

**ST. JOSEPH COUNTY / CITY OF SOUTH BEND
BUILDING DEPARTMENT**

**THE
FUTURE
IS
NOW**

**2013
ANNUAL REPORT**

**Charles C. Bulot, C.B.O., C.F.M
Building Commissioner**

**ST. JOSEPH COUNTY/SOUTH BEND BUILDING DEPARTMENT
125 S. Lafayette Boulevard, Suite 100
South Bend, Indiana 46601**

2013 ANNUAL REPORT

**SUBMITTED BY CHARLES C. BULOT, C.B.O., C.F.M.
BUILDING COMMISSIONER**

What does the Building Department's future look like?

All Building Inspectors carry iPads instead of notebooks, pencils, and copies of Building Permits. The devices hold a vast array of resource materials, including Code Books, illustrations, forms, a camera, and even a navigation system. That means the back seats of their cars aren't smothered with Code Books, plans, catalogues and critical notes. And the day's inspections are scheduled directly to the iPads every morning. In the field, inspections are saved and forwarded - in real time - to the office. What's more, if a contractor needs a copy of the report, it can be turned into a PDF, which is emailed on demand. Equally as amazing? Information can be shared in our system with anyone who needs it.

That is what the Building Department's future looks like. And the future is now! But we haven't stopped thinking forward. One day very soon we will be able to share our information with other departments or even other residents who need access to releasable public information. Our goal is encapsulated in four words: Ingenuity enhances efficiency. Period.

AREAS OF RESPONSIBILITY

OUR DEPARTMENT OFFERS THE FOLLOWING SERVICES:

- Follow up on all citizen complaints
- Open, unsecured buildings (County)
- Zoning inspections and enforcement (County)
- Letters of Zoning Verifications

Issues permits and make inspections for the following work:

- Building, construction, and remodeling
- Signs
- Moving of buildings
- Plumbing
- Heating
- Electrical
- Air conditioning
- Ventilation
- Demolition
- Fences (City)

Also:

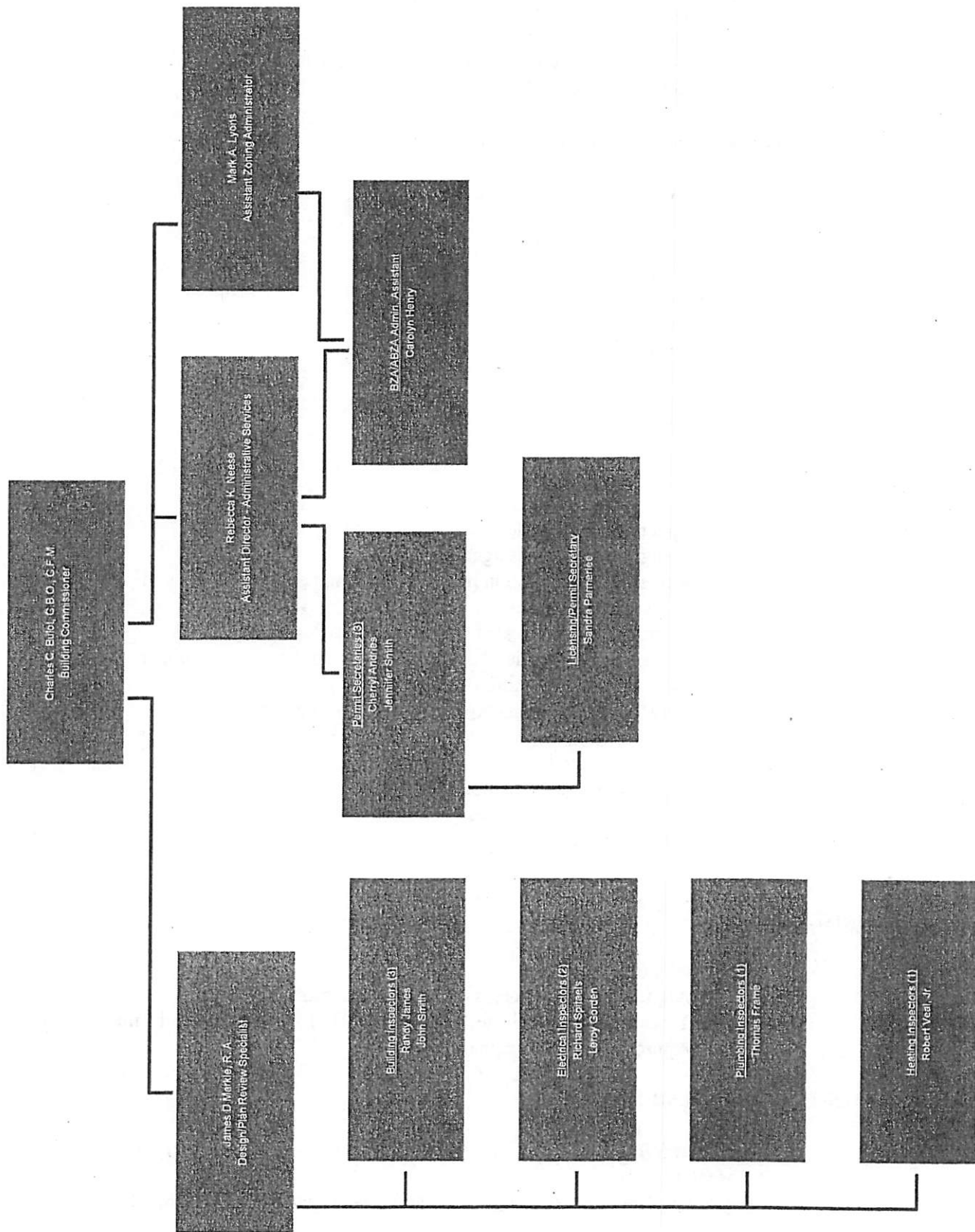
- Plan review for buildings and site plans
- Design review for designated areas
- Review all construction projects for zoning and developmental standards compliance
- Licensing of electrical and heating contractors
- Registrations of general contractors, sub-contractors, plumbers excavators, and demolition contractors
- Area Board of Zoning Appeals – County and City
 - a. variances
 - b. special uses
 - c. special exceptions
 - d. conditional uses
 - e. appeals

AREAS OF JURISDICTION:

- City of South Bend
- All unincorporated areas of St. Joseph County
- Towns of Indian Village, Lakeville, North Liberty, Roseland, and Osceola
- Approximately 440 square miles

POPULATION OF COVERAGE (2010 Census):

City of South Bend	101,168
St. Joseph County (excluding New Carlisle, Walkerton, and Mishawaka)	116,755
Total Population of Coverage	217,923



INSPECTION REPORT
FOR THE YEAR OF 2013

<u>MONTH</u>	<u>BUILDING</u>	<u>ELECTRIC</u>	<u>PLUMBING</u>	<u>HEATING</u>	<u>ZONING</u>	<u>MILEAGE</u>
January	502	338	115	183	71	7,654
February	484	257	143	177	56	7,229
March	414	348	131	203	64	8,021
April	572	352	152	250	62	8,422
May	530	371	145	198	63	8,313
June	520	313	143	212	64	8,590
July	442	349	133	187	61	7,311
August	496	219	160	179	67	7,585
September	459	290	131	139	43	6,468
October	635	383	162	196	74	8,645
November	420	308	97	106	26	6,107
December	439	261	99	164	39	6,173
TOTALS	5,913	3,789	1,611	2,194	690	90,514

GRAND TOTAL OF 14,197 INSPECTIONS

**AREA BOARD OF ZONING APPEALS
OF
ST. JOSEPH COUNTY**

In an effort to streamline procedures and improve efficiencies, St. Joseph County and the City of South Bend merged their Zoning Boards into one – the *Area Board of Zoning Appeals*. This merger created one filing and meeting date for both City and County petitioners.

The following is the breakdown of both City's and County's petitions for 2013.

<u>Month</u>	<u>CITY</u>		<u>COUNTY</u>	
	<u>Variences</u>	<u>Special Exceptions</u>	<u>Variences</u>	<u>Special Uses</u>
January	3	0	3	1
February	1	1	10	2
March	2	1	4	0
April	2	0	8	1
May	4	0	10	1
June	3	0	4	1
July	6	1	7	1
August	2	2	6	0
September	4	1	5	2
October	1	0	7	0
November	12	2	8	1
December	<u>3</u>	<u>1</u>	<u>4</u>	<u>0</u>
TOTALS	43	9	76	11

BOARD MEMBERS

Joe Velleman – Chairman
Randall Matthys
Brendan Crumlish

Michael Urbanski – Vice Chairman
Jack Young

Gerald Phipps
Robert Hawley

LICENSES AND REGISTRATIONS – 2013

LICENSES

Electrician Licenses	242	\$24,700.00
Heating Licenses	<u>158</u>	<u>15,900.00</u>
TOTAL LICENSES	400	\$40,600.00

REGISTRATIONS

Demolition Contractors	60	\$ 6,000.00
Excavators	11	1,100.00
Plumbing Contractors	<u>119</u>	<u>11,900.00</u>
TOTAL REGISTRATIONS	190	\$19,000.00

LICENSING EXAMINATIONS

Electrical	14	\$ 700.00
Heating & Air Conditioning	<u>15</u>	<u>750.00</u>
TOTAL EXAMINATIONS	29	\$ 1,450.00

PRE-LICENSING REGISTRATIONS

General contractors, homebuilders, general remodelers, concrete contractors, framing contractors, siding contractors, roofing contractors, drywall contractors, masons, trim contractors, steel erectors, fire protection sprinkler contractors, fencing contractors, swimming pool contractors, commercial hood installers, lawn sprinkler contractors, water softener contractors, sign contractors

TOTAL PRE-LICENSING REGISTRATIONS	929	\$96,500.00
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SUMMARY OF ZONING INSPECTIONS

ANNUAL REPORT - 2013

ZONING VIOLATIONS

ACTIVE on 01/01/12	NEW	RESOLVED	ACTIVE on 01/01/13
478	161	152	487

NEW COMPLAINTS:

Valid	33
Invalid	128
Total	161

CONDEMNATION

ACTIVE on 01/01/12	NEW	RESOLVED	ACTIVE on 01/01/13
78	5	3	80

TOTAL INSPECTIONS

Zoning Violations and Condemnations.....	759
Board of Zoning Appeals.....	<u>139</u>
TOTAL INSPECTIONS.....	898

PLAN/DESIGN REVIEW

PLAN REVIEW:

Twice a week plan review is performed on proposed construction projects within the City of South Bend and St. Joseph County. These plan reviews are a good example of City and County departments working together to provide the most efficient and expedient service to our customers. The plan reviews are attended by representatives of our department, Fire Department, Engineering Department, Water Works, Health Department, and Area Plan Commission. The following is a breakdown on the numbers of plan reviews performed in 2013.

