

MEMO

To: Mayor Bodnar, Members of Council, Director of Administration and Department Heads
From: John Marrelli
Date: January 18, 2018
Re: **2017 Summary Report of Construction Activity**

2017 showed a marked decline in activity compared to the past three years, which represented a surge in construction due to the economic downturn which we experienced several years ago. All things being cyclical, I expect 2018 will again pick up in activity as our economy continues to grow.

This year our Residential permit totals were down from 527 in 2016 to 459 in 2017. We had no new homes built in 2017 as opposed to 2 new homes in 2016.

Note: I expect a minimum of 2 new homes for 2018 which are in the planning stages presently.

Our Residential construction valuation was also down from 2016 (\$1,823,492) to \$711,097.47, or less than ½ of 2016's value.

In the Commercial sector we issued more permits in 2017 than 2016, 245 vs 234 but the jobs were less in valuation by almost one million dollars, \$3,580,899 vs \$4,473,850. Mainly additions and alterations accounted for the million dollar difference between the two years.

I have included for your review the 2017 and 2016 "Annual Permit Summary of Activity and Valuation Reports".

In addition to the permit inspections, our day to day activities include assisting homeowners, architects, building owners and tenants with questions they may have regarding building or zoning issues.

We also administer meetings of Planning Commission, Architectural Review Board and Board of Zoning Appeals.

On a regular basis, we perform property maintenance inspections and respond to complaints brought to us via phone or e-mail messages.

For 2017 we opened and closed 35 property maintenance violation cases in our residential areas and 4 cases in the commercial sector.

Two residential cases had to be referred to our Prosecutor and are pending further action to date.

Respectfully,

John Marrelli
Building Commissioner
JM/dmg
Enclosures: 2016 and 2017 Reports

Annual Permit Summary & Valuation Report
Building Department
2016

RESIDENTIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
NEW Single Family	2	\$ 1,400.00	\$ 790,000.00	\$ 14.00
Additions/Alterations	8	802.00	684,750.00	
Detached Garage	1	40.00	40,000.00	
Kitchen Remodel	3	350.00	70,000.00	2.00
Patio Enclosure	1	25.00	30,000.00	
Pool (In-Ground)	2	100.00	189,000.00	
HVAC (New)	5	312.00	19,742.00	3.12
HVAC (Replacement)	21	1,082.00		10.83
Electrical/Plumbing	44	1,768.57		18.28
Demolition	1	110.00		
P & Z/ARB/BOA Fees	15	685.00		
Apt Complex Inspection Fee	1	2,530.00		
Registrations	278	27,990.00		
Detached Garage Remodel	1	25.00		
Shade Structure	1	25.00		
Deck/Ramp	3	75.00		
Shed	7	175.00		
Patio	2	50.00		
Driveway/Sidewalk	23	690.45		.25
Roofing/Gutters	24	600.00		.25
Siding	4	100.00		.25
Solar Panels	1	25.00		
Windows	3	95.00		.70
Insulation	1	25.00		
Masonry (Chimney & Steps)	4	100.00		
Fence	20	500.00		
Waterproof	3	75.00		
Septic System Replacement	1	25.00		
Hydrant Use	1	25.00		
Grade & Engineer Fees	6	1,116.07		
Tree Removal	1	58.43		
Gas Service Installation	2	200.00		
Pool (Above Ground)	2	50.00		
Garage Sale	24	120.00		
Occupancy	4	40.00		
BOND Deposits	7	9,000.00		

Sub-Total Residential	527	\$ 50,389.52	\$ 1,823,492.00	\$49.68
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Continued '2016'

COMMERCIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
Additions/Alterations	20	\$ 12,270.24	\$ 4,171,850.00	\$368.11
HVAC (New)	6	1,615.50	302,000.00	48.47
HVAC (Replacement)	15	911.50		27.35
Electrical/Plumbing	56	3,177.50		95.35
P & Z/ARB/BOA Fees	10	460.00		13.80
Demolition	2	210.00		6.30
PRG Ins. (Annual General Constr)	1	1,200.00		30.00
PRG Ins. (Annual Mechanical)	1	500.00		15.00
PRG Ins. Dish Rm Project	1	150.00		4.50
Dishwashing Equipment	1	175.00		5.25
Roofing	3	1,885.00		56.55
Verizon Monopole	1	1,000.00		30.00
Cell Tower Modifications	2	150.00		4.50
Fire Protection - Sprinklers/Alarms	20	3,386.00		101.58
Milling & Resurface	1	940.00		28.20
Tree Clearing	1	70.00		2.10
Acid Storage Cabinet Install	1	47.50		1.43
Drain Tile	1	120.00		3.60
Hydrant Relocate & Grading	1	1,500.00		45.00
Hydrant Use	2	50.00		
Gas Main Replacement	1	100.00		
Fiber Line	1	100.00		
Install Speed Bump	1	85.00		2.55
Sidewalk Replacement	1	27.50		.83
Outdoor Storage Temp Permit	1	25.00		.75
Plans Examiner Review (Wildermuth)	13	4,887.50		146.63
Plans Examiner Review (CT Consultants)	32	3,400.00		102.00
Signage	11	425.00		12.75
Occupancy	14	140.00		
Public Records Request	1	68.04		
Engineer Fees	10	6,410.00		
BOND Deposits	2	1,500.00		
Sub-Total Commercial	234	\$ 46,986.28	\$ 4,473,850.00	\$1,152.60

