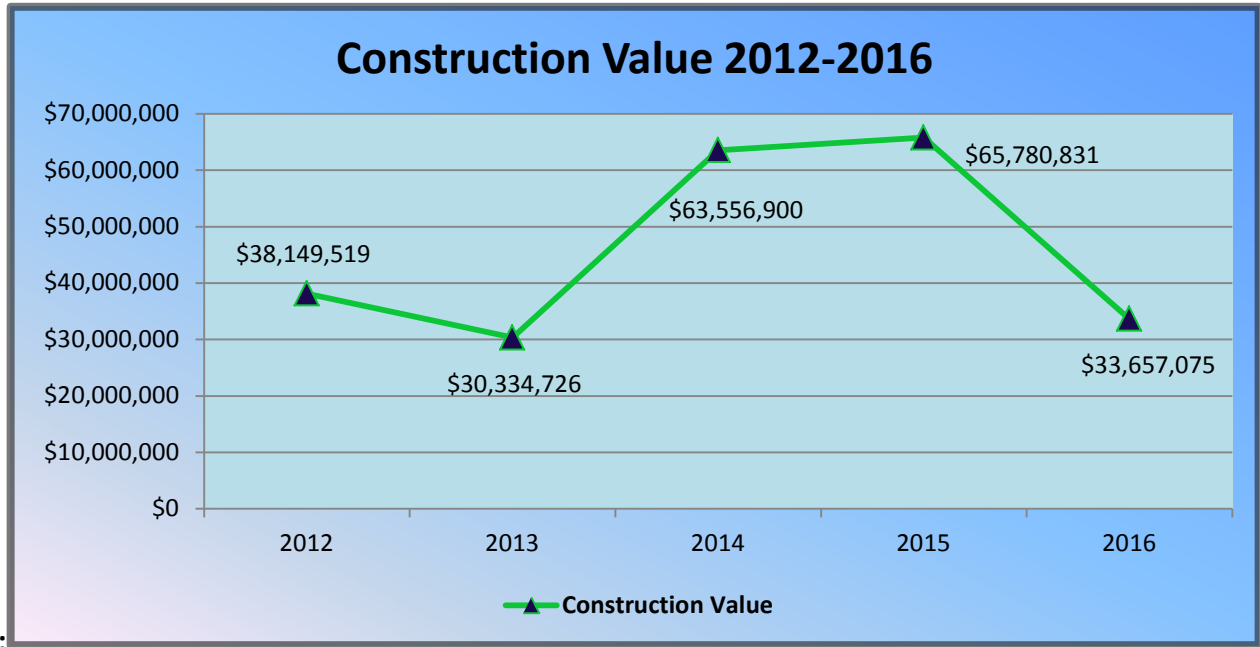
This Building Safety Division Annual Report for the calendar year January 1, through December 31, 2016 presents data on division activities that include construction related inspection activities and housing related inspection activities.

Building Permits and Activities. In 2016, the number of permits issued for new single family homes was 34, which was an increase of fourteen from the twenty homes constructed in Urbana in 2015. Thirteen of these single family permits were issued for the Highland Green development. The annual average number of permits issued for new single family residences over the past five-year period is 24. *Note: The final two pages of this report illustrate the numbers of residential units added each year since 1991.*

