

# City of Urbana

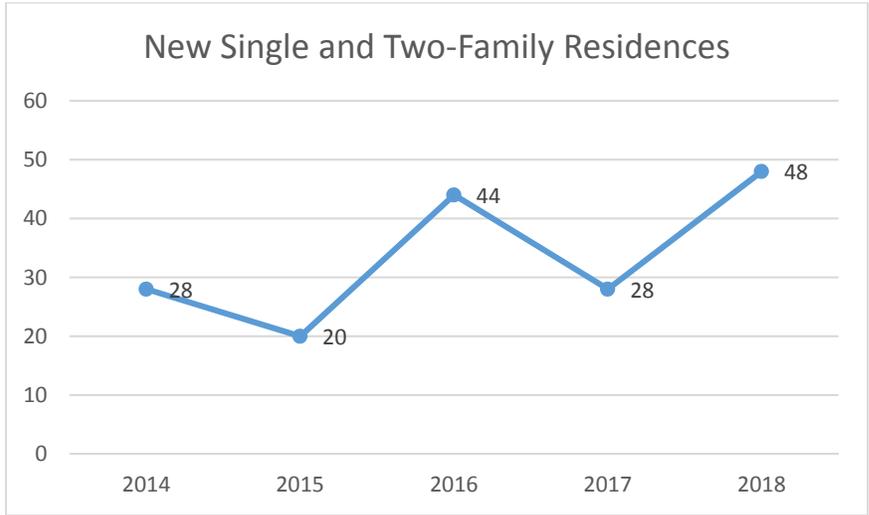
## *Building Safety Division*



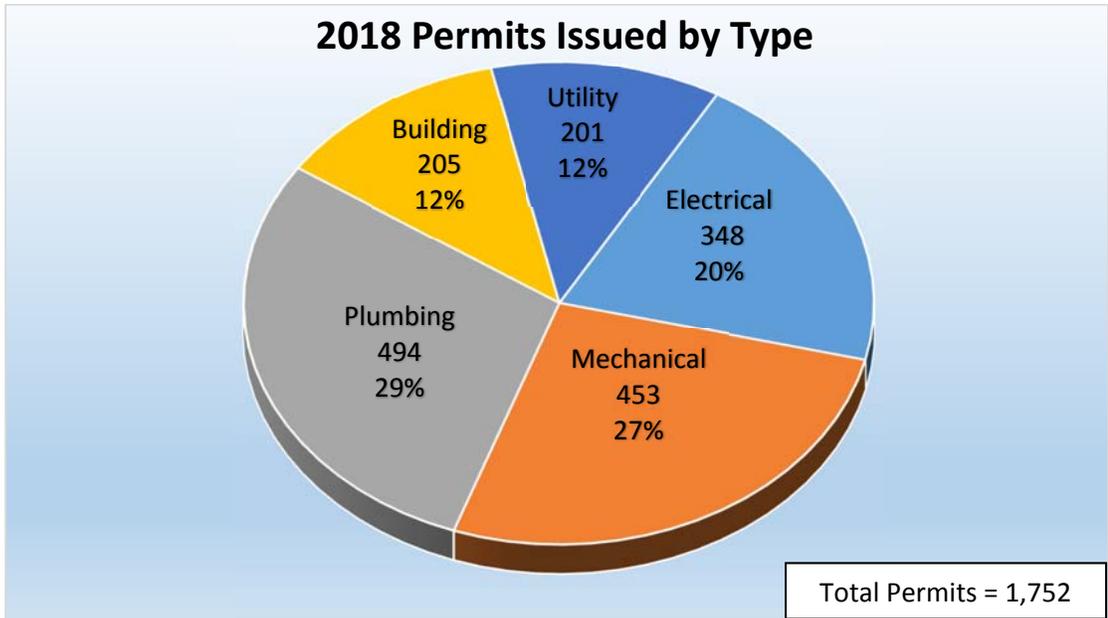
# 2018 Annual Report

*This Building Safety Division Annual Report for the calendar year January 1, 2018 through December 31, 2018, presents data on division activities that include construction related inspection activities and housing related inspection activities.*

I. Construction Activity



**Building Permits and Activities.** In 2018, the number of permits issued for new single family homes was 48, which was an increase of 20 from the 28 homes constructed in Urbana in 2017. The annual average number of permits issued for new single family residences over the past five-year period is 34.