<u>CITY</u>		<u>COUNTY</u>	
January	8	January	5
February	16	February	6
March	9	March	11
April	8	April	5
May	12	May	2
June	13	June	7
July	14	July	6
August	21	August	7
September	9	September	4
October	13	October	9
November	10	November	2
December	<u>7</u>	December	<u>7</u>
TOTALS	140	TOTALS	71

DESIGN REVIEWS:

In an attempt to provide more efficient and expedient service to our customer, the Department continues to perform design reviews in designated design areas. The following is a breakdown of the number of reviews performed in each design area in 2013.

Downtown/Monroe Park	19
Airport 2010	20
Studebaker Corridor	0
W. Washington/Chapin Street	<u>21</u>
TOTALS	60

NORTHEAST NEIGHBORHOOD DEVELOPMENT OVERLAY DISTRICT:

In 2012, the "Northeast Neighborhood Development Overlay District" was created. This district has extensive standards to be met and requires special reviews of each new structure.

New Residential Structures	26
New Commercial Structure	<u>0</u>
TOTALS	26

NEW SINGLE FAMILY DWELLINGS
TOWNSHIPS COMPARISON

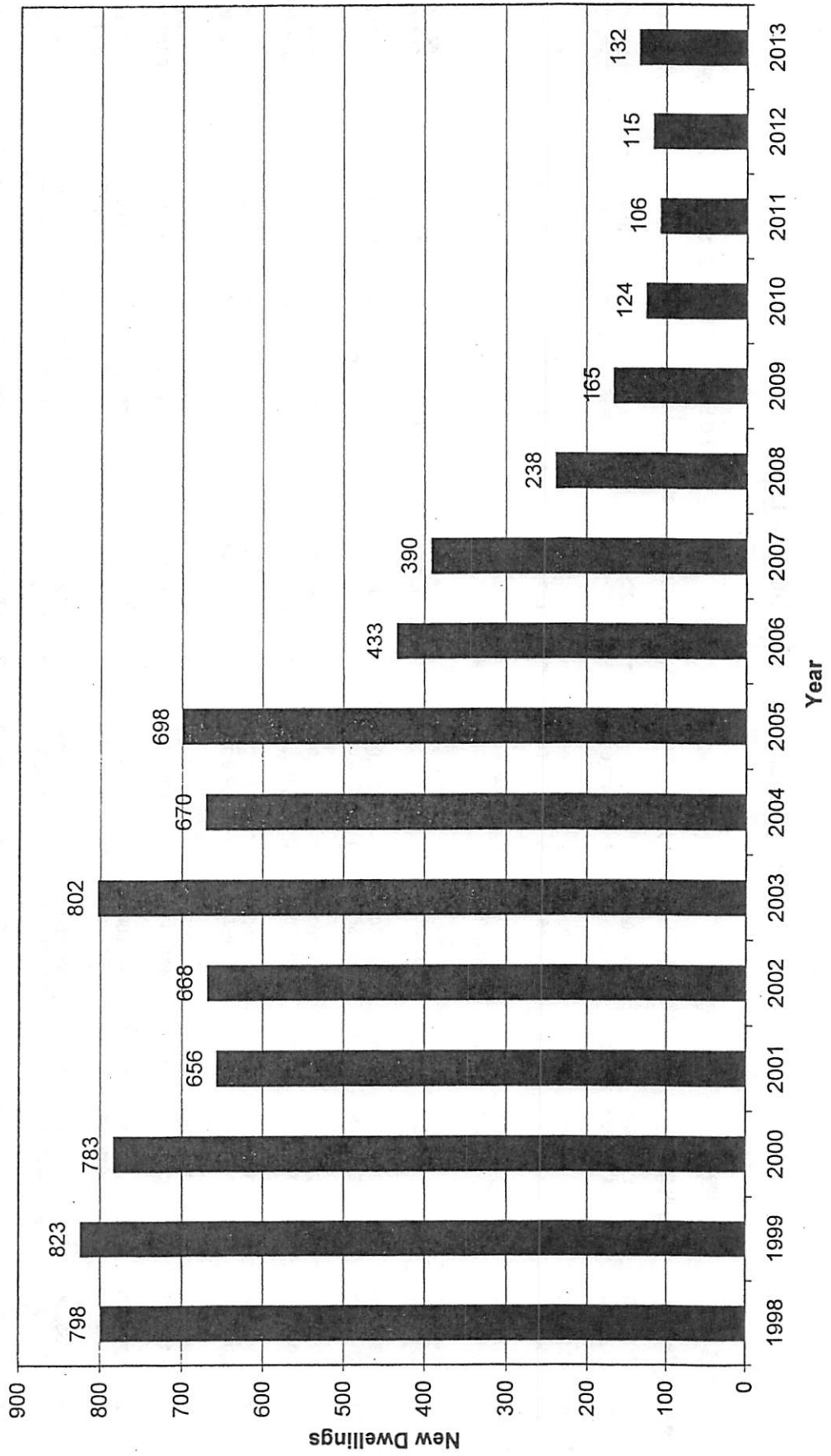
<u>TOWNSHIP</u>	<u>2005</u>		<u>2006</u>		<u>2007</u>		<u>2008</u>		<u>2009</u>		<u>2010</u>		<u>2011</u>		<u>2012</u>		<u>2013</u>	
CENTRE	71	12,501,772	51	9,068,800	54	10,316,500	29	5,432,600	22	3,894,000	17	3,680,000	12	2,797,200	13	2,062,775	7	1,820,000
CLAY	91	15,882,150	60	15,332,700	61	14,008,300	40	10,841,095	40	9,689,700	23	5,260,400	16	4,437,087	20	5,437,100	27	7,818,931
GERMAN	112	19,818,750	63	11,559,800	52	9,761,425	21	4,392,485	21	5,022,000	8	1,810,550	9	2,145,700	7	1,042,900	17	4,146,495
GREENE	7	987,000	4	2,190,900	4	1,499,000	2	365,000	3	574,300	2	468,000	0	0	1	350,000	4	973,000
HARRIS	101	25,526,815	51	13,216,577	25	6,310,700	27	6,923,200	10	2,468,472	4	1,271,000	8	3,058,000	13	4,476,467	12	4,859,280
LIBERTY	21	3,224,210	9	1,480,300	9	1,390,225	5	1,324,000	4	516,000	5	794,000	6	988,700	1	200,000	5	1,198,700
LINCOLN	8	826,000	4	439,900	2	369,000	1	104,000	1	165,000	3	605,000	0	0	2	825,000	0	0
MADISON	2	420,000	1	378,000	1	240,000	2	430,000	3	867,000	0	0	5	1,066,000	1	370,000	0	0
OLIVE	21	3,216,360	7	1,149,000	8	2,072,300	2	280,000	2	520,000	6	1,313,492	3	469,300	2	289,100	1	180,000
PENN	126	20,018,380	81	14,343,852	95	17,712,950	60	10,209,500	35	8,849,000	26	6,004,330	23	3,453,900	24	4,303,140	22	5,067,670
PORTAGE	45	5,056,810	31	4,881,300	24	4,941,100	16	3,156,100	12	2,325,500	15	3,752,209	16	3,107,370	24	6,497,850	30	10,239,000
UNION	26	4,786,500	6	1,372,000	4	946,000	6	879,900	1	170,000	5	933,400	3	602,300	3	569,000	3	610,000
WARREN	67	10,726,156	65	11,605,615	51	9,478,528	27	5,253,955	11	2,269,000	10	2,045,000	5	990,800	4	601,000	4	729,500
TOTALS	698	122,990,903	433	87,018,744	390	79,046,028	238	49,591,835	165	37,329,972	124	27,937,381	106	23,116,357	115	27,024,332	132	37,642,576