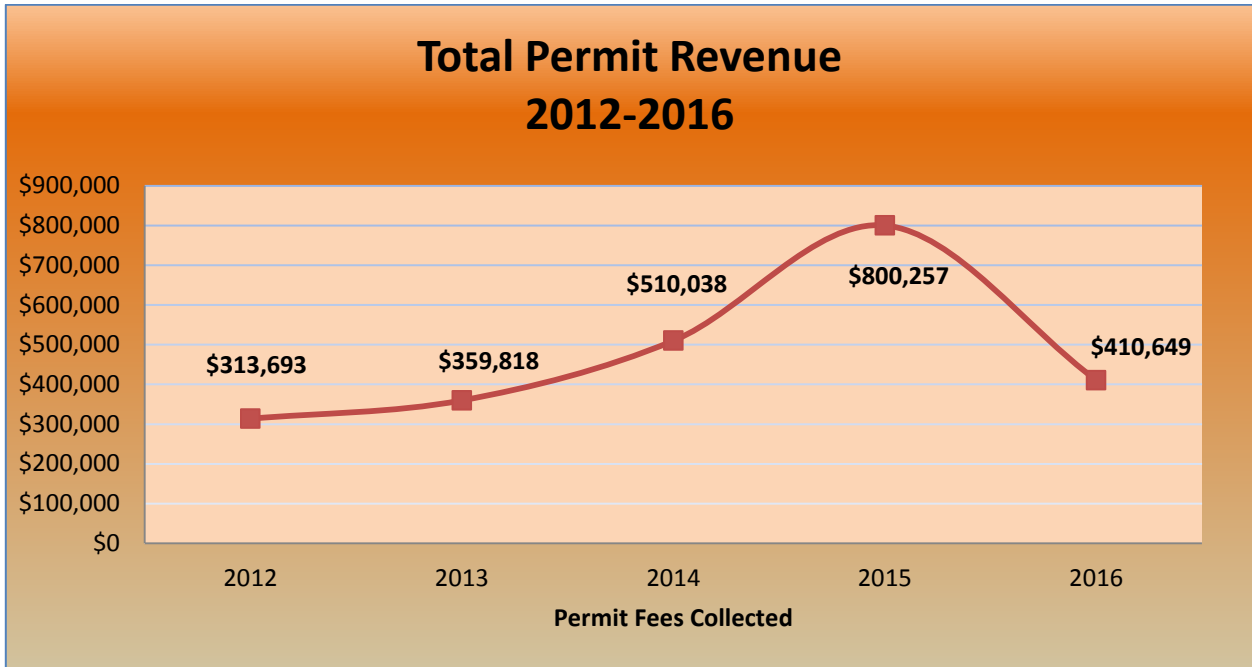


Total number of building related permits issued = 1,509

2016 Permits Issued by Type. The total number of permits issued by the division in 2016 was 1,509, which is an increase of 4% over the 1,453 permits issued in 2015. The annual average number of all permits issued for the last five year period is 1,488.



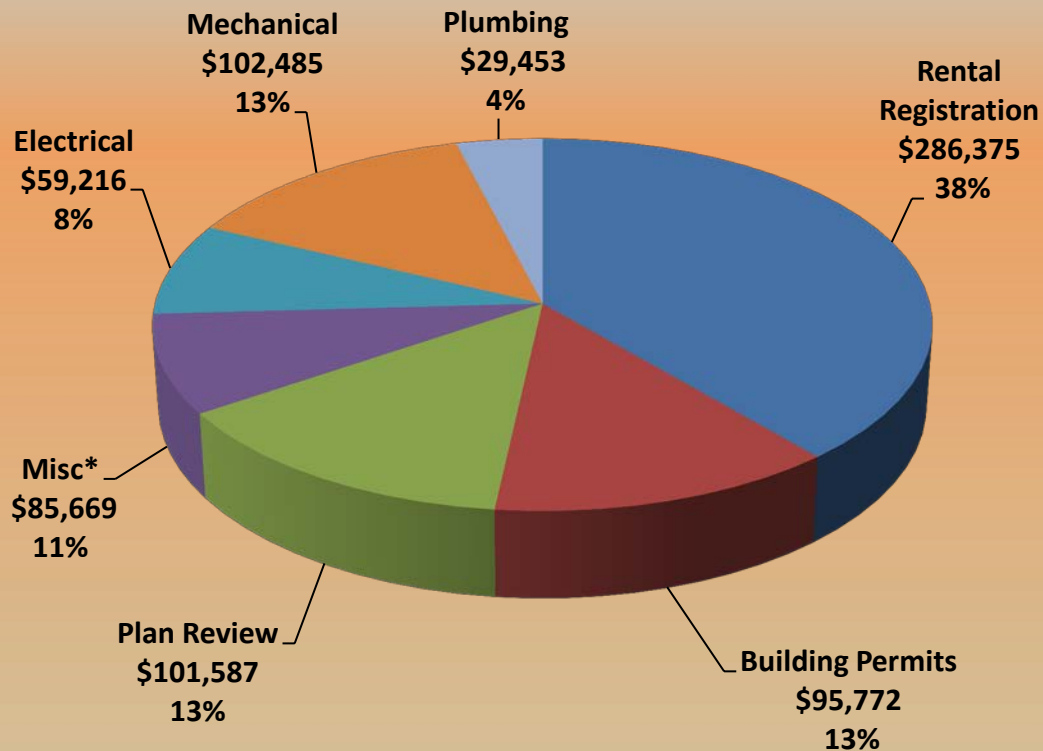
Construction Value 2012-2016. The above chart illustrates the value of permits issued over the most recent five-year period. The value of construction is based on construction costs provided with permit applications.



