
Building Standards Division

2006 Annual Report



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Building Standards Manager

2001 through 2006 Permitting Activity

Permit Type	# 2001	# 2002	# 2003	# 2004	# 2005	# 2006
1 family	59	82	100	106	87	35
2 family	3	10	5	2	1	1
3 family	0	9	0	0	0	0
Other Res	107	96	123	111	100	95
Total Res	169	197	228	219	188	131
Total Com	103	94	113	105	106	125
Total Bldg	272	291	341	324	294	256
Electric	347	458	489	427	369	343
HVAC	289	340	294	295	321	219
Plumbing	199	248	241	233	234	183
Signs	73	97	134	145	135	117
Demo/Move	12	19	13	12	4	14
Sidewalk	13	11	11	12	15	13
Total # of Permits Issued	1,205	1,464 +21%	1,523 +4%	1,448 -5%	1,372 -5%	1,145 -16%
Total Value of all Construction In Dollars	\$74 Million	\$69 Million	\$60 Million	\$65 Million	\$89 Million	\$50 Million
Total all Fees Collected	\$237,807	\$327,485	\$300,734	\$256,945	\$251,439	\$311,306
	2001	2002	2003	2004	2005	2006

Permitting and inspection activity remained strong for commercial projects.

We had many large commercial projects such as: Rite Aid, Wooster Community Hospital project, Western Reserve office building, New Main Library, Stonecraft and other storage buildings on Enterprise Parkway, and Downtown building restorations.

Permitting and inspection activity was down considerably (about -35% on average) for residential projects. New home starts were down considerably with only 35 new single family house permits issued. This was down about -60% over past years.

Property Maintenance cases continued to be resolved with approximately 400 enforcement cases handled in 2006.

Backflow valve installation and testing performed on over 1,000 valves. Some 200,000 visitors came to Wooster's annual festivals and the WC Fair and used City water. The division monitored the backflow valves for these events successfully again this year.

OPERATIONS

All submitted construction plans must be reviewed for code compliance and compliance with the City of Wooster ordinances. Commercial plans are required to be reviewed within 30 calendar days of receipt and the average time for review was down in 2006 to about 18 days. Commercial plan review includes review for: planning/zoning compliance, storm water & erosion control, accessibility & ADA compliance, structural, egress, building code, electrical code, plumbing code, hvac code, backflow device, utility hookup & water meter configuration, and others. Residential plans had a turnaround time of 1 day. This outstanding customer service is the result of a team approach to plan review. Our plan review process has continued to evolve with more participation by the City of Wooster Engineering Division, Fire Division, Utilities Division, and others participating with the goal of the building department being a conduit for the communication between divisions as projects are submitted. New software upgrades were made to the plan review system and planning took place as to a more efficient paper flow. This paper flow will be implemented in 2007.

Inspections continued at a high volume again this year. This is directly tied to the number of permits issued. All inspectors were required to enroll in State of Ohio continuing education training for their respective State licenses. All inspectors completed this training during 2006.