HOUSING STARTS COMPARISON

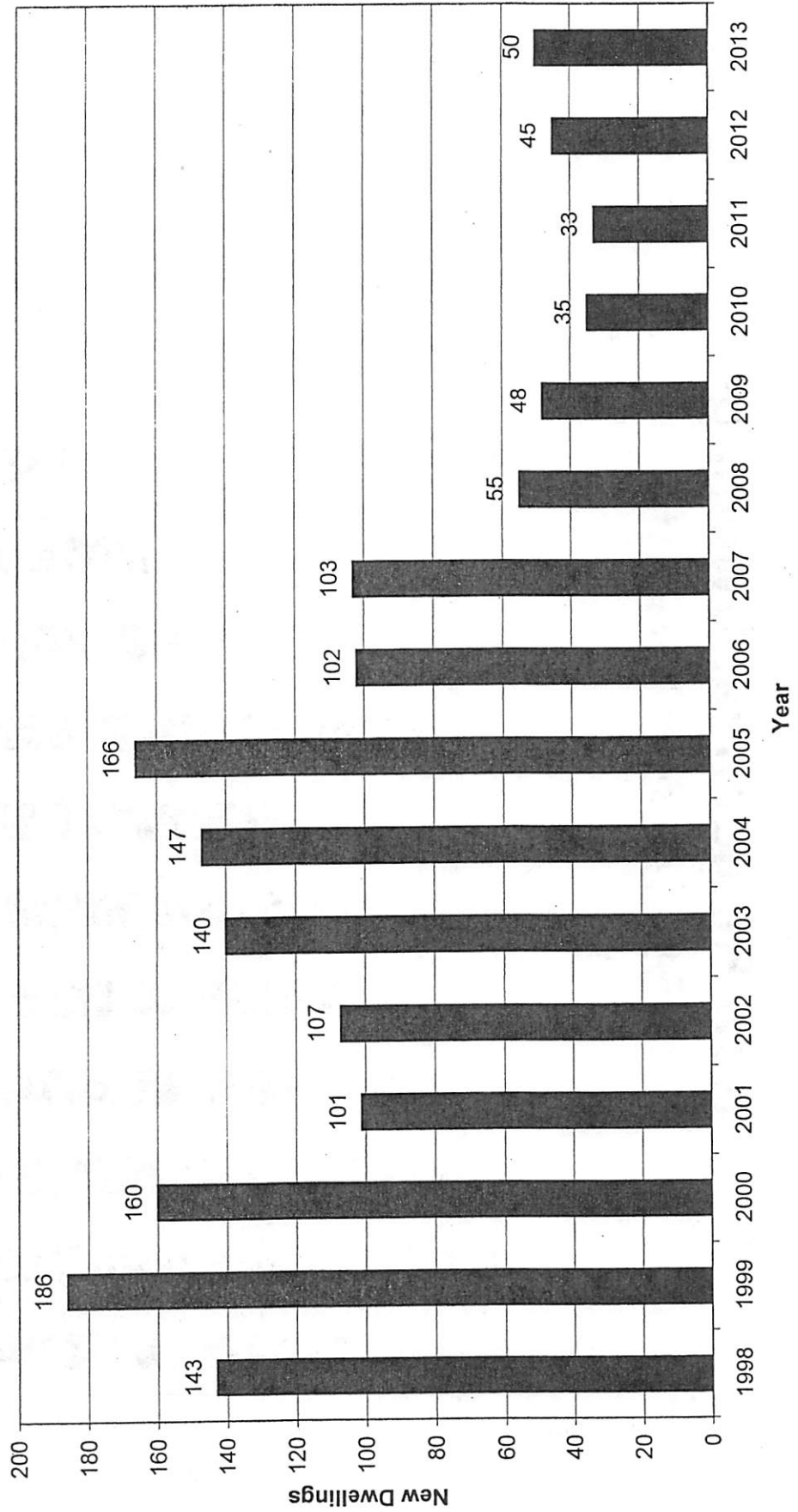
MONTH	<u>2006</u>		<u>2007</u>		<u>2008</u>		<u>2009</u>		<u>2010</u>		<u>2011</u>		<u>2012</u>		<u>2013</u>	
	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION	NO.	VALUATION
January	* 4 23	736,000 4,433,900	* 6 25	1,153,500 4,548,722	* 3 10	461,100 1,984,500	* 0 7	0 1,437,000	* 1 5	120,000 930,000	* 1 3	149,000 654,900	* 2 1	310,000 350,000	* 4 7	1,255,000 2,361,631
February	* 8 25	1,316,550 4,804,256	* 3 16	637,400 2,850,900	* 6 14	1,171,000 2,971,845	* 2 5	309,000 701,500	* 3 3	481,250 642,000	* 2 2	350,000 400,000	* 7 5	1,579,300 1,203,330	* 2 5	760,000 1,226,000
March	* 16 28	2,575,900 5,443,000	* 18 44	3,041,725 8,528,200	* 6 20	1,441,000 4,102,000	* 6 8	1,361,000 2,353,300	* 5 13	660,000 4,964,000	* 2 2	320,000 509,400	* 3 6	400,775 1,472,810	* 4 4	835,000 745,000
April	* 16 18	2,355,000 4,205,000	* 3 23	657,800 3,884,000	* 1 29	120,500 7,030,500	* 5 17	736,000 4,481,400	* 2 10	449,000 2,599,500	* 10 16	1,901,600 3,399,887	* 1 3	400,000 849,467	* 1 5	421,000 1,351,000
May	* 10 30	1,822,000 6,675,615	* 16 39	2,162,500 9,372,650	* 12 18	1,806,500 4,214,855	* 2 4	235,000 828,000	* 1 7	400,000 1,536,330	* 4 12	672,000 2,451,100	* 5 10	860,100 2,103,800	* 3 5	811,000 1,950,000
June	* 9 29	1,333,000 7,042,600	* 11 32	2,360,100 7,891,100	* 4 19	719,000 4,235,685	* 4 12	575,000 2,813,000	* 1 8	185,000 1,587,400	* 6 5	1,222,370 1,730,000	* 3 10	892,000 2,403,400	* 8 7	2,170,000 2,166,000
July	* 3 41	810,700 7,019,077	* 10 31	1,736,000 6,898,725	* 5 18	735,000 3,420,050	* 5 16	798,000 2,969,000	* 5 5	694,000 671,000	* 1 6	90,000 953,300	* 10 5	2,178,000 1,607,000	* 5 15	1,307,000 4,152,000
August	* 12 32	1,946,300 7,117,800	* 8 19	1,281,000 3,411,000	* 1 16	426,000 3,464,500	* 5 9	1,012,000 2,198,072	* 1 9	650,000 1,783,000	* 2 9	280,200 1,748,000	* 2 7	660,000 2,118,000	* 7 11	2,919,995 2,687,280
September	* 6 30	1,255,000 5,806,525	* 12 18	2,006,500 4,193,600	* 9 12	1,247,000 2,604,500	* 6 10	869,000 5,421,000	* 5 5	740,000 907,592	* 2 8	799,000 1,948,200	* 3 6	570,000 1,198,000	* 3 11	970,000 2,923,500
October	* 5 29	855,000 6,811,300	* 7 18	897,500 4,721,506	* 2 14	625,000 2,086,000	* 8 13	1,249,000 2,345,700	* 2 12	1,002,209 1,900,300	* 0 2	0 458,000	* 3 8	675,000 2,169,000	* 6 7	1,644,500 1,751,000
November	* 9 24	1,583,200 5,092,744	* 6 12	1,775,000 2,555,600	* 4 10	975,300 2,710,000	* 1 7	620,000 1,755,000	* 7 7	1,538,800 1,476,000	* 3 3	516,000 1,103,000	* 3 7	690,350 1,269,000	* 4 4	1,021,000 1,063,670
December	* 4 22	651,850 5,326,427	* 3 10	605,000 1,876,000	* 2 3	305,000 735,000	* 4 9	703,000 1,560,000	* 2 5	530,000 1,490,000	* 0 5	0 1,460,400	* 3 2	611,000 454,000	* 3 1	1,021,000 130,000
TOTALS	* 102 331	17,240,500 69,778,244	* 103 287	18,314,025 60,732,003	* 55 183	10,032,400 39,559,435	* 48 117	8,467,000 28,862,972	* 35 89	7,450,259 20,487,122	* 33 73	6,300,170 16,816,187	* 45 70	9,826,525 17,197,807	* 50 82	15,135,495 22,507,081
COMBINED TOTALS	433	87,018,744	390	79,046,028	238	49,591,835	165	37,329,972	124	27,937,381	106	23,116,357	115	27,024,332	132	37,642,576