Permit Revenue 2012-2016. The above chart illustrates all building permit related revenues for the most recent five-year period 2012-2016. The permit revenue for 2016 totaled \$410,649. The annual permit revenue average is \$478,811 for the period. Several major construction projects were permitted in 2015 including multiple remodeling projects at Carle, additions to St. Patrick's Church and the MTD building, and the new apartments at 901 Western (84 units) that would account for above average revenues in 2015.

Building Safety Revenues 2016

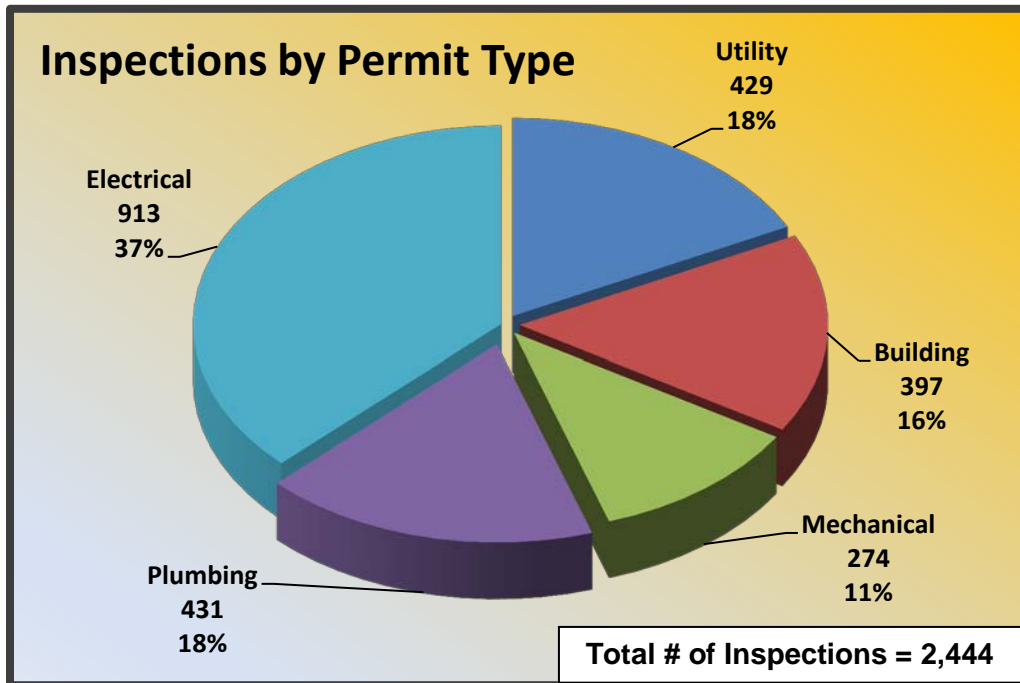
Total: \$ 760,507



* 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 2016. The total Building Safety revenue from all sources in 2016 was \$760,507. This amount is 32% lower than the 2015 revenue amount of \$ 1,120,733. However, the average annual Division revenue for the most recent five-year period is \$796,067.

