



2016 BUILDING & CODES YEAR END REPORT

Township Board Members,

2016 was a decent year. Commercial work last year was more alterations and remodeling than new construction. As you know, owners of franchises are required to update their buildings and properties on a fairly regular basis. That was the case in 2016. Bridgeport had several franchises remodel and update their properties, which helped portions of the Dixie Highway corridor appear more modern.

The following construction permits, fees generated and total value from January through December 2016 and 2015 are included for your reference. Permit fees have not been increased since 2010 and I plan to provide a new fee schedule to the Board before March 2017 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:

Construction Board of Appeals provides a method for homeowners, building, electrical, plumbing and mechanical contractors to plead their case that the true intent of the code or the rules governing construction have been incorrectly interpreted, the provisions of the code do not apply, or an equal or better form of construction is proposed in front of the Board. The fee is \$250.00 for residential and commercial cases.

The Construction Board of Appeals meets in early January each year to elect officers and to be prepared when an appeal is requested. 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: Bridgeport Charter Township, 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 per diem to board members.

2016 Building permits

Total: 75 – fees generated \$24,861.00 – value \$1,826,439.00

Permit break down: 0 – New house

2 – BOCA & HUD manufactured homes

8 – Decks, pools & covered decks

3 – Commercial signs

12 – Commercial - new, alterations, additions, repairs & Change of Use

28 – Residential – alterations, additions, repairs & Change of Use

10 – Demolitions

11 – Pole buildings, garages, sheds, lean-tos & carports

2015 Building permits

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

Permit break down: 2 – New houses

1 - BOCA & HUD manufactured homes

5 – Decks, pools & covered decks

2 – Commercial signs

17 – Commercial – new, alterations, additions, repairs & Change of Use

29 – Residential - alterations, additions, repairs & Change of Use

16 – Demolitions

14 – Pole buildings, garages, sheds, lean-tos & carports

Electrical permits — 2016 - 83 - fees generated \$11,149.00

2015 – 62 - fees generated \$10,009.00

Mechanical permits — 2016 - 94 - fees generated \$11,494.80

2015 - 82 - fees generated \$12,335.10

Plumbing permits – 2016 - 20 - fees generated \$2,597.00

2015 - 32 – fees generated \$5,525.00

Code Enforcement

Police Department handles complaints for inoperable vehicles, noise, loose or barking dogs, illegal dumping, etc.

Fire Department handles complaints for blight code enforcement which covers many common violations such as building materials, trash, junk, open wells, blighted and fire damaged buildings.

Jamie Sedlar, Zoning & Planning Department handles zoning violations such as chickens, parking on unapproved surfaces, temporary signs, fences and sheds placed without a zoning permit.

Ruthann Evans, DPW/Water Department handles complaints for tall grass & sidewalks which accounts for well over half of the total complaints generated.

The Building Department handles property maintenance enforcement, permit enforcement, dangerous buildings, fire damaged buildings, works with the fire department on the fire withholding program and other complaints not delegated to other departments.

The implementation of BS&A's Feld 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.

Building and Codes 2016 legal fees were \$4122.50 and the amount of restitution and civil infraction fees received in 2016 was \$8915.63 and 2015 was \$7,709.86. This does not include the Fire Department or Police Department's code enforcement activities.

The Municipal Violations Bureau: No municipal notice of violations were written in from the violations bureau brought in 2015 and no fines were brought in.

Code Enforcement actions for 2016: Total 655 complaints

Building and Codes handled 117 total complaints in 2016 as followed:

Property maintenance – 83 actions

House fires – 7 actions

Permit violations – 15 actions

Dangerous building – 3 actions

Others included solid waste, road hazard, tree, sign and occupancy for 9 more actions.

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

Several commercial building projects are in the planning stages and should be ready for construction in Spring 2017, which suggests that it should be a 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

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CC: Rose Licht

Enclosures: Photos and code enforcement graphs.



