

BUILDING AND SAFETY DEPARTMENT 2014 FINAL ACTIVITY REPORT

BUILDING ACTIVITY

	Number Of Permits	Construction Value	Fees Received
January 2014	3	\$18,550.00	\$132.00
January 2013	14	\$543,511.00	\$2,153.73
February 2014	3	\$50,105.00	\$307.04
February 2013	14	\$80,320.00	\$663.60
March 2014	28	\$635,167.00	\$2,965.26
March 2013	17	\$128,655.00	\$959.35
April 2014	55	\$1,060,148.60	\$5,173.53
April 2013	50	\$756,862.02	\$4,885.57
May 2014	62	\$2,963,117.00	\$8,822.20
May 2013	46	\$317,999.19	\$2,391.24
June 2014	58	\$816,288.64	\$4,431.51
June 2013	57	\$388,728.90	\$2,784.34
July 2014	39	\$333,336.04	\$2,326.18
July 2013	38	\$8,498,180.00	\$48,136.28
August 2014	42	\$620,771.00	\$2,894.72
August 2013	61	\$740,699.00	\$4,359.58
September 2014	57	\$397,001.32	\$4,222.15
September 2013	28	\$154,250.00	\$1,334.68
October 2014	43	\$500,590.00	\$3,112.80
October 2013	40	\$4,530,566.00	\$24,544.94
November 2014	28	\$5,422,855.36	\$13,594.85
November 2013	17	\$375,530.00	\$6,654.30
December 2014	14	\$202,421.75	\$1,247.95
December 2013	15	\$300,100.00	\$1,574.30
Jan – Dec. 2014	432	\$13,020,352	\$48,960.04
Jan – Dec. 2013	397	\$16,869,271	\$100,591.02

Upon review of the above comparison of the number of building permits issued, construction value and building permit fees collected generated in 2014 versus 2013 the following can be determined:

- 1.) The 432 building permits issued in the year 2014 represents an increase of 35 building permits from the 397 building permits issued in 2013, or an increase of 9%. The increase in the number of building permits issued during 2014 was due to a marked increase in the number of roofing and fence permits that were issued.
- 2.) Construction value decreased by \$3,848,920 from \$16,869,271 in 2013 to \$13,020,352 in 2014 or a decrease of 23%. This significant decrease in construction value is primarily due to large scale projects such as the Plowfield Square apartment, Timber Creek Assisted Living facility and the new Illinois American Water facility that were constructed in 2013. While there was a marked decrease in construction value, the overall increase in the number of residential construction permits provides evidence that economic conditions continue to improve in the City of Lincoln as property owners are making improvements to their properties that had been put off in years past.
- 3.) Even though there was an overall increase in the number of building permits issued in 2014, the significant decrease in construction value resulted in a 51% decrease in building permit fees from \$100,591.02 in 2013 to \$48,960.04 in 2014. The building permit fees collected in 2013 were derived from several high value commercial developments, while a majority of the building permit fees collected in 2014 were derived from residential construction, with the only significant commercial development being the expansion of the Lincoln Theater.
- 4.) Comparison of the attached Summary of Building Reports for the years 2013 and 2014 reveals a significant decrease in construction value and building permit fees collected, but provides evidence that the level of reinvestment in residential properties stayed consistent and actually increased in 2014, with a notable increase in the number of roofing and fencing permits.

CODE ENFORCEMENT ACTIVITY

Following is a comparison of the number of ordinance violation letters generated in 2014 versus 2013:

<u>MONTH</u>	<u>2013</u>	<u>2014</u>
January	74	81
February	50	58
March	91	74
April	158	78
May	185	192
June	123	112
July	187	116
August	162	107
September	128	119
October	149	70
November	60	60
December	44	38
TOTAL:	1,411	1,105

Upon review of the above comparison of the number of ordinance violation generated during 2013 and 2014 the following can be determined:

- 1.) During 2014, the number of ordinance violations generated by the Building and Safety office decreased by 306 violation letters, representing a decrease of 22 % from 2013. The decrease in the number of ordinance violation letters sent out is largely due to an overall improvement in the appearance and condition of properties throughout the City, but is also due to an increased code enforcement presence, which has heightened community awareness to maintain their properties in compliance with City Code requirements.
- 2.) Even though there was an overall decrease in the number of violation letters generated throughout the year, the fact that 1,105 ordinance violation letters were generated in 2014 provides evidence that the Building and Safety Department continues to be highly committed in identifying and bringing nonconforming properties into compliance with the requirements of the City Code.