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 \$286,735. This includes late fees and penalties totaling \$19,661 that were collected.



Inspections by Permit Type. This chart illustrates the number of inspections completed by the code inspectors by each type of permit in 2016. The inspection process includes visiting the construction site, conducting the inspection, and entering pertinent data into the permit database. The total number of construction permit related inspections performed by the division in 2016 was 2,444, a slight decrease from the previous year's inspection total of 2,464. This is an average of 815 inspections per inspector. The average total number of annual inspections over the last five year period was 2,510.

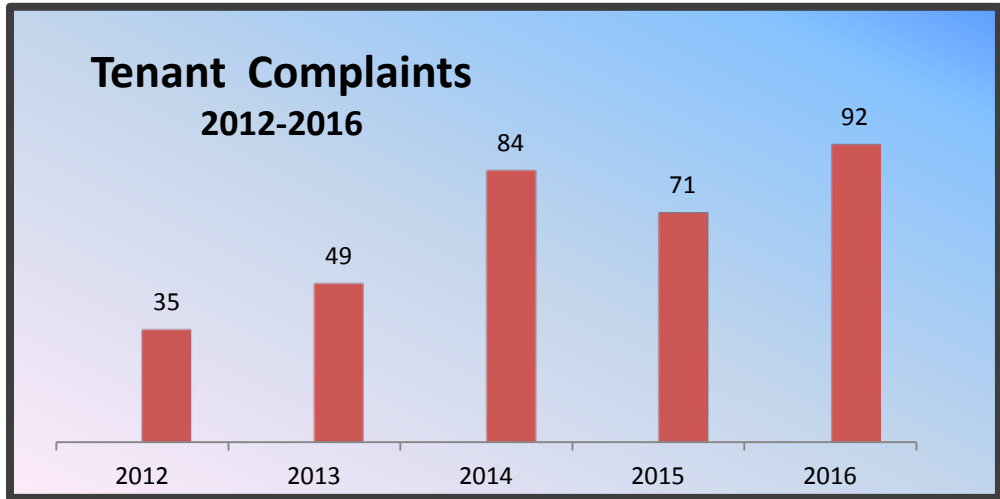
CODE ENFORCEMENT

Housing Inspections. The Building Safety Division, working in conjunction with the Finance Department and Accounting Division, processed the eleventh billing for the Rental Registration Program in 2016. As with 2015, the systematic zones that the housing inspection staff focused on were in southeast Urbana predominantly consisting of single family and duplex rental dwellings.

In 2016, housing inspectors completed initial systematic inspections of 635 dwelling units including single-family, duplex, and multi-family properties. Systematic inspections require initial inspection visits and, depending on the types of code violations noted, up to three additional follow-up inspections may be required per building to clear the building. Inspectors also completed 656 miscellaneous inspection visits (neighborhood complaints, problem properties, vacant structures, site postings, housing rehab, mobile home parks, Police and Fire Department referrals).

The contract with the University of Illinois for the City to complete Certified Housing inspections was renewed in 2016. Building Safety staff conducted annual inspections of 26 buildings housing a total of 1227 student residents. Twenty two buildings were cleared of all violations within the initial reinspection time frame of thirty days, and four were cleared within 90 days.

Vacant Structures. There were 25 structures in Urbana registered with Building Safety Division as vacant. This was an increase of 10 from the number registered at the end of 2015.



Tenant Complaints 2012-2016. Inspections are completed within two working days of filing of a complaint. Violations are cited and resolved within the timelines designated in the Property Maintenance Code Adopting Ordinance. A total of 92 tenant complaints were received by the Building Safety Division in 2016 resulting in 266 initial and follow-up inspections to ensure all violations are corrected (typically within 30 days).