* denotes City's figures

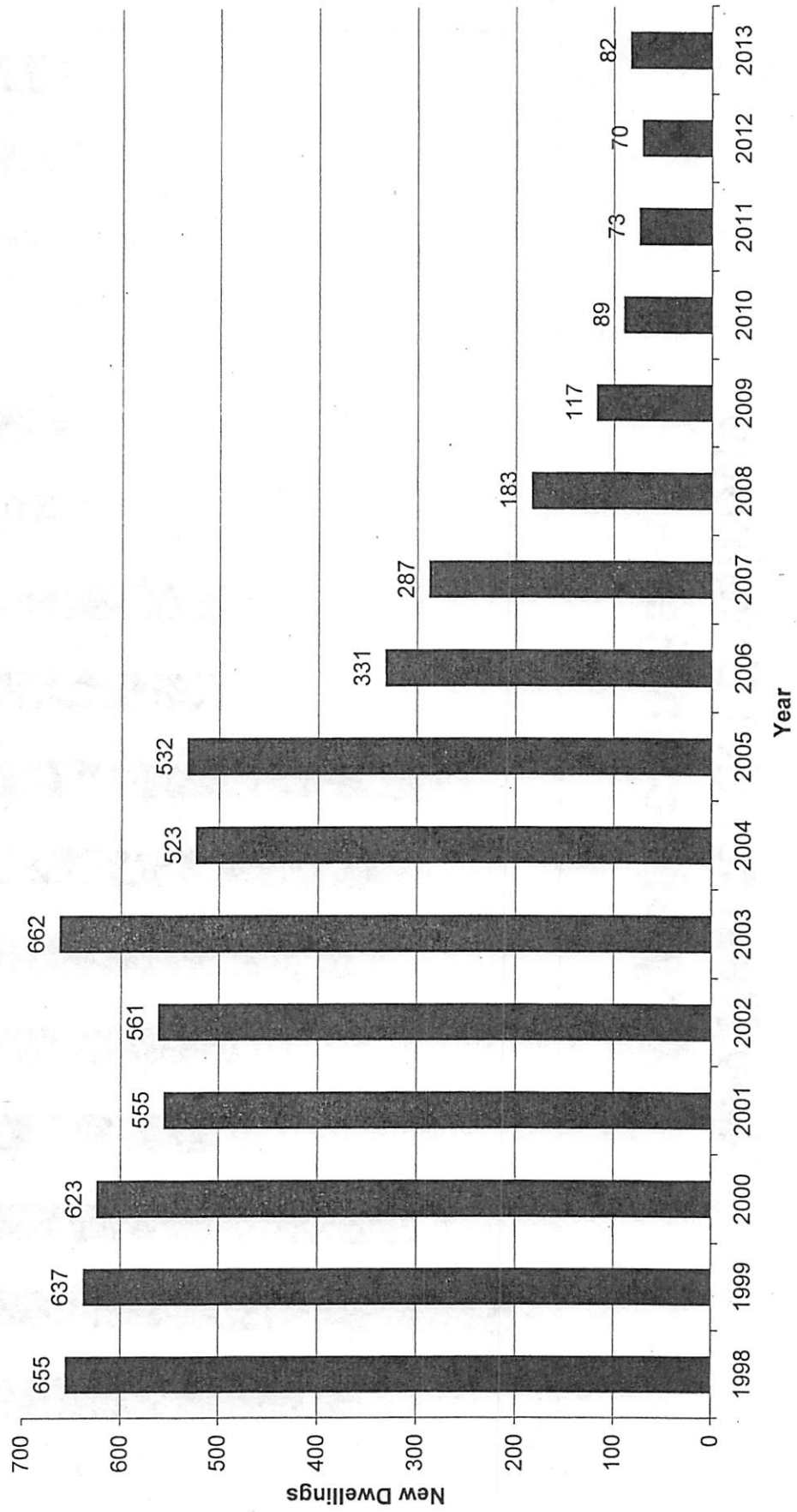
New Residential Dwellings



New Residential Dwellings City of South Bend



New Residential Dwellings St. Joseph County



MULTI-FAMILY COMPARISON

MONTH	<u>2007</u>		<u>2008</u>		<u>2009</u>		<u>2010</u>		<u>2011</u>		<u>2012</u>		<u>2013</u>	
	NO. UNITS	VALUATION	NO. UNITS	VALUATION	NO. UNITS	VALUATION	NO. UNITS	VALUATION	NO. UNITS	VALUATION	NO. UNITS	VALUATION	NO. UNITS	VALUATION
January	* 8 0	1,150,000 0	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0
February	* 0 0	0 0	* 24 6	610,000 1,174,000	* 7 7	1,008,000 1,084,000	* 0 0	0 0	* 0 0	0 0	* 2 0	295,000 0	* 0 0	0 0
March	* 0 0	0 0	* 8 0	550,000 0	* 21 3	1,800,000 497,000	* 0 24	0 1,050,000	* 21 3	1,683,812 900,000	* 50 0	7,315,000 0	* 0 38	0 2,320,000
April	* 2 4	200,000 580,000	* 7 0	318,521 0	* 0 0	0 0	* 0 12	0 4,340,000	* 24 0	1,650,000 0	* 0 0	0 0	* 0 0	0 0
May	* 0 4	0 580,000	* 0 3	0 550,000	* 0 0	0 0	* 0 0	0 0	* 5 0	1,125,522 0	* 0 0	0 0	* 0 0	0 0
June	* 2 4	40,000 580,000	* 0 6	0 1,100,000	* 4 0	554,375 0	* 6 0	1,200,000 0	* 0 18	0 6,900,000	* 0 0	0 0	* 8 0	2,400,000 0
July	* 3 12	250,000 780,000	* 0 0	0 0	* 9 0	1,733,000 0	* 0 0	0 0	* 0 0	0 0	* 0 8	0 639,327	* 0 0	0 0
August	* 0 4	0 596,000	* 332 0	23,266,622 0	* 0 0	0 0	* 3 0	270,000 0	* 17 3	1,900,000 900,000	* 7 180	570,000 11,230,728	* 16 0	750,000 0
September	* 13 4	1,078,996 596,000	* 0 0	0 0	* 0 0	0 0	* 98 0	6,400,000 0	* 0 0	0 0	* 8 0	1,900,000 0	* 0 0	0 0
October	* 128 12	11,720,000 1,788,000	* 0 0	0 0	* 10 0	1,100,000 0	* 0 0	0 0	* 18 0	450,000 0	* 10 0	1,919,964 0	* 0 0	0 0
November	* 12 6	1,908,000 1,148,000	* 0 14	0 4,200,000	* 0 0	0 0	* 0 6	0 1,800,000	* 0 0	0 0	* 24 0	1,300,000 0	* 0 126	0 6,700,000
December	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0	* 0 0	0 0	* 80 0	5,520,000 0	* 0 60	0 4,800,000	* 8 0	2,400,000 0
TOTALS	* 168 50	16,346,996 6,648,000	* 371 29	24,745,143 7,024,000	* 51 10	6,195,375 1,581,000	* 107 42	7,870,000 7,190,000	* 165 24	12,329,334 8,700,000	* 101 248	13,299,964 16,670,055	* 32 164	5,550,000 9,020,000
COMBINED TOTALS	218	22,994,996	400	31,769,143	61	7,776,375	149	15,060,000	189	21,029,334	349	29,970,019	196	14,570,000

* denotes City's figures

VALUATION COMPARISON REPORT

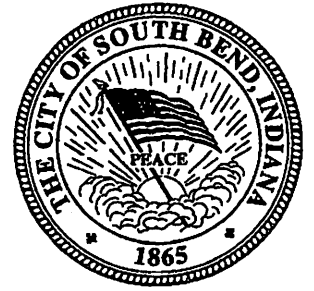
	2004		2005		2006		2007		2008		2009		2010		2011		2012		2013	
SINGLE FAMILY DWELLINGS	670	113,870,260	698	122,990,903	433	87,018,744	390	79,046,028	238	49,591,835	165	37,329,972	124	27,937,381	106	23,116,357	115	27,024,332	132	37,642,576
DUPLEXES (6/16/0/0/4/4/0/2/2/4)	0	0	0	0	2	450,000	2	240,000	0	0	1	309,000	1	300,000	0	0	2	610,000	6	1,345,000
MULTI-FAMILY (50/128/66/78/214/400/59/147/345/196)	3	7,100,000	6	5,138,000	7	6,833,370	18	22,754,996	16	31,769,143	9	7,467,375	8	14,760,000	15	21,029,334	20	29,360,019	8	14,570,000
RESIDENTIAL GARAGES	187	1,737,504	165	1,761,590	144	1,471,700	141	1,688,520	126	1,608,800	119	1,237,622	80	1,119,675	100	1,149,600	64	744,590	63	1,064,408
RESIDENTIAL SWIMMING POOLS	65	1,533,293	67	1,615,550	65	1,598,715	65	1,908,135	45	1,317,250	23	651,050	28	753,689	43	1,199,150	56	1,460,822	37	878,190
UTILITY BUILDINGS	142	3,277,219	150	2,268,750	120	2,107,148	101	1,710,953	126	2,598,600	117	2,650,832	106	2,303,174	95	2,283,625	127	2,617,572	108	2,578,000
COMMERCIAL BUILDINGS	45	30,574,838	47	39,786,991	40	52,797,388	52	45,647,149	29	54,119,743	25	38,419,759	11	31,861,256	26	14,243,603	24	28,831,588	15	6,503,626
MANUFACTURING BUILDINGS	13	5,211,500	3	6,335,000	3	8,012,000	7	8,578,962	4	4,103,000	1	1,100,000	0	0	3	2,623,700	2	632,000	1	160,000
PUBLIC/SEMI-PUBLIC BUILDINGS	10	4,743,175	8	24,141,000	12	32,856,983	21	47,534,208	11	46,723,248	4	11,229,291	8	30,557,500	8	50,365,842	8	14,260,931	6	15,291,750
FOUNDATIONS	49	2,242,440	64	2,467,976	63	3,951,819	55	8,636,025	49	8,053,600	38	2,362,621	36	2,559,314	45	6,943,774	48	3,260,972	32	1,547,911
ADDITIONS AND/OR ALTERATIONS																				
residential dwellings	2,527	21,823,803	2,392	20,477,997	2,474	22,329,938	2,481	25,558,089	2,636	25,832,187	2,518	25,472,815	2,220	23,493,069	2,051	22,873,971	1,978	19,747,966	2,169	22,853,051
commercial buildings	240	24,774,775	321	28,653,597	301	38,629,897	272	94,800,154	228	27,904,452	225	20,785,050	219	22,633,065	209	40,529,401	237	57,612,817	195	26,509,461
manufacturing buildings	38	8,118,125	32	4,713,980	44	14,565,722	19	5,271,160	27	7,544,334	18	4,054,409	8	1,087,515	13	2,850,820	19	4,177,267	19	4,577,110
public/semi-public buildings	89	41,957,802	97	52,402,634	68	23,821,869	64	43,449,159	66	54,583,264	58	35,095,979	84	32,550,854	80	35,591,967	57	20,140,002	81	23,131,328
multi-family conversion (80 units)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTALS	4,078	266,964,734	4,050	312,753,968	3,776	296,445,293	3,688	386,823,538	3,601	315,749,456	3,321	188,165,775	2,933	191,916,492	2,794	224,801,144	2,757	210,480,878	2,872	158,652,411

NOTE: Multi Numbers includes dormitories



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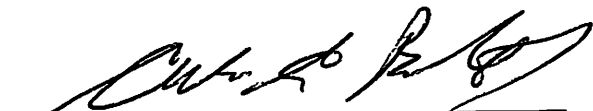
CHARLES C. BULOT
BUILDING COMMISSIONER

MARK A. LYONS
Asst. Zoning Administrator

VALUATION REPORT

For the Month of January, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	7	2,361,631	4	1,255,000	11	3,616,631
Duplexes	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0
Residential Garages	1	35,000	0	0	1	35,000
Residential Swimming Pools	0	0	0	0	0	0
Utility Buildings	3	59,000	0	0	3	59,000
Commercial Buildings	1	153,000	3	2,490,594	4	2,643,594
Manufacturing Buildings	0	0	0	0	0	0
Public/Semi-Public Bldgs.	0	0	0	0	0	0
Foundations	1	38,000	0	0	1	38,000
ADDITIONS/ALTERATIONS						
Residential Dwellings	33	417,526	37	255,754	70	673,280
Commercial Buildings	4	302,520	13	854,367	17	1,156,887
Manufacturing Buildings	2	1,467,100	1	205,000	3	1,672,100
Public/Semi-Public Bldgs.	2	2,100,000	2	1,534,364	4	3,634,364
TOTALS.....	54	6,933,777	60	6,595,079	114	13,528,856
Month's Combined Totals	114	13,528,856				


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VALUATION REPORT

For the Month of February, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	5	1,226,000	2	760,000	18	5,602,631
Duplexes	0	0	0	0	0	0
Multi-Family	0	0	0	0	0	0
Residential Garages	1	14,000	3	46,000	5	95,000
Residential Swimming Pools	0	0	0	0	0	0
Utility Buildings	3	95,000	0	0	6	154,000
Commercial Buildings	1	697,670	0	0	5	3,341,264
Manufacturing Buildings	0	0	0	0	0	0
Public/Semi-Public Bldgs.	0	0	1	304,000	1	304,000
Foundations	0	0	0	0	1	38,000
ADDITIONS/ALTERATIONS						
Residential Dwellings	18	689,550	36	581,785	124	1,944,615
Commercial Buildings	6	856,000	7	3,650,900	30	5,663,787
Manufacturing Buildings	0	0	1	151,200	4	1,823,300
Public/Semi-Public Bldgs.	2	401,900	1	148,970	7	4,185,234
TOTALS.....	36	3,980,120	51	5,642,855	201	23,151,831
Month's Combined Totals	87	9,622,975				


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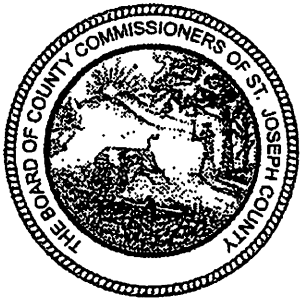
MARKA. LYONS
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VALUATION REPORT

