

- **Code Enforcement Building Division**

## February – 2008 Monthly Report

- **Building**
- **Plumbing**
- **Electrical**
- **Zoning**
- **Board of Appeals**
- **Weights & Measures**
- **Signs**

- **Photo: Partial completion of the ongoing renovations to old Vann Norman industrial complex to medical/office flex space (364 main st)**



# CODE ENFORCEMENT DEPARTMENT

## Building Division Highlights for Month of February

- Building Division issued 91 Construction permits to Erect, Alter, Repair or Demolish with an estimated construction value of \$6,906,041.00 for the month of February with a fiscal year to date total of \$74,727,101.83
- Fiscal year to date, the building division has issued new construction permits for 36 new single family dwellings, 5 two family dwellings and 604 residential permits to add to and alter a single family or two family dwellings, 92 new construction permits for non residential buildings, 267 permits to add to and alter a nonresidential building and 88 permits to demolish a structure.
- Special attention was given to fast track the Building Permit for \$440,000.00 to erect a Convenience Store (575 St. James Avenue), \$692,305.00 to alter for new medical offices (3640 Main Street), \$1,000,000.00 to add retail space to Stop & Shop (415 Cooley Street), \$1,032,000.00 to alter a mercantile building (380 Cooley Street), \$1,277,950.00 to demolish the York Street jail (S.S. West York Street).
- **Condemned:** 76 Mill Street and 163 Bloomfield Street due to Building code violations. The tenants were placed in temporary housing and all of the owner's properties will be given to a receiver to manage.
- 192-194 Quincy Street-This property was condemned due to a fire. The tenants have been placed in emergency housing units and we are working with the owners for the repairs to the structure.

## ZONING DIVISION

- **91-93 Albermarle Street:** This property contains a legal two-family dwelling that had an illegal third floor apartment. The 2<sup>nd</sup> & 3<sup>rd</sup> floors were also being used as an illegal rooming house. The tenants on the 3<sup>rd</sup> floor were ordered by the court to vacate forthwith and to be placed in temporary housing units by the owner. The heat, electricity, and the smoke detectors have been restored for the legal tenants on the 2<sup>nd</sup> floor.
- **37-39 Laurel Street:** This property was brought back into court because it was previously condemned and ordered to be vacated by the courts. The owner of the property was found to be living at the property in the illegal 3<sup>rd</sup> floor apartment with a generator sticking out of the window. The owner was ordered to vacate again and the dwelling is to be properly boarded and secured.
- **45-47 Hayden Street** was condemned due to fire. The tenants have vacated and the property is boarded and secured. The case is now at the housing court for the rehabilitation work to the building.
- Meetings were held to finalize the signage for the new L.A. Fitness building. The building also contains a restaurant named Onyx and a sports medicine facility. Presently, all proposed signage has been approved.

	JANUARY				FEBRUARY				MARCH				
	Permits issued	Total Construction Value	Permits Issued fiscal yr.	Total Construction Value to Date	Permits issued	Cost	Permits Issued fiscal yr.	Cost Fiscal Yr.	Permits issued	Cost	Permits Issued fiscal yr.	Cost Fiscal Yr.	# Permits Issued Quarterly Total
Building	80	\$6,965,415	144	\$67,821,061	91	6,906,041	1,027	\$74,727,102					171
Wiring	200				172								372
Plumbing & Gas	171				157								328
Sprinklers	3				6								9
Signs	26				38								64

	JANUARY		FEBRUARY		MARCH		
	NON-RESIDENTIAL PERM'S	Residential	NON-RESIDENTIAL	Residential	NON-RESIDENTIAL	Residential	
New Bldg.	4		3				
Add & Alt.	21	45	26	51			
Demolitions	6	2	2	8			
1 Family		1		1			
2 Family		1					
3 Family							
Multi-Res.							
QRTER TOTAL	31	49	31	60	0	0	171

