

Welcome to the Building and Zoning Department of the City of Walker. This department works closely with all other City departments in the day-to-day development of our City. Most permits issued by the City of Walker are issued through this office. We have an office staff of one (1) full time, two (2) part-time clerical positions and an inspection staff of five (5) inspectors. We handle the plan review and issuance of all building, electrical, mechanical, plumbing, and storm water drainage permits. We also, interpret the zoning ordinance, the handling and scheduling of applications to the Board of Zoning Appeals, issuance of zoning related permits, and zoning temporary use permits (tent, sidewalk & Christmas tree sales). In 2001 the Mayor appointed a Construction Board of Appeals, which now is a separate Board, which meets the new qualifications of the Building Code. We also act as the inspection arm for other City issued licenses, including; amusement parlors and mineral mining licenses, to name a few.

Each month the Mayor and Commissioners are provided a current activities report. This annual report will summarize all the monthly reports into one analysis of the department's functions along with showing the new residential, commercial, and industrial development in the City of Walker during 2003. This is achieved by using the comparative monthly analysis, with the previous five-(5) year's historical data to identify growth patterns within the City of Walker.

All activities and functions, in which the Building Department participates or controls, are outlined within this report. The new construction permit activities are outlined at the beginning; all of the other functions are addressed in the latter portion of this report.

If you have any inquires or questions feel free to contact the department and we will make every attempt to provide you with the information you request or instruct you as to where you might seek or receive the additional information desired.

Sincerely,

Jeffrey L. Nelson
Building Official, Zoning Administrator

CHART 1

The chart below displays the number of permits issued and the total activity for years 2002 and 2003.

YEARS	RESIDENTIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2002	January-December	353	24,932,900
2003	January-December	324	20,430,464
	COMMERCIAL &		
	INDUSTRIAL		
YEARS		# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2002	January-December	136	28,279,828
2003	January-December	126	41,240,991

108 single family homes in 2003. There were homes started in all of the three (3) school districts. There were 68 started in the Kenowa Hills District, 39 started in the Grandville District and 1 started in Comstock Park.

CHART 2

Chart 2 displays the number of single family developments and the total dollar

2003

YEAR	MONTH	NO. OF NEW HOMES	TOTAL DOLLAR VALUE	AVERAGE DOLLAR
1999	Jan-Jun	51	6,714,167.00	131,650.00
	Jul-Dec	56	8,061,725.00	143,959.00
2000	Jan-Jun	44	6,056,376.00	137,644.00
	Jul-Dec	39	5,239,088.00	134,336.00
2001	Jan-Jun	53	6,779,560.00	127,916.00
	Jul-Dec	48	7,064,854.00	147,184.00
2002	Jan-Jun	63	8,083,336.00	128,306.00
	Jul-Dec	51	8,216,867.00	161,115.00
2003	Jan-Jun	62	8,718,389.00	140,619.00
	Jul-Dec	46	6,156,139.00	133,829.00

CHART 3

By examining Chart 3, a total of 108 single family houses were constructed in 2003, this is a decrease of 6 houses over the 114 single family houses of 2002. The average dollar per unit decreased \$5,257.00. The average house size decreased 9 square feet.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
1999	107	14,775,892.00	138,092.00	2,068
2000	83	11,295,464.00	136,089.00	1,986
2001	101	13,844,414.00	137,073.00	1,818
2002	114	16,300,203.00	142,984.00	1,783
2003	108	14,874,528.00	137,727.00	1,792

CHART 4

As the number of single family residences constructed in the City of Walker were 108 in 2003, surrounding communities found 2003 to be a year that brought both increases and decreases in housing activity.

CITY/TOWNSHIP	1999	2000	2001	2002	2003
Cascade	168	113	124	118	174
Georgetown	265	276	290	283	314
Grand Rapids	192	197	175	163	153
Grandville	14	24	24	17	24
Kentwood	172	205	191	164	174
Plainfield	205	178	158	170	197
Walker	107	83	101	114	108
Wyoming	224	199	193	229	210

CHART 5

	2002 # Permits	Dollar Value	2003 # Permits	Dollar Value
One-family houses	114	16,300,203.00	108	14,874,528.00
Two-family house	9	1,691,630.00	2	419,000.00
Mobile Home	9	-	1	3,000.00
Multi-family	-	-	-	-
Condominiums	52	4,798,500.00	26	2,536,000.00
Foundation only	1	20,000.00	2	38,000.00
Remodel or addition	46	1,068,301.00	32	893,293.00
Aluminum/vinyl siding	1	5,300.00	4	28,500.00
Garages	8	87,872.00	6	69,192.00
Carports	-	-	-	-
Decks & Accessory	43	378,554.00	53	411,857.00
Swimming pools	27	123,478.00	31	264,120.00
Repair/replace fire damage	5	158,600.00	3	51,500.00
Miscellaneous	38	300,462.00	56	841,474.00
TOTALS	353	24,932,900.00	324	20,430,464.00

The 2003 total residential dollar value was \$20,430,464, which decreased \$4,502,436 from 2002's total residential dollar value of \$24,932,900. Contributing to the residential dollar figure is the construction of 108 residential houses for a total dollar value of \$14,874,528 and \$2,536,000 for 26 condominiums in 2003. Chart 5 provides a listing of each residential line item and the recorded dollar values and permits issued for both 2002 and 2003.