For the Month of March, 2013

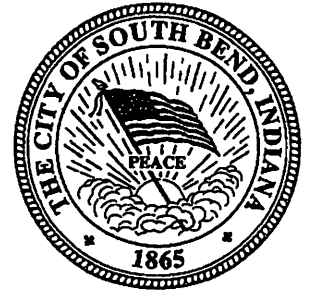
	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	4	745,000	4	835,000	26	7,182,631
Duplexes	0	0	0	0	0	0
Multi-Family 38/0	4	2,320,000	0	0	4	2,320,000
Residential Garages	1	8,000	1	45,000	7	148,000
Residential Swimming Pools	1	50,000	1	25,000	2	75,000
Utility Buildings	4	137,500	0	0	10	291,500
Commercial Buildings	0	0	1	935,082	6	4,276,346
Manufacturing Buildings	0	0	1	160,000	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	1	304,000
Foundations	1	50,000	1	17,311	3	105,311
ADDITIONS/ALTERATIONS						
Residential Dwellings	34	836,207	73	816,896	231	3,597,718
Commercial Buildings	3	426,010	10	1,321,972	43	7,411,769
Manufacturing Buildings	2	73,048	1	400,000	7	2,296,348
Public/Semi-Public Bldgs.	6	3,780,290	3	893,146	16	8,858,670
TOTALS.....	60	8,426,055	96	5,449,407	357	37,027,293
Month's Combined Totals	156	13,875,462				

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VALUATION REPORT

For the Month of April, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	5	1,351,000	1	421,000	32	8,954,631
Duplexes	0	0	0	0	0	0
Multi-Family	0	0	0	0	4	2,320,000
Residential Garages	5	113,300	1	4,000	13	265,300
Residential Swimming Pools	6	217,700	0	0	8	292,700
Utility Buildings	7	135,000	2	3,500	19	430,000
Commercial Buildings	0	0	0	0	6	4,276,346
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	1	1,128,903	2	1,432,903
Foundations	0	0	2	16,700	5	122,011
ADDITIONS/ALTERATIONS						
Residential Dwellings	64	709,910	135	1,011,733	430	5,319,361
Commercial Buildings	4	282,000	10	346,172	57	8,039,941
Manufacturing Buildings	0	0	1	8,000	8	2,304,348
Public/Semi-Public Bldgs.	6	3,950,200	0	0	22	12,808,870
TOTALS.....	97	6,759,110	153	2,940,008	607	46,726,411
Month's Combined Totals	250	9,699,118				


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VALUATION REPORT

For the Month of May, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	5	1,950,000	3	811,000	40	11,715,631
Duplexes 0/2	0	0	1	315,000	1	315,000
Multi-Family	0	0	0	0	4	2,320,000
Residential Garages	3	37,000	5	39,100	21	341,400
Residential Swimming Pools	3	34,300	4	37,000	15	364,000
Utility Buildings	13	147,550	1	4,500	33	582,050
Commercial Buildings	1	50,000	0	0	7	4,326,346
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	2	1,432,903
Foundations	0	0	2	4,800	7	126,811
ADDITIONS/ALTERATIONS						
Residential Dwellings	135	1,525,146	133	721,000	698	7,565,507
Commercial Buildings	9	860,200	13	2,539,070	79	11,439,211
Manufacturing Buildings	0	0	1	124,461	9	2,428,809
Public/Semi-Public Bldgs.	10	4,188,147	2	448,000	34	17,445,017
TOTALS.....	179	8,792,343	165	5,043,931	951	60,562,685
Month's Combined Totals	344	13,836,274				

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VALUATION REPORT

For the Month of June, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	7	2,166,000	8	2,170,000	55	16,051,631
Duplexes	0	0	0	0	1	315,000
Multi-Family 0/8	0	0	1	2,400,000	5	4,720,000
Residential Garages	1	25,000	4	23,500	26	389,900
Residential Swimming Pools	6	96,490	0	0	21	460,490
Utility Buildings	9	121,000	2	4,800	44	707,850
Commercial Buildings	0	0	0	0	7	4,326,346
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	2	1,432,903
Foundations	0	0	6	187,100	13	313,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	74	1,370,354	95	909,433	867	9,845,294
Commercial Buildings	6	199,499	11	710,769	96	12,349,479
Manufacturing Buildings	0	0	0	0	9	2,428,809
Public/Semi-Public Bldgs.	10	791,752	2	252,500	46	18,489,269
TOTALS.....	113	4,770,095	129	6,658,102	1,193	71,990,882
Month's Combined Totals	242	11,428,197				

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VALUATION REPORT

For the Month of July, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	15	4,152,000	5	1,307,000	75	21,510,631
Duplexes	0	0	0	0	1	315,000
Multi-Family	0	0	0	0	5	4,720,000
Residential Garages	4	31,700	2	25,500	32	447,100
Residential Swimming Pools	4	75,600	2	59,400	27	595,490
Utility Buildings	6	79,200	0	0	50	787,050
Commercial Buildings	0	0	1	700,000	8	5,026,346
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	2	1,432,903
Foundations	0	0	0	0	13	313,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	108	1,401,691	125	797,445	1,100	12,044,430
Commercial Buildings	4	116,000	11	494,806	111	12,960,285
Manufacturing Buildings	1	120,000	1	103,000	11	2,651,809
Public/Semi-Public Bldgs.	9	1,899,708	4	106,800	59	20,495,777
TOTALS.....	151	7,875,899	151	3,593,951	1,495	83,460,732
Month's Combined Totals	302	11,469,850				

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VALUATION REPORT

For the Month of August, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	11	2,687,280	7	2,919,995	93	27,117,906
Duplexes	0	0	0	0	1	315,000
Multi-Family 0/16	0	0	1	750,000	6	5,470,000
Residential Garages	6	216,500	1	12,900	39	676,500
Residential Swimming Pools	2	31,500	1	48,000	30	674,990
Utility Buildings	15	329,250	0	0	65	1,116,300
Commercial Buildings	0	0	0	0	8	5,026,346
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	2	9,664,000	0	0	4	11,096,903
Foundations	2	72,000	4	62,500	19	448,411
ADDITIONS/ALTERATIONS						
Residential Dwellings	95	1,611,100	144	1,050,421	1,339	14,705,951
Commercial Buildings	3	504,000	17	489,827	131	13,954,112
Manufacturing Buildings	0	0	0	0	11	2,651,809
Public/Semi-Public Bldgs.	5	851,090	3	535,300	67	21,882,167
TOTALS.....	141	15,966,720	178	5,868,943	1,814	105,296,395
Month's Combined Totals	319	21,835,663				

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VALUATION REPORT

For the Month of September, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	11	2,923,500	3	970,000	107	31,011,406
Duplexes	0	0	0	0	1	315,000
Multi-Family	0	0	0	0	6	5,470,000
Residential Garages	8	128,108	2	32,200	49	836,808
Residential Swimming Pools	2	42,000	0	0	32	716,990
Utility Buildings	12	193,700	0	0	77	1,310,000
Commercial Buildings	2	345,000	2	598,500	12	5,969,846
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	1	52,000	0	0	5	11,148,903
Foundations	3	64,500	2	121,000	24	633,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	132	1,281,211	172	1,582,381	1,643	17,569,543
Commercial Buildings	1	1,000	11	1,003,095	143	13,958,207
Manufacturing Buildings	1	400,000	1	34,000	13	3,085,809
Public/Semi-Public Bldgs.	1	617,000	2	237,000	70	22,736,167
TOTALS.....	174	6,048,019	195	4,578,176	2,183	115,922,590
Month's Combined Totals	369	10,626,195				

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VALUATION REPORT

For the Month of October, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	7	1,751,000	6	1,644,500	120	34,406,906
Duplexes	5	1,030,000	0	0	6	315,005
Multi-Family	0	0	0	0	6	5,470,000
Residential Garages	5	62,600	1	6,000	55	905,408
Residential Swimming Pools	5	161,200	0	0	37	878,190
Utility Buildings	14	991,000	1	16,000	34	2,317,000
Commercial Buildings	0	0	0	0	12	5,969,846
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	1	4,142,847	6	15,291,750
Foundations	2	305,000	1	15,000	27	953,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	122	1,556,025	149	1,048,923	1,914	20,174,491
Commercial Buildings	4	228,300	14	3,900,400	161	18,086,907
Manufacturing Buildings	2	345,000	0	0	15	3,430,809
Public/Semi-Public Bldgs.	2	102,500	2	111,000	74	22,949,667
TOTALS.....	168	6,532,625	175	10,884,670	2,526	133,339,885
Month's Combined Totals	343	17,417,295				

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VALUATION REPORT

For the Month of November, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	4	1,063,670	4	1,021,000	128	36,491,576
Duplexes	0	0	0	0	6	315,005
Multi-Family 126/0	1	6,700,000	0	0	7	12,170,000
Residential Garages	2	60,500	3	50,000	60	1,015,908
Residential Swimming Pools	0	0	0	0	37	878,190
Utility Buildings	9	129,500	1	3,000	44	2,449,500
Commercial Buildings	2	303,780	1	230,000	15	6,503,626
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	6	15,291,750
Foundations	3	274,000	1	120,000	31	1,347,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	82	1,001,166	89	619,878	2,085	21,795,535
Commercial Buildings	7	194,500	10	4,693,554	178	22,974,961
Manufacturing Buildings	3	1,071,301	1	75,000	19	4,577,110
Public/Semi-Public Bldgs.	2	79,200	4	99,461	80	23,128,328
TOTALS.....	115	10,877,617	114	6,911,893	2,755	151,129,395
Month's Combined Totals	229	17,789,510				

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VALUATION REPORT

For the Month of December, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Single Family Dwellings	1	130,000	3	1,021,000	132	37,642,576
Duplexes	0	0	0	0	6	1,345,000
Multi-Family 0/8	0	0	1	2,400,000	8	14,570,000
Residential Garages	2	44,000	1	4,500	63	1,064,408
Residential Swimming Pools	0	0	0	0	37	878,190
Utility Buildings	5	125,000	1	3,500	108	2,578,000
Commercial Buildings	0	0	0	0	15	6,503,626
Manufacturing Buildings	0	0	0	0	1	160,000
Public/Semi-Public Bldgs.	0	0	0	0	6	15,291,750
Foundations	0	0	1	200,000	32	1,547,911
ADDITIONS/ALTERATIONS						
Residential Dwellings	34	495,323	50	562,193	2,169	22,853,051
Commercial Buildings	9	970,850	8	1,563,650	195	26,509,461
Manufacturing Buildings	0	0	0	0	19	4,577,110
Public/Semi-Public Bldgs.	1	3,000	0	0	81	23,131,328
TOTALS.....	52	1,768,173	65	5,754,843	2,872	158,652,411
Month's Combined Totals	117	7,523,016				