07/08/2016

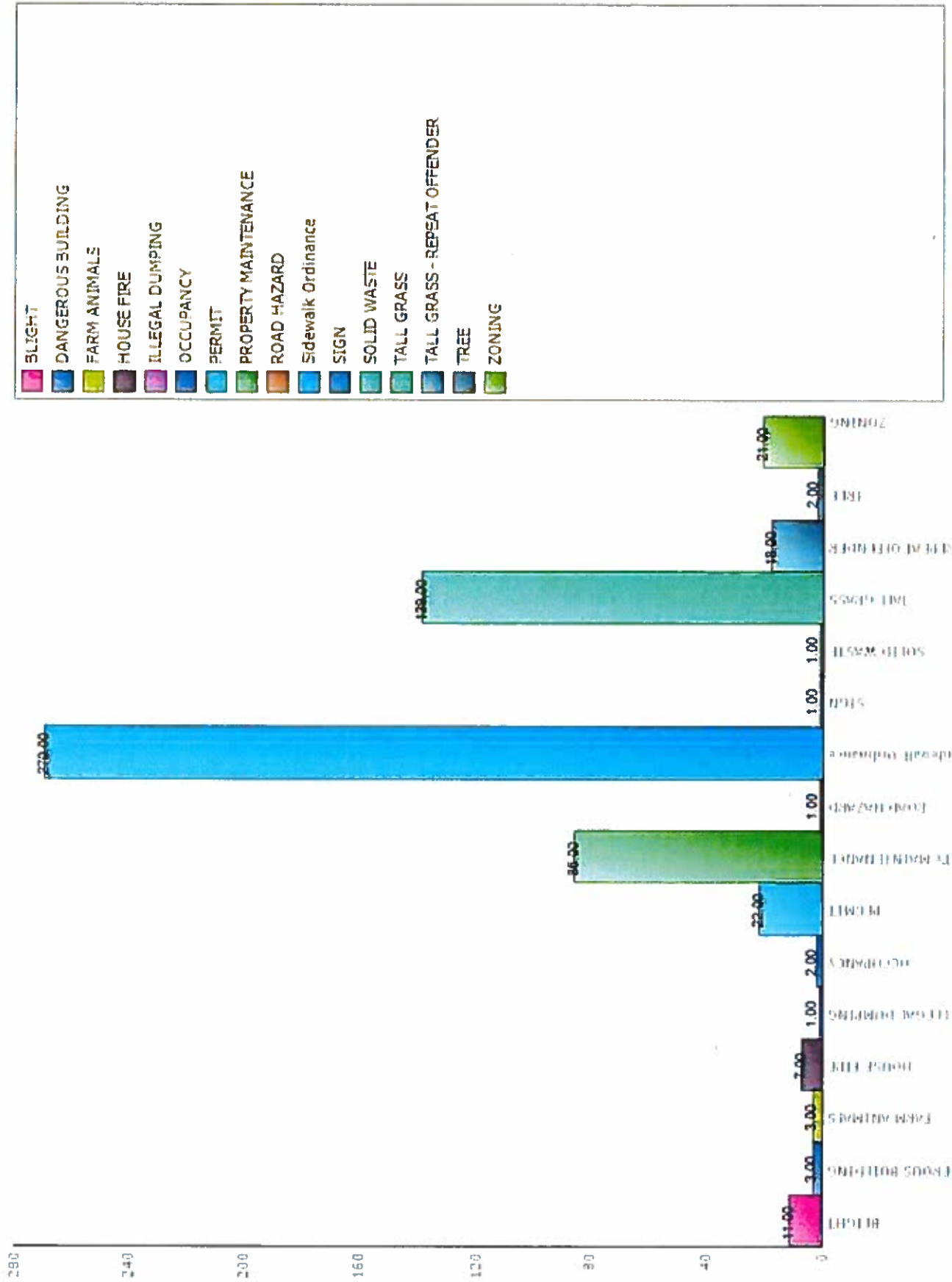


07/25/2016

Breakdown of Enforcements by Category

Current Chart Filter: All Records, Enforcement.DateFiled in <Previous year> [01/01/16 - 12/31/16]

Enforcements by Category



Breakdown of Enforcements by Category

Current Chart Filter: All Records, Enforcement.CodeOfficer = RON WHEATLEY AND Enforcement.DateFiled in <Previous year> [01/01/16 - 12/31/16]

Enforcements by Category