CHART 6

The following summary is a list of residential development, condominiums and the new multi family plats for 2002 and 2003 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS	
Richview Phase #2	2002	34	(final plat approval)
Orchard Ridge #2	2002	41	(final plat approval)
Maynard Acres	2003	49	(final plat approval)
Orchard Ridge #3	2003	70	(final plat approval)
Sunset Hills #3	2003	23	(final plat approval)

CHART 7

Chart 7 lists the number of condominium units constructed, the total value of each year and the average value of each unit.

YEAR	# OF UNITS	TOTAL \$ VALUE UNITS	AVERAGE DOLLAR VALUE
1998	34	273,224.00	81,271.00
1999	25	1,928,551.00	77,142.00
2000	37	2,818,000.00	76,162.00
2001	51	4,392,250.00	86,123.00
2002	52	4,798,500.00	92,278.00
2003	26	2,536,000.00	97,538.00

CHART 8

Chart 8 displays a 2002-2003 comparison showing each line item with the recorded dollar values and Chart 9 displays the total permits and dollars for the previous five year period.

COMMERCIAL AND INDUSTRIAL DOLLAR VALUE COMPARISON FOR 2002 AND 2003

	2002 # OF PERMITS	VALUE IN DOLLARS	2003 # OF PERMITS	VALUE IN DOLLARS
Commercial new	10	4,371,000.00	5	1,145,000.00
Commercial Storage	-	-	-	-
Commercial Fndt.	3	55,000.00	1	10,000.00
Commercial Rmd./Add	30	5,680,770.00	16	1,266,978.00
Commercial Demo	6	3,000.00	1	-
Commercial Misc.	10	210,418.00	7	288,125.00
Industrial New	7	11,899,872.00	10	28,056,431.00
Industrial Fnd	3	2,735,000.00	9	930,000.00
Industrial Rmdl/Add	14	2,416,875.00	24	8,684,380.00
Industrial Misc.	8	513,900.00	5	620,885.00
Industrial Demo.	2	-	3	-
Signs	43	393,993.00	45	239,192.00
Temp. Structure	-	-	-	-
Total	136	28,279,828.00	126	41,240,991.00