CHARLES C. BULOT, C.B.O. C.F.M.
BUILDING COMMISSIONER



ST. JOSEPH COUNTY/SOUTH BEND
BUILDING DEPARTMENT

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JAMES D. MARKLE, R.A.
Design/Plan Review Specialist


CHARLES C. BULOT
BUILDING COMMISSIONER

MARK A. LYONS
Asst. Zoning Administrator

FINANCIAL REPORT

For The Month of January, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	54	15,173.41	60	10,208.47	114	25,381.88
Improvement Location Permits	1	60.00	0	0.00	1	60.00
Fence Permits	0	0.00	1	70.00	1	70.00
Electric Permits	57	12,946.75	66	7,822.75	123	20,769.50
Plumbing Permits	64	7,367.00	70	2,832.00	134	10,199.00
Heating Permits	58	7,727.00	99	5,524.00	157	13,251.00
Demolition Permits	3	108.61	11	625.18	14	733.79
Sign Permits	7	635.00	8	645.00	15	1,280.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	1	60.00	2	254.00	3	314.00
Design Guidelines	0	0.00	0	0.00	0	0.00
NE Neighborhood Plan Review	0	0.00	3	480.00	3	480.00
Filing Fees	10	2,210.00	1	615.00	11	2,825.00
Zoning Documentation Fees	4	120.00	2	60.00	6	180.00
Sub-Total	259	46,407.77	323	29,136.40		
Contractors Licenses	51	5,200.00			51	5,200.00
Registrations	48	4,800.00			48	4,800.00
Test Filing Fees	2	100.00			2	100.00
Contractors Registrations	68	6,900.00			68	6,900.00
Sub-Total	169	17,000.00				
Copies	0	0.00			0	0.00
Fire Dept. Administration Fees	8	120.00			8	120.00
TOTALS.....					759	92,664.17
Month's Combined Totals.....	759	92,664.17				


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FINANCIAL REPORT

For The Month of February, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	36	8,272.28	49	9,282.84	199	42,937.00
Improvement Location Permits	0	0.00	1	30.00	2	90.00
Fence Permits	0	0.00	2	70.00	3	140.00
Electric Permits	53	11,437.00	57	3,016.75	233	35,223.25
Plumbing Permits	64	5,689.00	60	4,131.00	258	20,019.00
Heating Permits	43	3,910.00	74	4,724.00	274	21,885.00
Demolition Permits	4	925.00	9	367.82	27	2,026.61
Sign Permits	6	750.00	9	1,150.00	30	3,180.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	0	0.00	3	314.00
Design Guidelines	0	0.00	0	0.00	0	0.00
NE Neighborhood Plan Review	0	0.00	2	320.00	5	800.00
Filing Fees	5	775.00	3	560.00	19	4,160.00
Zoning Documentation Fees	2	60.00	1	30.00	9	270.00
Sub-Total	213	31,818.28	267	23,682.41		
Contractors Licenses	26	2,700.00			77	7,900.00
Registrations	14	1,400.00			62	6,200.00
Test Filing Fees	3	150.00			5	250.00
Contractors Registrations	45	4,600.00			113	11,500.00
Sub-Total	88	8,850.00				
Copies	0	0.00			0	0.00
Fire Dept. Administration Fees	13	195.00			21	315.00
TOTALS.....					1,340	157,209.86
Month's Combined Totals.....	581	64,545.69				

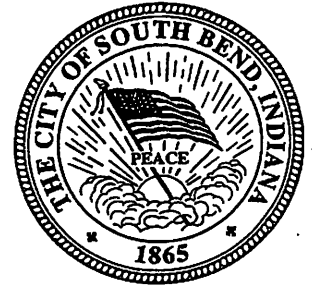
CHARLES C. BULOT, C.B.O. C.F.M.
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CHARLES C. BULOT
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FINANCIAL REPORT

For The Month of March, 2013

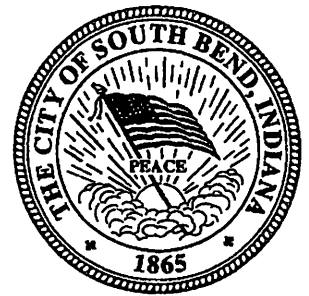
	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	60	18,891.83	95	12,134.34	354	73,963.17
Improvement Location Permits	1	30.00	1	30.00	4	150.00
Fence Permits	0	0.00	7	240.00	10	380.00
Electric Permits	43	8,202.00	65	3,302.00	341	46,727.25
Plumbing Permits	72	4,477.00	81	3,574.00	411	28,070.00
Heating Permits	56	4,011.00	78	8,177.00	408	34,073.00
Demolition Permits	5	614.76	19	967.16	51	3,608.53
Sign Permits	3	245.00	6	730.00	39	4,155.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	0	0.00	3	314.00
Design Guidelines	0	0.00	1	15.00	1	15.00
NE Neighborhood Plan Review	0	0.00	1	160.00	6	960.00
Filing Fees	7	820.00	2	215.00	28	5,195.00
Zoning Documentation Fees	2	60.00	0	0.00	11	330.00
Sub-Total	249	37,351.59	356	29,544.50		
Contractors Licenses	25	2,600.00			102	10,500.00
Registrations	16	1,600.00			78	7,800.00
Test Filing Fees	7	350.00			12	600.00
Contractors Registrations	83	8,700.00			196	20,200.00
Sub-Total	131	13,250.00				
Copies	1	1.80			1	1.80
Fire Dept. Administration Fees	4	60.00			25	375.00
TOTALS.....					2,081	237,417.75
Month's Combined Totals.....	741	80,207.89				

Charles C. Bulot
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FINANCIAL REPORT

For The Month of April, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	97	14,234.76	159	10,980.52	610	99,178.45
Improvement Location Permits	0	0.00	3	135.00	7	285.00
Fence Permits	0	0.00	25	820.00	35	1,200.00
Electric Permits	50	3,415.50	82	4,517.00	473	54,659.75
Plumbing Permits	106	2,746.00	70	3,526.00	587	34,342.00
Heating Permits	61	4,341.00	76	4,312.00	545	42,726.00
Demolition Permits	4	152.00	9	398.69	64	4,159.22
Sign Permits	9	745.00	9	1,075.00	57	5,975.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	1	92.00	2	168.00	6	574.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	2	320.00	8	1,280.00
Filing Fees	10	1,515.00	5	1,780.00	43	8,490.00
Zoning Documentation Fees	3	90.00	2	60.00	16	480.00
Sub-Total	<u>341</u>	<u>27,331.26</u>	<u>444</u>	<u>28,092.21</u>		
Contractors Licenses	31	3,100.00			133	13,600.00
Registrations	18	1,800.00			96	9,600.00
Test Filing Fees	2	100.00			14	700.00
Contractors Registrations	94	10,000.00			290	30,200.00
Sub-Total	<u>145</u>	<u>15,000.00</u>				
Copies	0	0.00			1	1.80
Fire Dept. Administration Fees	7	105.00			32	480.00
TOTALS.....					<u>3,018</u>	<u>307,946.22</u>
Month's Combined Totals.....	937	70,528.47				

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FINANCIAL REPORT

For The Month of May, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	178	19,935.19	166	15,051.25	954	134,164.89
Improvement Location Permits	0	0.00	2	60.00	9	345.00
Fence Permits	0	0.00	45	1,610.00	80	2,810.00
Electric Permits	49	4,463.00	68	4,701.00	590	63,823.75
Plumbing Permits	120	5,519.00	61	3,240.00	768	43,101.00
Heating Permits	68	4,950.00	72	4,310.00	685	51,986.00
Demolition Permits	6	393.96	7	262.00	77	4,815.18
Sign Permits	7	675.00	9	1,345.00	73	7,995.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	1	170.00	7	744.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	2	320.00	10	1,600.00
Filing Fees	5	685.00	3	255.00	51	9,430.00
Zoning Documentation Fees	3	90.00	1	50.00	20	620.00
Sub-Total	436	36,711.15	437	31,374.25		
Contractors Licenses	25	2,500.00			158	16,100.00
Registrations	9	900.00			105	10,500.00
Test Filing Fees	5	250.00			19	950.00
Contractors Registrations	110	11,200.00			400	41,400.00
Sub-Total	149	14,850.00				
Copies	2	7.90			3	9.70
Fire Dept. Administration Fees	8	120.00			40	600.00
TOTALS.....					4,050	391,009.52
Month's Combined Totals.....	1,032	83,063.30				

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FINANCIAL REPORT

For The Month of June, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	114	14,148.45	129	15,092.12	1,197	163,405.46
Improvement Location Permits	2	60.00	2	60.00	13	465.00
Fence Permits	0	0.00	25	992.00	105	3,802.00
Electric Permits	69	5,732.00	70	4,239.00	729	73,794.75
Plumbing Permits	67	3,282.00	62	2,329.00	897	48,712.00
Heating Permits	81	4,372.00	63	4,068.00	829	60,426.00
Demolition Permits	5	240.16	6	414.00	88	5,469.34
Sign Permits	7	610.00	12	1,885.00	92	10,490.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	2	268.00	2	200.00	11	1,212.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	5	800.00	15	2,400.00
Filing Fees	8	895.00	6	950.00	65	11,275.00
Zoning Documentation Fees	3	90.00	2	80.00	25	790.00
Sub-Total	358	29,697.61	384	31,109.12		
Contractors Licenses	27	2,700.00			185	18,800.00
Registrations	8	800.00			113	11,300.00
Test Filing Fees	3	150.00			22	1,100.00
Contractors Registrations	66	6,700.00			466	48,100.00
Sub-Total	104	10,350.00				
Copies	0	0.00			3	9.70
Fire Dept. Administration Fees	11	165.00			51	765.00
TOTALS.....					4,907	462,331.25
Month's Combined Totals.....	857	71,321.73				