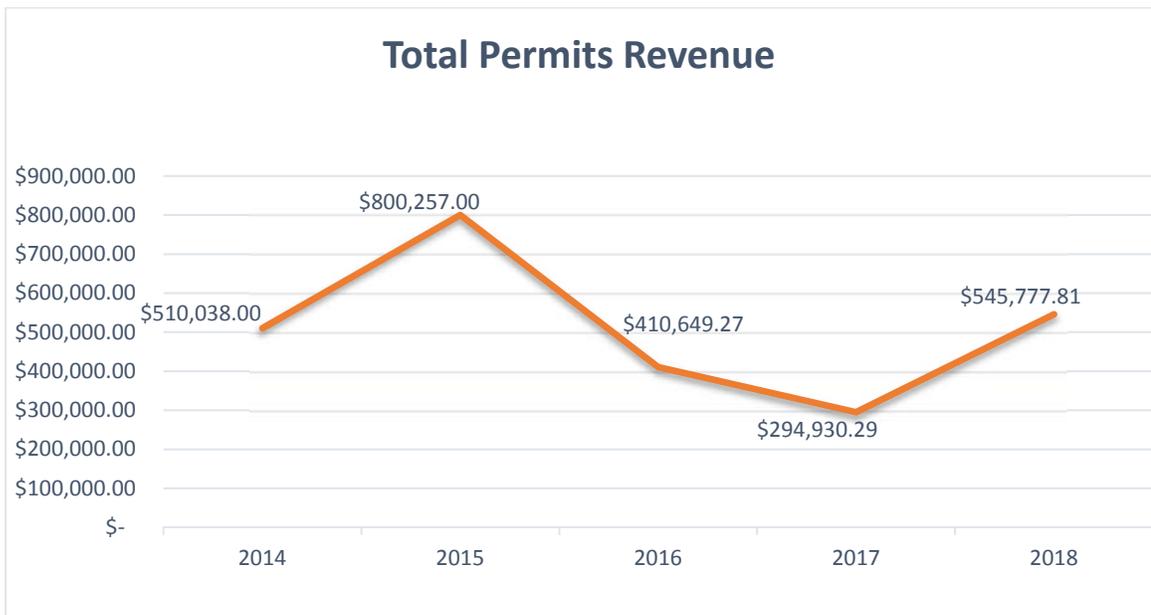


**Permits issued by Type.** The total number of permits issued by the division in 2018 was 1,752, which is an increase of 7% over the 1,628 permits issued in 2017. The annual average number of all permits issued for the last five year period is 1,564.

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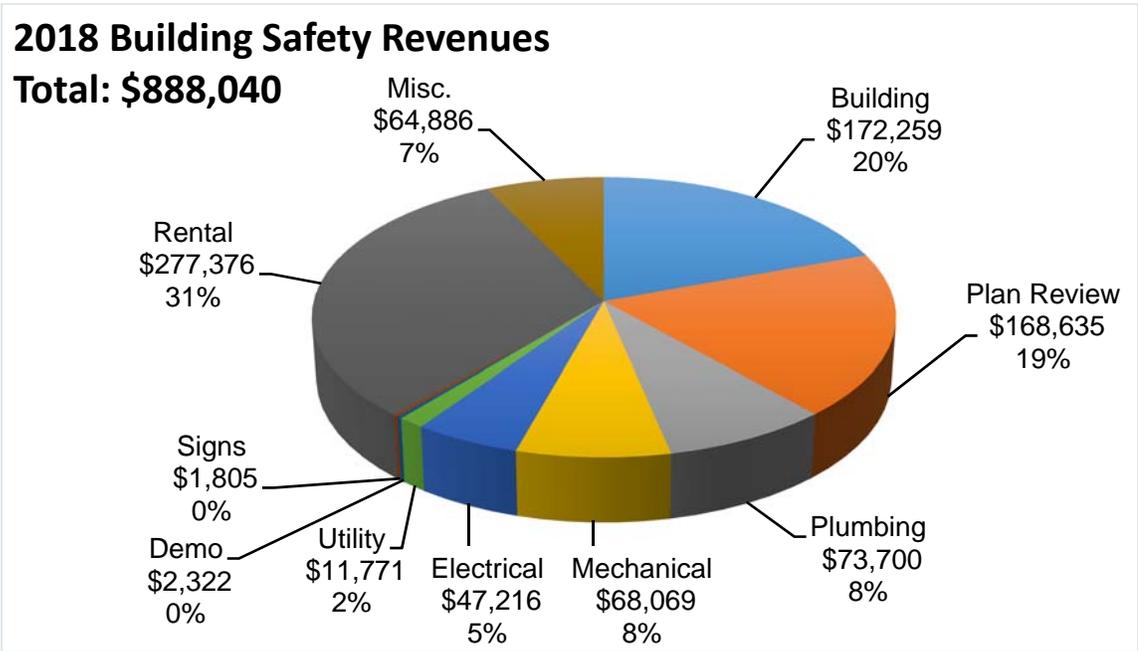


**Construction Value.** The chart above illustrates the value of permits issued over the most recent five-year period. The value of construction is based on construction costs provided with permit applications.