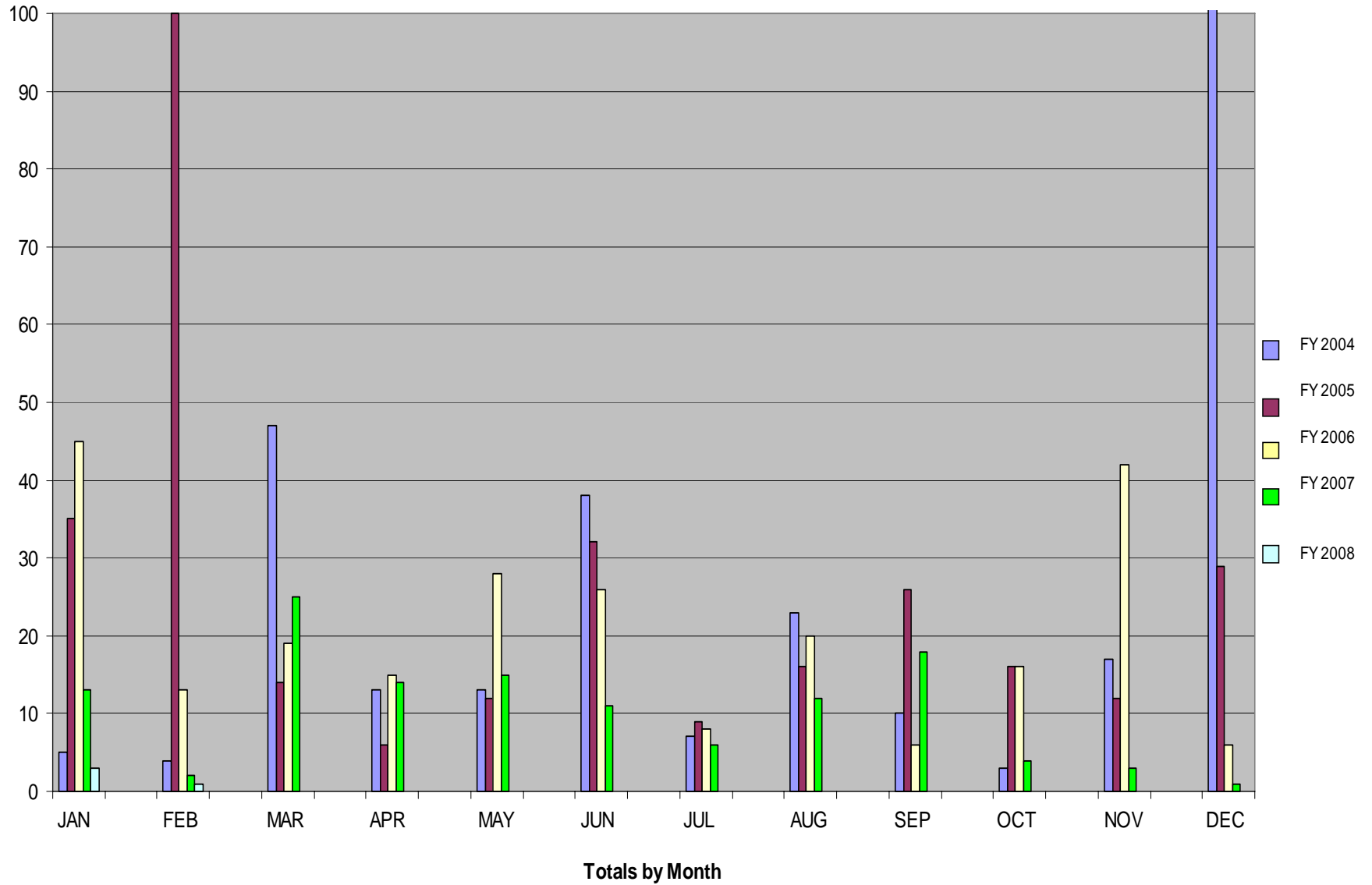
**BUILDING DIVISION NEW HOUSING UNIT LEDGER YEAR 2004-2008**

2004
2005
2006
2007
2008

<i>JAN</i>	5	35	45	13	3
<i>FEB</i>	4	100	13	2	1
<i>MAR</i>	47	14	19	25	
<i>APR</i>	13	6	15	14	
<i>MAY</i>	13	12	28	15	
<i>JUN</i>	38	32	26	11	
<i>JUL</i>	7	9	8	6	
<i>AUG</i>	23	16	20	12	
<i>SEP</i>	10	26	6	18	
<i>OCT</i>	3	16	16	4	
<i>NOV</i>	17	12	42	3	
<i>DEC</i>	120	29	6	1	
<i>Total</i>	300	307	196	124	4

# Construction of New Housing Units 2004-2008

## Month of February 2008 Totals - 1 Unit



# BUILDING DIVISION REVENUE LEDGER FISCAL YEAR 2004-2008

**FY 2004**

**FY 2005**

**FY 2006**

**FY 2007**

**FY 2008**

Monthly Total  
Revenue to  
Date

<b>JUL</b>	\$46,342.00	46,342	\$113,913	113,913	\$128,115	128,115	\$90,329	90,329	\$209,049	209,049
<b>AUG</b>	\$75,547.00	121,889	\$164,369	278,282	\$134,520	262,635	\$159,660	249,989	\$277,925	486,974
<b>SEP</b>	\$80,027.00	201,916	\$136,357	414,639	\$157,594	420,229	\$138,691	388,680	\$105,427	592,401
<b>OCT</b>	\$102,214.00	304,130	\$248,111	662,750	\$113,440	533,669	\$223,206	611,886	\$111,406	703,807
<b>NOV</b>	\$79,115.00	383,245	\$86,165	748,915	\$115,593	649,262	\$397,392	1,009,278	\$114,780	818,587
<b>DEC</b>	\$53,424.00	436,669	\$83,493	832,408	\$111,579	760,841	\$84,693	1,093,971	\$30,913	849,500
<b>JAN</b>	\$36,095.00	472,764	\$288,811	1,121,219	\$105,824	866,665	\$96,903	1,190,874	\$99,829	949,329
<b>FEB</b>	\$55,544.00	528,308	\$55,689	1,176,908	\$215,260	1,081,925	\$70,480	1,261,354	\$67,147	1,016,476
<b>MAR</b>	\$88,524.00	616,832	\$139,534	1,316,442	\$192,549	1,274,474	\$135,785	1,397,139		0
<b>APR</b>	\$94,293.00	711,125	\$244,388	1,560,830	\$125,033	1,399,507	\$134,569	1,531,708		0
<b>MAY</b>	\$83,770.00	794,895	\$160,393	1,721,223	\$166,934	1,566,441	\$136,221	1,667,929		0
<b>JUN</b>	\$101,612.00	896,507	\$137,666	1,858,889	\$139,035	1,705,476	\$171,529	1,839,458		0
<b>FY Total</b>	\$896,507.00		\$1,858,889		\$1,705,476		\$1,839,458		\$1,016,476	

# Building Revenue Trend Analysis FY 2004-2008

## Month of February 2008 Totals - \$67,147.00