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FINANCIAL REPORT

For The Month of July, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	152	22,269.67	151	12,452.71	1,500	198,127.84
Improvement Location Permits	0	0.00	1	30.00	14	495.00
Fence Permits	0	0.00	16	560.00	121	4,362.00
Electric Permits	51	3,043.75	81	4,258.00	861	81,096.50
Plumbing Permits	70	3,363.00	69	2,705.00	1,036	54,780.00
Heating Permits	65	3,017.00	79	3,607.00	973	67,050.00
Demolition Permits	8	258.06	13	714.25	109	6,441.65
Sign Permits	2	220.00	11	1,635.00	105	12,345.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	0	0.00	11	1,212.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	1	160.00	16	2,560.00
Filing Fees	5	695.00	4	815.00	74	12,785.00
Zoning Documentation Fees	5	150.00	7	210.00	37	1,150.00
Sub-Total	358	33,016.48	433	27,146.96		
Contractors Licenses	21	2,200.00			206	21,000.00
Registrations	11	1,100.00			124	12,400.00
Test Filing Fees	1	50.00			23	1,150.00
Contractors Registrations	67	6,900.00			533	55,000.00
Sub-Total	100	10,250.00				
Copies	5	32.20			8	41.90
Fire Dept. Administration Fees	11	165.00			62	930.00
TOTALS.....					6,671	532,941.89
Month's Combined Totals.....	907	70,610.64				

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FINANCIAL REPORT

For The Month of August, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	140	28,627.24	178	17,465.83	1,818	244,220.91
Improvement Location Permits	1	30.00	3	90.00	18	615.00
Fence Permits	0	0.00	17	600.00	138	4,962.00
Electric Permits	74	16,865.25	78	5,274.00	1,013	103,235.75
Plumbing Permits	62	4,856.00	67	3,183.00	1,165	62,819.00
Heating Permits	52	2,424.00	74	3,155.00	1,099	72,629.00
Demolition Permits	5	180.00	8	363.60	122	6,985.25
Sign Permits	3	205.00	20	1,625.00	128	14,175.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	1	218.00	12	1,430.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	5	800.00	21	3,360.00
Filing Fees	6	1,345.00	5	775.00	85	14,905.00
Zoning Documentation Fees	3	90.00	1	30.00	41	1,270.00
Sub-Total	346	54,622.49	457	33,579.43		
Contractors Licenses	24	2,400.00			230	23,400.00
Registrations	10	1,000.00			134	13,400.00
Test Filing Fees	1	50.00			24	1,200.00
Contractors Registrations	95	10,100.00			628	65,100.00
Sub-Total	130	13,550.00				
Copies	2	5.20			10	47.10
Fire Dept. Administration Fees	9	135.00			71	1,065.00
TOTALS.....					7,615	634,834.01
Month's Combined Totals.....	944	101,892.12				

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FINANCIAL REPORT

For The Month of September, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	171	22,524.93	196	15,616.34	2,185	282,362.18
Improvement Location Permits	1	30.00	3	90.00	22	735.00
Fence Permits	0	0.00	17	696.00	155	5,658.00
Electric Permits	56	4,244.00	67	4,153.00	1,136	111,632.75
Plumbing Permits	94	5,172.00	83	4,848.00	1,342	72,839.00
Heating Permits	68	3,551.00	93	4,617.00	1,260	80,797.00
Demolition Permits	5	150.00	13	526.82	140	7,662.07
Sign Permits	3	170.00	6	585.00	137	14,930.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	1	60.00	13	1,490.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	3	480.00	24	3,840.00
Filing Fees	7	865.00	1	175.00	93	15,945.00
Zoning Documentation Fees	5	150.00	2	60.00	48	1,480.00
Sub-Total	410	36,856.93	485	31,907.16		
Contractors Licenses	16	1,600.00			246	25,000.00
Registrations	8	800.00			142	14,200.00
Test Filing Fees	1	50.00			25	1,250.00
Contractors Registrations	88	9,200.00			716	74,300.00
Sub-Total	113	11,650.00				
Copies	1	4.70			11	51.80
Fire Dept. Administration Fees	9	135.00			80	1,200.00
TOTALS.....					8,633	715,387.80
Month's Combined Totals.....	1,018	80,553.79				

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FINANCIAL REPORT

For The Month of October, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	165	20,942.23	176	19,660.30	2,526	322,964.71
Improvement Location Permits	0	0.00	0	0.00	22	735.00
Fence Permits	0	0.00	13	541.00	168	6,199.00
Electric Permits	58	5,551.75	82	3,741.00	1,276	120,925.50
Plumbing Permits	94	4,471.00	65	3,670.00	1,501	80,980.00
Heating Permits	80	9,489.00	103	5,733.00	1,443	96,019.00
Demolition Permits	8	284.50	11	423.48	159	8,370.05
Sign Permits	6	815.00	6	950.00	149	16,695.00
Moving Permits	0	0.00	0	0.00	0	0.00
Penalties	0	0.00	1	102.00	14	1,592.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	1	160.00	25	4,000.00
Filing Fees	10	1,325.00	12	2,080.00	115	19,350.00
Zoning Documentation Fees	4	140.00	6	180.00	58	1,800.00
Sub-Total	425	43,018.48	476	37,240.78		
Contractors Licenses	25	2,500.00			271	27,500.00
Registrations	8	800.00			150	15,000.00
Test Filing Fees	4	200.00			29	1,450.00
Contractors Registrations	78	8,100.00			794	82,400.00
Sub-Total	115	11,600.00				
Copies	0	0.00			11	51.80
Fire Dept. Administration Fees	8	120.00			88	1,320.00
TOTALS.....					9,657	807,367.06
Month's Combined Totals.....	1,024	91,979.26				

CHARLES C. BULOT, C.B.O. C.F.M.
BUILDING COMMISSIONER



JAMES D. MARKLE, R.A.
Design/Plan Review Specialist

ST. JOSEPH COUNTY/SOUTH BEND
BUILDING DEPARTMENT

125 S. LAFAYETTE BLVD.
SUITE 100
SOUTH BEND, IN 46601
(574) 235-9554
FAX 574-235-5541

CHARLES C. BULOT
BUILDING COMMISSIONER



MARKA. LYONS
Asst. Zoning Administrator

FINANCIAL REPORT

For The Month of November, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	115	25,465.37	115	14,229.98	2,756	362,660.06
Improvement Location Permits	0	0.00	1	30.00	23	765.00
Fence Permits	0	0.00	18	690.00	186	6,889.00
Electric Permits	59	3,024.00	70	3,048.00	1,405	126,997.50
Plumbing Permits	57	2,197.00	69	2,866.00	1,627	86,043.00
Heating Permits	68	3,155.00	108	5,713.00	1,436	104,887.00
Demolition Permits	4	190.00	9	363.00	1,456	8,923.05
Sign Permits	4	180.00	5	450.00	158	17,325.00
Moving Permits	1	125.00	0	0.00	1	125.00
Penalties	0	0.00	0	0.00	14	1,592.00
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	3	480.00	28	4,480.00
Filing Fees	3	300.00	3	830.00	121	20,480.00
Zoning Documentation Fees	6	180.00	1	50.00	65	2,030.00
Sub-Total	317	34,816.37	402	28,749.98		
Contractors Licenses	32	3,200.00			303	30,700.00
Registrations	8	800.00			158	15,800.00
Test Filing Fees	2	100.00			31	1,550.00
Contractors Registrations	62	6,600.00			856	89,000.00
Sub-Total	104	10,700.00				
Copies	0	0.00			11	51.80
Fire Dept. Administration Fees	11	165.00			99	1,485.00
TOTALS.....					10,491	881,798.41
Month's Combined Totals.....	834	74,431.35				

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FINANCIAL REPORT

For The Month of December, 2013

	<u>COUNTY</u>		<u>CITY</u>		<u>YEAR TO DATE COMBINED TOTALS</u>	
Building Permits	55	6,767.62	65	11,250.37	2,876	380,678.05
Improvement Location Permits	0	0.00	0	0.00	23	765.00
Fence Permits	0	0.00	5	210.00	191	7,099.00
Electric Permits	45	2,452.25	59	7,299.00	1,509	136,748.75
Plumbing Permits	45	2,646.00	54	2,299.00	1,726	90,988.00
Heating Permits	87	4,443.00	138	6,038.00	1,844	115,368.00
Demolition Permits	2	60.00	13	443.48	187	9,426.53
Sign Permits	0	0.00	10	885.00	168	18,210.00
Moving Permits	0	0.00	0	0.00	1	125.00
Penalties	1	84.08	0	0.00	15	1,676.08
Design Guidelines	0	0.00	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	1	160.00	29	4,640.00
Filing Fees	6	950.00	6	950.00	133	22,380.00
Zoning Documentation Fees	2	60.00	2	60.00	69	2,150.00
Sub-Total	243	17,462.95	353	29,594.85		
Contractors Licenses	95	9,600.00			398	40,300.00
Registrations	31	3,100.00			189	18,900.00
Test Filing Fees	0	0.00			31	1,550.00
Contractors Registrations	64	6,600.00			920	95,600.00
Sub-Total	190	19,300.00				
Copies	3	23.40			14	75.20
Fire Dept. Administration Fees	2	30.00			101	1,515.00
TOTALS.....					10,425	948,209.61
Month's Combined Totals.....	791	66,411.20				

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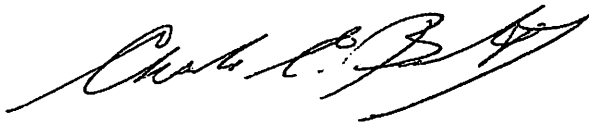
ANNUAL VALUATION REPORT
FOR THE YEAR OF 2013

132	Single Family Dwellings	37,642,576
6	Duplexes	1,345,000
8	Multi-Family	14,570,000
63	Residential Garages	1,064,408
37	Residential Swimming Pools	878,190
108	Utility Buildings	2,578,000
15	Commercial Buildings	6,503,626
1	Manufacturing Buildings	160,000
6	Public/Semi-Public Buildings	15,291,750
32	Foundations	1,547,911

ADDITIONS AND/OR ALTERATIONS:

2,169	Residential dwellings	22,853,051
195	Commercial buildings	26,509,461
19	Manufacturing buildings	4,577,110
81	Public/Semi-Public buildings	23,131,328