MAJOR PROJECTS & OTHER DIVISION ACTIVITIES

Projects Completed and Currently Under Construction. Projects begun in 2015 and completed in 2016 include the multi-family projects Campus Circle Apartments (181 units), two buildings at Eastland Apartments (20 units each), and 901 Western (84 units). Other major projects completed in 2016 were: Bimbo Bakeries warehouse on Cardinal Court; Riggs Brewery at 1901 High Cross Road; Tatman Court mini-storage warehouses; addition to Crisis Nursery; construction of buildings at 202 W. University (Lucy Lu’s) and 1106 W. University Avenue (Burger King).

Major projects that were underway in 2016 and continuing into 2017 include: the addition to the MTD; the 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; and a second floor surgical suite addition to Presence hospital.

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.

Housing inspectors also complete inspections of mobile home parks and hotels/motels, and perform Grants Management program inspections and fire damage inspections. Housing inspection staff assist the Planning Division with zoning enforcement activities as requested and worked with the Grants Management Division and Habitat for Humanity to continue the success of the Blight Reduction Program to demolish several vacant, dilapidated houses in Urbana.

Building Safety Division staff worked with Information Technology Division to begin the process of implementing new software to convert to a cloud based system.

CITY OF URBANA RESIDENTIAL CONSTRUCTION PERMITS

YEAR	# OF PERMITS	CITY # OF UNITS ADDED	USE	OUT OF CITY SFR-x UNITS
2016	34	34	SFR	
	0	0	MFR	
	10	20	DUP	
2015	20	19	SFR	SFR-x 1
	3	124	MFR	
	0	0	DUP	
2014	28	28	SFR	
	7	213	MFR	
	0	0	DUP	
2013	15	15	SFR	
	7	64	MFR (BUS/MFR)	
	0	0	DUP	
2012	23	23	SFR	
	3	23	MFR (BUS/MFR)	
	1	2	DUP	
2011	15	15	SFR	
	0	0	MFR (BUS/MFR)	
	0	0	DUP	
2010	28	27	SFR	SFR-x 1
	0	0	MFR (BUS/MFR)	
	1	2	DUP	
2009	47	47	SFR	
	16	108	MFR (BUS/MFR)	
	0	0	DUP	
2008	52	52	SFR	
	11	171	MFR (BUS/MFR)	
	1	2	DUP	
2007	76	76	SFR	
	13	329	MFR (BUS/MFR)	
	1	2	DUP	
2006	110	110	SFR	SFR-x 3
	11	211	MFR	
	1	2	DUP	
2005	104	104	SFR	SFR-x 11
	7	276	MFR	
	2	4	DUP	

YEAR	# OF PERMITS	# OF UNITS ADDED	USE	(CNTY FEES) OUT OF CITY
2004	155	155	SFR	SFR-x 17
	6	84	MFR	
	3	6	DUP	
2003	156	156	SFR	SFR-x 3
	5	164	MFR (BUS/MFR)	
	3	6	DUP	
2002	176	176	SFR	
	4	62	MFR	
	1	2	DUP	
2001	83	83	SFR	
	2	57	MFR	
	1	2	DUP	
2000	47	47	SFR	
	6	194	MFR	
	1	2	DUP	
1999	39	39	SFR	
	4	79	MFR	
	0	0	DUP	
1998	35	35	SFR	
	2	36	MFR	
	1	2	DUP	
1997	25	25	SFR	
	44	689	MFR	
	1	2	DUP	
1996	18	18	SFR	
	6	61	MFR	
	4	8	DUP	
1995	17	17	SFR	
	4	80	MFR	
	2	4	DUP	
1994	29	29	SFR	
	15	234	MFR	
	1	2	DUP	
1993	26	26	SFR	
	8	180	MFR	
	1	2	DUP	
1992	32	32	SFR	SFR = Single-Family Residence SFR-x=Out-of-City
	1	10	MFR	
	0	0	DUP	
1991	22	22	SFR	Single-Family Residence MFR = Multi-Family Residence DUP = Duplex Residence
	3	23	MFR	
	0	0	DUP	