TOTAL	761	\$ 97,375.80	\$ 6,297,342.00	\$1,202.28
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Deborah Garbo
Executive Assistant, Building Department

cc: Ron Wynne, Director of Finance
John Marrelli, Building Commissioner

Annual Permit Summary & Valuation Report
Building Department
2017

RESIDENTIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
Additions/Alterations	12	\$ 1,073.25	\$ 605,675.00	
Kitchen Remodel	2	315.11	63,022.47	
Deck	3	75.00	34,600.00	
HVAC (New)	2	129.00	7,800.00	\$ 1.29
HVAC (Replacement)	22	1,029.00		10.31
Electrical/Plumbing	37	1,270.20		12.48
Demolition	2	107.50		
P & Z/ARB/BOA Fees	11	400.00		
Apt Complex Inspection Fee	1	2,530.00		
Registrations	244	24,420.00		
Gazebo	1	25.00		
Basement Floor	1	25.00		
Shed	6	150.00		
Patio	4	100.00		
Driveway	16	540.00		
Roofing/Gutters	28	720.00		1.25
Siding	5	125.00		
Windows	2	50.00		
Chimney Repairs/Masonry	3	75.00		.25
Fence	20	500.00		
Waterproof	9	225.00		
Sewer	1	25.00		
Hydrant Use	1	25.00		
Temp Tent	1	50.00		
Engineer Fees	1	154.00		
Gas Service Installation	2	200.00		
Garage Sale	17	85.00		
Occupancy	1	10.00		
BOND Deposits	4	3,200.00		

Sub-Total Residential	459	\$ 37,633.06	\$ 711,097.47	\$25.58
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COMMERCIAL

<u>Type</u>	<u>Total Permits</u>	<u>Permit Fee</u>	<u>Estimated Value</u>	<u>OBBC</u>
Additions/Alterations	17	\$ 6,308.47	\$ 2,272,161.00	\$189.26
PRG Parking Garage improvements	2	2,777.50	555,500.00	83.33
Roofing	3	3,937.50	637,500.00	118.13
HVAC (New)	6	447.00	115,738.00	13.41
HVAC (Replacement)	26	1,929.08		57.84
Electrical/Plumbing	53	2,605.01		78.17
P & Z/ARB/BOA Fees	16	680.00		17.40
East Commons Board & Mtg Fees	1	5,188.50		
Demolition (Interior)	1	100.00		3.00
PRG Annual Fee (Construction & Electrical)	2	1,100.00		30.00
Bathroom Remodel	2	100.00		3.00
T-Mobile Tower Modifications	1	75.00		2.25

Fire Protection – Sprinklers & Alarms	16	1,026.00		30.78
Fence	2	50.00		1.50
Siding	1	25.00		.75
Driveway & Sidewalks	3	80.00		2.40
Gas Service Installation	4	330.00		.90
Signage	6	300.00		9.00
Catch Basin	1	20.00		
Construction Trailer	1	107.00		
Hydrant Use	2	50.00		
Engineer Fees	4	1,767.00		
Occupancy	15	150.00		
Plans Examiner Review (Wildermuth)	16	4,513.75		135.44
Plans Examiner Review (CT Consultants)	37	3,630.00		108.90
BOND Deposits	7	10,530.00		

Sub-Total Commercial	245	\$ 47,826.81	\$ 3,580,899.00	\$ 885.46
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TOTAL	704	\$ 85,459.87	\$ 4,291,996.47	\$ 911.04
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Deborah Garbo, Executive Assistant
Building Department

cc: Ron Wynne, Director of Finance
John Marrelli, Building Commissioner