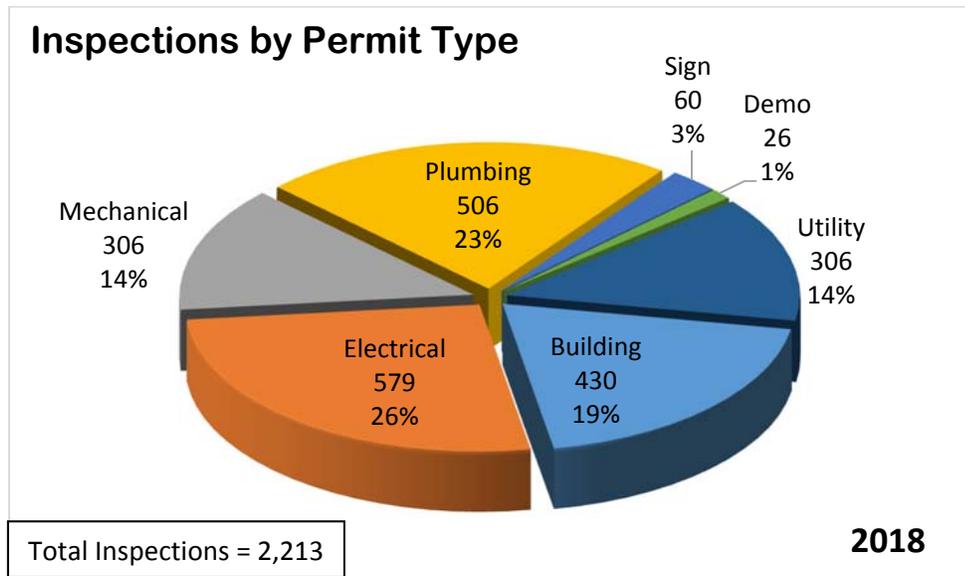
**Permit Revenue.** The above chart illustrates all building permit related revenues for the most recent five-year period 2014-2018. The permit revenue for 2018 totaled \$545,777.81. The annual permit revenue average is \$512,330.47 for the last five year period.

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**Building Safety Revenues.** The total Building Safety revenue from all sources in 2018 was \$888,040. This amount is 24% higher than the 2017 revenue amount of \$675,312. However, the average annual Division revenue for the most recent five year period is \$853,225.

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 \$29,018 and revenue from the rental registration program was \$277,376.

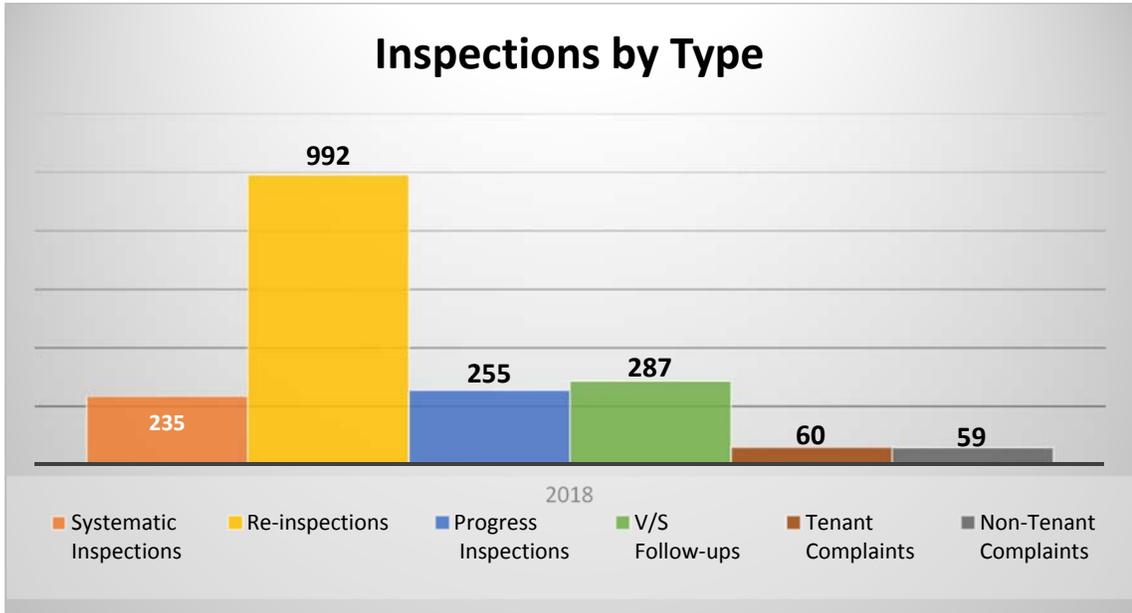


**Inspection by Permit Type.** This chart illustrates the number of inspections completed by the code inspectors by each type of permit in 2018. The inspection process includes visiting the construction site, conducting the inspection, and entering pertinent data into the permit database. The total number of construction permit related inspections performed by the division

