
Building Standards Division

2005 Annual Report



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Building Standards Manager

Building Standards Division

Permit Statistics

Category	2004	2005	% Change
New Single Family House	106	87	-18%
All Residential Building Permits	219	188	-14.2%
All Commercial Building Permits	105	106	+9%
All Electrical/Heating/Plumbing Signs, Demo, Concrete, etc.	1,124	1079	-4.1%
Total Number of All Permits	1,448	1,373	-5.2%
Residential Value of Construction	24,040,109	26,017,159	+8.2%
Commercial Value of Construction	38,808,681	62,722,225	+61.6%
Total Value of Construction	62,848,790	88,739,384	+41.1%

Summary:

The overall number of permits stayed fairly constant with residential permitting activity down slightly but the values of those residential projects up slightly. The number of commercial permits issued was steady but the construction value of those projects was up significantly. There were more dollars invested (41% more) in all of the construction projects during 2005.

This can be attributed to some large scale projects started in 2005:

The Wooster Community Hospitals \$17 million addition that is currently having the interior finish installed.

The College of Wooster's Kauke Hall Renovation work valued at \$12 million.

United Titanium's \$4 million 59,000 square foot addition.

Frito Lay's \$3.6 million 45,000 square foot addition.

Testa Builders \$3 million 26 unit and 14 unit apartment buildings.

Luk's \$2.1 million press room alterations.

The Daily Record's \$1.75 million alteration of their downtown building.

The City's \$1.2 million building alterations to the Water Pollution Control plant.

OPERATIONS

All submitted construction plans must be reviewed for code compliance and compliance with the City of Wooster ordinances. Plan reviews continued at a strong pace during 2005 with a little less than 1,000 plan reviews. Commercial plans are required to be reviewed within 30 calendar days of receipt and the average time for review was 21 days. Commercial review is more complex and 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 were reviewed within 48 hours. 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.

Inspections took place at a high volume again this year. This is directly tied to the number of permits issued and the nearly 1,500 permits issued necessitated these inspections. All inspectors were required to enroll in State of Ohio continuing education training for their respective State licenses. All inspectors completed this training during 2005. Additionally, all inspectors participated in their annual State of Ohio conferences for their respective inspector trade associations. The conferences had inspector training and seminars conducted by experts from around the country specializing in plumbing code, electrical code, mechanical code, and building code. Other specialty training was also completed: alarm, sprinkler, fuel gas, etc.