



## 2015 BUILDING & CODES YEAR END REPORT

Township Board Members,

2015 was a respectable year, commercial growth has been increasing, which is a great sign. It was refreshing to have two (2) new homes being built in 2015. The following permits are from January through December 31, 2015 and 2014 for your reference. Permit fees have not been increased since 2010 and I plan to provide a new fee schedule to the Board in March 2016 for review and approval. Hopefully the increased revenue can make the building department more financially sound and allow general fund monies to be used on other matters or saved.

### **Construction Board of Appeals:**

Very few appeals are requested but an appeal must be heard within thirty days of application so it is imperative that a board is ready when an appeal is requested. Bridgeport's Construction Board of Appeals is sharing services by providing the following communities with a Board of Appeals. Village of Birch Run, Birch Run Township, Taymouth Township, City of Frankenmuth, Frankenmuth Township and Blumfield Township. The municipality, who requests the appeal will process the appeal, prepare the agenda, staff report, provide the location and pay the board members.

### **2015 Building permits**

Total 86 – fees generated \$40,332.20 – value \$3,652,477.00

- Permit break down:
- 2 – New houses
  - 2 – Commercial signs
  - 5 – Decks
  - 19 – Commercial – new, alterations, repairs & Change of Uses
  - 5 – Additions - residential & commercial
  - 21 – Residential alterations
  - 16 – Demolitions
  - 13 – Pole buildings, garages & carports

The rest of the permits were repairs, manufactured homes, sheds, lean to's, pools, etc.

### **2014 Building permits**

Total: 71 – fees generated \$29,120.50 – value \$2,219,736.00

- Permit break down:
- 0 – New house
  - 1 – BOCA manufactured home
  - 3 – Decks
  - 6 – Commercial signs
  - 13 – Commercial - new, alterations, repairs & Change of Uses
  - 8 – Additions - residential & commercial
  - 19 – Residential alterations/ repairs
  - 8 – Demolitions

10 – Pole buildings, garages & carports

The rest of the permits were repairs, manufactured homes, sheds, lean to's, pools, etc.

**Electrical permits** — 2015 – 62 - fees generated \$10,009.00  
2014 - 65 - fees generated \$10,349.00

**Mechanical permits** — 2015 - 82 - fees generated \$12,335.10  
2014 - 100 - fees generated \$12,051.60

**Plumbing permits** – 2015 - 32 – fees generated \$5,525.00  
2014 -23 - fees generated \$3,761.00

**Zoning permits** – 2015 – 60 – fees generated \$2,775.00  
2014 - 98 - fees generated \$2,895.00 (Temporary sign permits included)

**Temporary Sign permits** – 2015 – 35 - fees generated \$630.00  
2014 – 32 - fees generated \$600.00

**Zoning & Planning 2015** - fees generated \$4025.00

- 3 - Site Plan Reviews
- 2 - Special Land Use requests
- 1 – Administrative Site Plan Review
- 2 - Zoning Board of Appeals
- 0 - Rezones

**Zoning & Planning 2014** - fees generated \$5,300.00

- 4 - Site Plan Reviews
- 3 - Special Land Use requests
- 2 – Administrative Site Plan Reviews
- 1 - Zoning Board of Appeals
- 0 – Rezones

**2015 - TOTAL REVENUE - \$75,631.30**

**2014 – TOTAL REVENUE - \$63,477.10**

### **Code Enforcement**

In mid-2015, Jamie Sedlar and Ron Boensch joined the Bridgeport code enforcement community. Jamie Sedlar became the Planning & Zoning Administrator and deals with zoning enforcement such as parking on the lawn, temporary signs, fences and sheds placed without a zoning permit. Fire Inspector, Ron Boensch acts as blight code enforcement which covers many common violations such as building materials, trash, junk, open wells, open buildings, blighted and fire damaged buildings. Police Chief, Dave Duffett handles complaints regarding inoperable vehicles, dog, noise and illegal dumping. DPW/Water Superintendent, Ruth Ann Evans has been working on tall grass and sidewalks for years and also deals with water issues that arise. I will continue conducting property maintenance enforcement, permit enforcement, dangerous buildings and other complaints not delegated to other departments.

The implementation of BS&A field inspection and the citizen request for action modules are designed to help eliminate redundancy and provide more efficient code enforcement resources for a safer and more attractive Bridgeport community. As of today the new BS&A modules are being used by

departments and as always some issues are being discovered that need to be resolved. The additional code enforcement officers and BS&A modules should be a great benefit to the Township employees and its residents.

Legal fees are a consequence of enforcing codes and to ensure that ordinance violations are dealt with appropriately. Restitution is requested by the Township attorney from the defendant and hopefully ordered by the judge or through a plea deal with the defendant and is paid to the township to cover attorney fees and code enforcement officer's time. The amount of restitution and civil infraction fees received in 2015 was \$7,709.86, this does not include the police department's enforcement activities.

**The Municipal Violations Bureau:** The violations bureau brought in \$500.00 in fines in 2015.

**Code Enforcement actions for 2015: Total 686 complaints**

Sidewalk - 179 actions

Tall grass – 136 actions

Blight violations – 32 actions

Property maintenance – 46 actions

Permit violations – 37 actions

Inoperable vehicle – 7 actions

Zoning violations – 31 actions

Structure fires – 8 actions

The rest were noise, animals, or other less common ordinance violations

**Code Enforcement actions for 2014: Total 746 complaints**

Sidewalk – 345 actions

Tall grass – 151 actions

Blight violations – 61 actions

Property maintenance – 73 actions

Permit violations – 32 actions

Inoperable vehicle – 14 actions

Zoning violations – 12 actions

Structure fires – 8 actions

The rest were noise, animals, or other less common ordinance violations.

Several building projects are in the planning stages and should be ready for construction in 2016, which suggests that it should be an even better year for building than last year. Thank you for taking the time to read this report, please contact me if you have any questions or comments.

Respectfully,

Ron Wheatley  
Building Official/Administrator  
Bridgeport Charter Township

CC: Rose Licht