TOTAL VALUATION OF 2,872 PERMITS **158,652,411**



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ANNUAL VALUATION REPORT

FOR THE YEAR OF 2013

		<u>COUNTY</u>		<u>CITY</u>
Single Family Dwelling	82	22,507,081	50	15,135,495
Duplexes 10/2	5	1,030,000	1	315,000
Multi-Family 164/32	5	9,020,000	3	5,550,000
Residential Garages	39	775,708	24	288,700
Residential Swimming Pool	29	708,790	8	169,400
Utility Buildings	100	2,542,700	8	35,300
Commercial Buildings	7	1,549,450	8	4,954,176
Manufacturing Buildings	0	0	1	160,000
Public/Semi-Public Bldgs.	3	9,716,000	3	5,575,750
Foundations	12	803,500	20	744,411
ADDITIONS AND ALTERATIONS:				
Residential Dwellings	931	12,895,209	1,238	9,957,842
Commercial Buildings	60	4,940,879	135	21,568,582
Manufacturing Buildings	11	3,476,449	8	1,100,661
Public/Semi-Public Buildings	56	18,764,787	25	4,366,541
TOTALS.....	1,340	88,730,553	1,532	69,921,858
COMBINED TOTALS.....	2,872	158,652,411		

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ANNUAL FINANCIAL REPORT
FOR THE YEAR OF 2013

2,876	Building Permits	380,678.05
23	Improvement Location Permits	765.00
191	Fence Permits	7,099.00
1,509	Electric Permits	136,748.75
1,726	Plumbing Permits	90,988.00
1,844	Heating Permits	115,368.00
187	Demolition Permits	9,426.53
168	Sign Permits	18,210.00
1	Moving Permits	125.00
15	Penalties	1,676.08
1	Design Guidelines	15.00
29	NE Neighborhood Plan Review	4,640.00
133	Filing Fees	22,380.00
69	Zoning Documentation Fees	2,150.00
398	Contractor Licenses	40,300.00
189	Registrations	18,900.00
31	Test Filing Fees	1,550.00
920	Contractor Registrations	95,600.00
14	Copies	75.20
101	Fire Department Administration Fees	1,515.00
		<hr/>
10,425	TOTAL FEES COLLECTED	948,209.61

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ANNUAL FINANCIAL REPORT
FOR THE YEAR OF 2013

	<u>COUNTY</u>		<u>CITY</u>	
Building Permits	1,337	217,252.98	1,539	163,425.07
Improvement Location Permits	6	210.00	17	555.00
Fence Permits	0	0.00	191	7,099.00
Electric Permits	664	81,377.25	845	55,371.50
Plumbing Permits	915	51,785.00	811	39,203.00
Heating Permits	787	55,390.00	1,057	59,978.00
Demolition Permits	59	3,557.05	128	5,869.48
Sign Permits	57	5,250.00	111	12,960.00
Moving Permits	1	125.00	0	0.00
Penalties	5	504.08	10	1,172.00
Design Guidelines	0	0.00	1	15.00
NE Neighborhood Plan Review	0	0.00	29	4,640.00
Filing Fees	82	12,380.00	51	10,000.00
Zoning Documentation Fees	42	1,280.00	27	870.00
Sub-Totals.....	3,955	429,111.36	4,817	361,158.05
COMBINED TOTALS				
Contractor Licenses	398	40,300.00		
Registrations	189	18,900.00		
Test Filing Fees	31	1,550.00		
Contractor Registrations	920	95,600.00		
Copies	14	75.20		
Fire Department Administration Fees	101	1,515.00		
Sub-Totals.....	1,653	157,940.20		
GRAND TOTALS.....			10,425	948,209.61

CHARLES C. BULOT, C.B.O., C.F.M.
BUILDING COMMISSIONER

FINANCIAL COMPARISON REPORT

	2004		2005		2006		2007		2008		2009		2010		2011		2012		2013	
BUILDING PERMITS	3,998	466,454.09	4,073	567,607.76	3,619	516,476.37	3,715	541,501.14	3,612	600,598.97	3,349	413,016.29	2,939	363,676.79	2,804	418,324.57	2,751	441,540.74	2,876	380,678.05
OCCUPANCY/IMPROVE.LOCATION	38	845.00	55	1,100.00	36	720.00	60	1,220.00	42	840.00	52	1,040.00	77	1,580.00	54	1,100.00	33	1,170.00	23	765.00
FENCE PERMITS	182	4,460.00	173	4,853.00	167	4,687.00	151	4,134.00	165	4,335.00	177	5,176.00	193	5,511.00	156	4,717.00	202	7,441.00	191	7,099.00
ELECTRIC PERMITS	2,461	139,647.50	2,430	143,073.63	2,207	116,176.25	2,206	130,536.05	1,879	122,064.25	1,663	119,346.19	1,614	110,724.25	1,521	105,521.50	1,635	114,955.50	1,509	136,748.75
PLUMBING PERMITS	3,121	102,676.50	2,729	98,474.40	2,438	88,256.15	2,411	96,327.95	2,138	94,761.90	1,736	93,552.90	1,575	65,628.00	1,421	66,636.30	1,590	98,267.20	1,726	90,988.00
HEATING PERMITS	2,744	82,994.00	2,782	92,428.25	2,436	83,250.00	2,777	100,973.70	2,231	101,373.40	1,914	112,581.31	2,223	78,663.48	1,798	80,129.60	1,710	105,099.00	1,844	115,368.00
DEMOLITION PERMITS	264	7,560.00	281	6,515.00	232	6,480.00	209	5,730.00	340	14,200.00	343	14,015.00	273	12,490.00	254	10,465.00	346	16,999.95	187	9,426.53
SIGN PERMITS	184	8,190.00	190	9,660.00	234	12,690.00	181	11,185.00	147	15,165.00	135	14,085.00	128	12,275.00	140	13,160.00	149	14,555.00	168	18,210.00
MOVING PERMITS	3	225.00	0	0.00	2	150.00	0	0.00	2	200.00	0	0.00	2	200.00	3	300.00	3	375.00	1	125.00
PENALTIES	11	7,552.52	15	3,272.24	19	4,660.24	17	1,972.00	8	1,410.00	16	5,644.00	30	17,435.08	30	4,842.08	21	8,667.88	15	1,676.08
DESIGN GUIDELINES	83	2,525.00	46	1,490.00	9	290.00	6	210.00	1	35.00	3	105.00	1	35.00	4	60.00	5	75.00	1	15.00
ZONING ORDINANCES	3	45.00	3	45.00	9	135.00	2	30.00	4	60.00	1	15.00	5	75.00	0	0.00	0	0.00	0	0.00
NE NEIGHBORHOOD PLAN REVIEW	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	18	2,880.00	29	4,640.00
FILING FEES	173	11,050.00	192	17,400.00	194	16,550.00	162	13,395.00	159	21,685.00	154	19,240.00	146	18,645.00	118	16,480.00	146	22,575.00	133	22,380.00
ZONING DOCUMENTATION FEES											35	875.00	46	1,200.00	67	1,850.00	66	2,050.00	69	2,150.00
CONTRACTOR LICENSES	485	40,575.00	440	45,175.00	440	44,825.00	436	44,450.00	422	42,425.00	423	42,350.00	438	43,900.00	411	41,025.00	387	38,900.00	398	40,300.00
REGISTRATIONS	206	8,725.00	241	24,275.00	246	25,100.00	166	16,800.00	225	22,800.00	186	18,900.00	225	22,600.00	178	17,800.00	183	18,500.00	189	18,900.00
TEST FILING FEES	58	2,900.00	43	2,150.00	50	2,500.00	61	3,050.00	40	2,000.00	50	2,500.00	35	1,750.00	31	1,550.00	32	1,600.00	31	1,550.00
CONTRACTOR REGISTRATIONS	952	80,050.00	1,012	108,450.00	1,039	109,200.00	1,038	107,600.00	1,067	110,900.00	1,032	105,500.00	974	101,000.00	921	94,500.00	906	91,900.00	920	95,600.00
COPIES	41	139.30	36	153.80	25	104.45	22	125.99	18	83.90	6	37.80	15	89.40	6	24.60	7	80.80	14	75.20
FIRE DEPARTMENT ADM. FEES	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	99	1,485.00	101	1,515.00
TOTALS	15,007	966,613.91	14,741	1,126,123.08	13,402	1,032,250.46	13,620	1,079,240.83	12,500	1,154,937.42	11,275	967,979.49	10,939	857,478.00	9,917	878,485.65	10,289	889,117.07	10,425	948,209.61

NOTE: Prior to 2003, Occupancy and Fence Permits were included in Building Permits

ST. JOSEPH COUNTY/SOUTH BEND BUILDING DEPARTMENT

**STATEMENT OF REVENUES AND EXPENDITURES
FOR THE YEAR ENDING DECEMBER 31, 2013**

REVENUES:

Construction Permits	784,154.36
Contractor Registrations and Licenses	153,850.00
Inspection Fees	600.00
Interest on Investments	666.69
Fire Department Review Fees	1,515.00
Reimbursement from Econ. Dev.	6,515.50
Sales of Fixed Assets - Vehicles	1,198.00
Miscellaneous Reimbursement - Accident	1,088.71
Northeast Neighborhood Design Fees	4,640.00
TOTAL OPERATING REVENUES.....	954,228.26

EXPENDITURES:

Salaries	609,079.72
Benefits	228,432.36
Temporary Services	26,478.00
Office Supplies & Printing	11,932.82
Legal Publication	0.00
Postage	2,147.11
Telephone	5,040.00
Office/Computer Equipment	13,078.71
Vehicle Expenses	32,869.96
Automobile and Copier Lease	14,743.56
Building Maintenance and Utilities	10,000.00
Travel and Education	4,748.05
Liability	12,576.00
City Administration Fees	17,376.00
Radio Communications	2,508.00
Dues, Membership, & Subscription	1,498.00
County Attorney	13,809.00
Refund/Bad Checks/Promotional	20.00
TOTAL OPERATING EXPENDITURES.....	1,006,337.29

Capital Expenditures	0.00
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TOTAL EXPENDITURES INCLUDING CAPITAL.....	1,006,337.29
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EXCESS REVENUES OVER (UNDER) EXPENDITURES.....	(52,109.03)
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TOTAL BALANCE.....	151,680.66
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