

BUILDING DEPARTMENT

It's been another busy year in the City of Wilmington Building & Zoning Department. The number of permits issued, amount of fees collected, and valuations of construction work held pretty close to last year's records. Here's the breakdown.

We issued 326 building permits this year. This is just three less than last year. Permits were about evenly split between residential and commercial projects, at 146 and 180 respectively. Permit fees collected this year totaled \$110,521.04. This is about \$7,000 less than last year. Most permit fee calculations are based on the area of work.

Valuations for construction work rose by \$8,000 this year with the total being \$33,593,007. The bulk of this can be contributed to eight new commercial buildings being constructed this year. While the number of residential permits was almost identical to last year, valuations for residential work decreased by about fifty percent. There were no new homes constructed in the City limits this year.

As for building department inspections, 645 building and electrical inspections were completed. This is about 100 more than last year.



Aaron's Rents

The following commercial projects were completed this year:

- The new AMES JUMP Hanger which was started at the end of last year was finished up this summer
- An 18,000 square foot addition to Timbertech's facilities
- The new 28,000 square foot building at Custom Molded Products
- Aaron's Rents new store at the Wal-mart Shopping Center outlot
- Vital Fitness's new 8,000 sq. ft. workout facility
- \$1.5 million new private school building for The Experiential Academy

There were also a few smaller remodels and changes: Marine's Recruitment office, remodel of warehouse space for LL Foods, Ahresty's locker room addition, renovation of OB/GYN office suites at Clinton Memorial Hospital, and the Edward Jones office remodel.



Bisig Automotive



O'Reilly Auto Parts



The Experiential Academy

The following is a breakdown of all building permits issued by purpose in 2014:

<u>Construction Purpose</u>	<u>Permit Tally</u>
New Single Family Home	0
New Multifamily Homes	0
Expand Residential Home	5
Repair/Remodel Residential Home	5
Deck/Porch	10
New Commercial Building	8
Expand Commercial Building	3
Repair/Remodel Commercial	20
New Outbuilding	8
Expand Outbuilding	2
Repair/Remodel Outbuilding	0
Utility	5
TOTAL	66

The Board of Zoning Appeals met four times this year. Once was just an organizational meeting. At the other meetings, they addressed variance requests regarding signage, setback requirements, parking spot sizes, and conditional use. Variances were granted for a proposed CVS store downtown and for the Champions in the Making Daycare to expand operations into a new building.

As for works in progress and looking on to 2015, there are a few projects ongoing at Wilmington College. These include renovations to Bailey Hall, an addition and renovation to Kettering Hall, and a new Athletic and Academic Center for Sports Sciences. Also, the aforementioned CVS store, which will break ground later this year. Other projects include a renovation of the vacant former Bob & Carl's building for Dove Church, a new O'Reilly's Auto Parts store, renovation of the historic building at the intersection of Sugartree and South Streets for the New Life Clinic, Bisig Automotive's new automotive repair garage, interior renovation for a new Anytime Fitness location, and the renovation of an interior warehouse space for PC Connection, all of which are in various phases of construction.

Submitted by:

Lawrence Reinsmith
Chief Building Official

CODE ENFORCEMENT

The City of Wilmington Code Enforcement Department accepts complaints regarding violations of the City's Property Maintenance Code. The police department helps assist with the documenting of violations and servicing of notices. The majority of complaints were regarding grass cutting, litter, and junk cars. We handled 112 grass complaints this season. Just under 75% of those were resolved by the property owners. Assessments for grass cutting for properties not brought into compliance were charged to properties owners in August. Here is a breakdown of all property maintenance complaints received:

<u>Type of Violation Reported and/or Found:</u>	
Unsafe Structures and Equipment	2
General (Exterior & Interior Property Areas, Exterm.).....	8
Mechanical & Electrical Requirements	2
Plumbing Facilities & Fixture Requirements	0
Light, Ventilation, & Occupancy	0
Fire Safety Requirements.....	0
Weeds & Grass	112
Litter.....	72
Codified Ordinances (Tree Lawn Upkeep, Recreational Vehicle Parking, etc.)	6
Zoning Ordinances (Permitted Use, Accessory Structures, etc.).....	3
Sign Regulations.....	5

Violations of the zoning and property maintenance codes are addressed by issuing a formal violation notice and working with the property owner to bring their property into compliance within a specified time frame. If needed, property owners can be brought before the Court.

Two properties in the city were demolished using funds from grant monies this year.

Submitted by:

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Chief Building Official