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in 2018 was 2,213, a slight decrease from the previous year's inspection total of 2,748. This is an average of 737 inspections per inspector. The average total number of annual inspections over the last four year period was 2,467.

### II. Code Enforcement



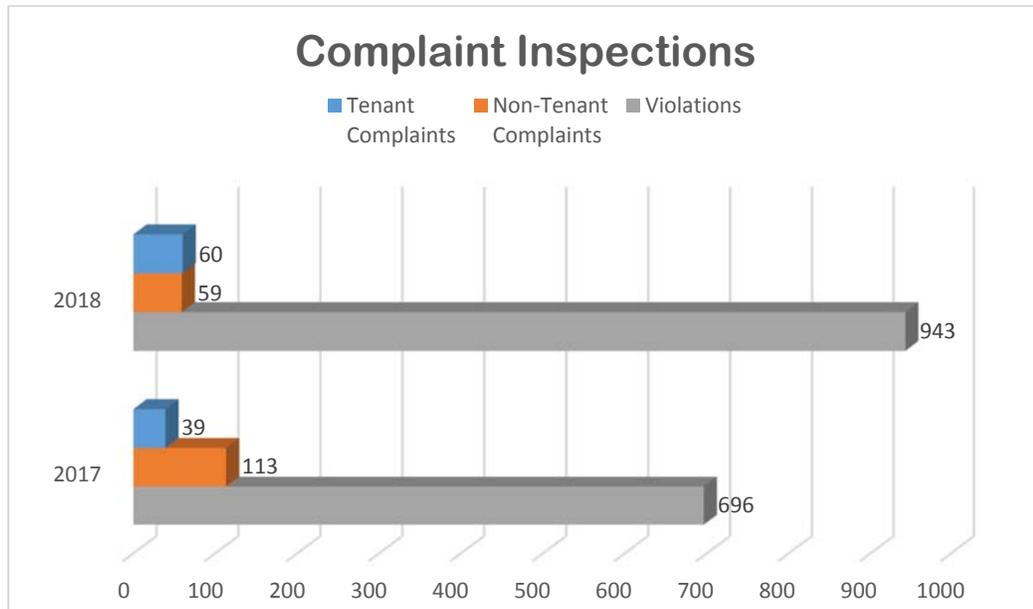
**Housing Inspections.** The Building Safety Division, working in conjunction with the Finance Department and Accounting Division, processed the thirteenth billing for the Rental Registration Program in 2018. As with 2018, the systematic zones that the housing inspection staff focused on were in southeast Urbana.

In 2018, housing inspectors completed initial systematic inspections on 235 properties, containing 1,888 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 over 1,787 miscellaneous inspection visits (reinspections, 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 2018. Building Safety staff conducted annual inspections of twenty-one buildings, housing a total of 1,242 student residents. Four buildings passed with no violations, sixteen buildings were cleared of all violations within the initial reinspection time frame of thirty days, and the last one was cleared within 180 days.

**Vacant Structures.** There were 26 structures in Urbana registered with Building Safety Division as vacant. This was a decrease of 2 from the number registered at the end of 2017.

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**Complaint Inspections.** A total of 119 complaints were received by the Building Safety Division in 2018. Initial inspections were completed within two working days of the date the complaint was filed. Violations are cited and resolved within the timelines designated in the Property Maintenance Code Adopting Ordinance.

### III. Major Projects and other Division Activities

The Building Safety Division, ...

- 2017-2018 – Implementation of Citizenserve for rental registration and inspections (systematic and complaint) and permitting
- Retreat
- Cunningham Children’s Home
- Roanoke
- Aspen Court Renovations
- Chateau Normand (1404 S. Lincoln)
- 809 W. Nevada (Green Street)
- 708/710 W. Green
- Illini Convenience Store (Main St.)
- OSF Clinic (520 N. Cunningham)
- Panda Express
- MTD Addition
- MTD Training Facility
- Clark Lindsey “Green Houses”
- Domino’s
- Burger King
- Illinois American Water addition