5 YEAR COMPARISON OF DOLLAR VALUES FOR NEW CONSTRUCTION-RES,COMM & IND

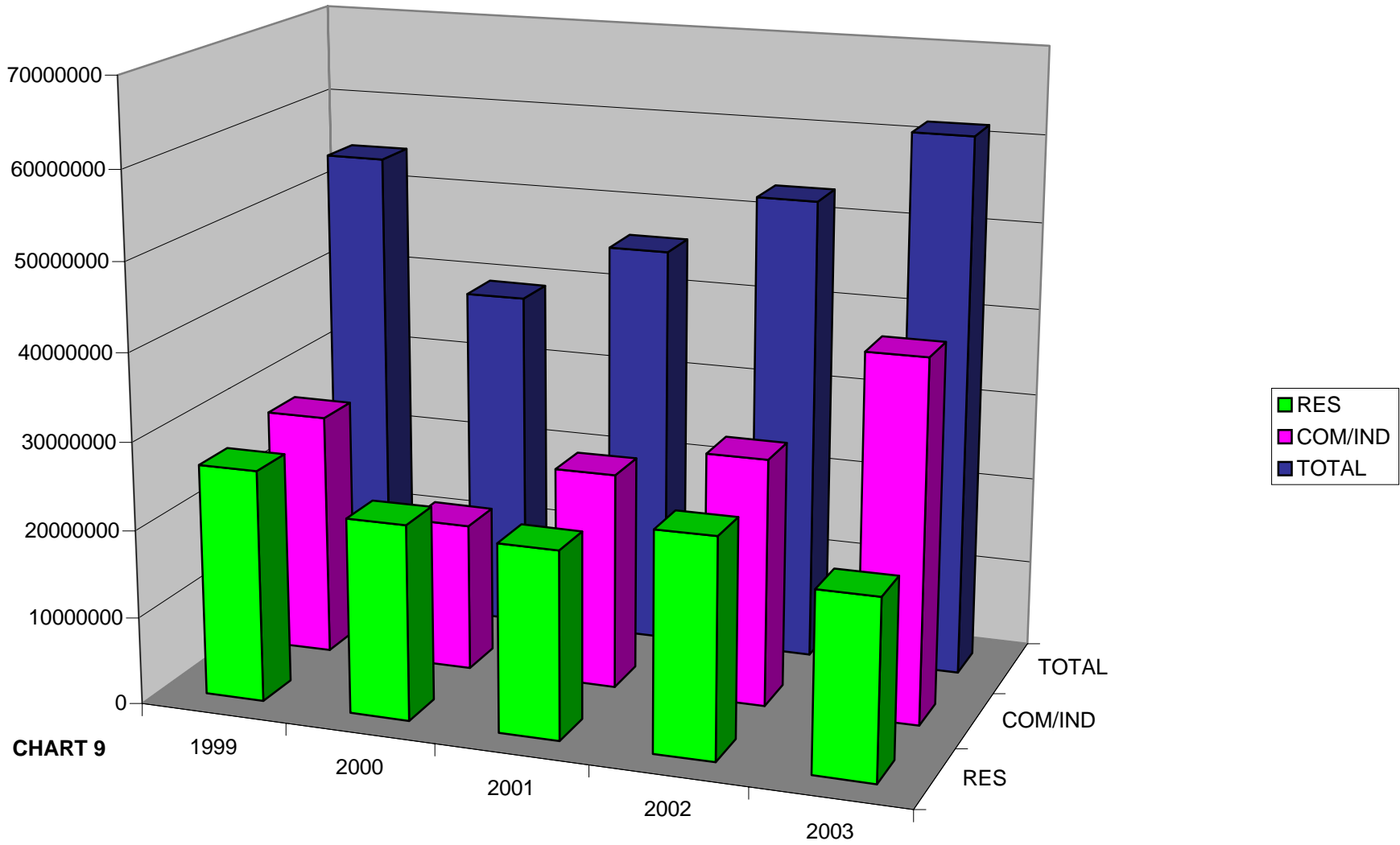


CHART 9

CHART 10

5 YEAR COMPARISON OF DOLLAR VALUES FOR MECHANICAL, ELECTRICAL,
PLUMBING AND STORM SEWER

				STORM			GRAND
YEAR	MECHANICAL	ELECTRICAL	PLUMBING	SEWER	TOTAL	REGSTRATIONS	TOTAL
1999	63,589.00	60,714.00	46,305.00	4,080.00	174,688.00	3,160.00	193,403.80
2000	64,560.15	58,096.00	44,385.00	970.00	168,011.15	3,930.00	186,565.00
2001	60,026.65	60,356.40	43,983.00	2,335.00	166,701.05	2,320.00	178,618.00
2002	73,135.00	64,030.00	57,154.00	3,420.00	197,739.00	5,290.00	169,021.00
2003	58,284.72	60,390.20	42,113.50	930.00	161,718.42	4,780.00	166,498.42

CHART 11

The Chart 11 is a list of the services rendered by the Building Department from 1999 through 2003 and the fees generated by each.

SERVICES	1999	2000	2001	2002	2003
Building Permits	155,742.00	118,815.00	158,763.00	208,091.00	256,464.50
Mechanical Permits	63,589.00	64,560.15	60,026.65	73,135.00	58,284.72
Electrical Permits	60,714.00	58,096.00	60,356.40	64,030.00	60,390.20
Plumbing Permits	46,305.00	44,230.00	43,983.00	57,154.00	42,113.50
Storm Water Permits	4,080.00	970.00	2,335.00	3,420.00	930.00
Highway Permits	29,008.95	13,750.90	12,535.95	12,491.00	31,608.94
Building Cont. Reg.	2,160.00	2,060.00	2,220.00	2,310.00	2,080.00
Plumbing Cont. Reg.	770.00	330.00	810.00	750.00	740.00
Mechanical Cont. Reg.	1,370.00	460.00	1,150.00	540.00	390.00
Electrical Cont. Reg.	1,790.00	1,500.00	1,280.00	1,420.00	1,480.00
Storm Sewer Cont. Reg.	-	30.00	-	-	-
Highway Cont. Reg.	1,130.00	1,090.00	1,100.00	1,220.00	1,120.00
ZBOA	4,650.00	4,125.00	2,550.00	2,925.00	9,075.00
BCBOA	400.00	500.00	100.00	-	250.00
Mineral Mining	2,200.00	4,400.00	4,000.00	4,000.00	4,400.00
Self Service Gas Station	2,150.00	2,180.00	2,140.00	1,950.00	2,090.00
Soil Erosion	16,292.50	****	****	****	****
Temporary Use Permits	4,405.00	4,500.00	3,800.00	3,750.00	3,500.00
Mobile Home	315.00	497.00	210.00	315.00	3,000.00
Certificate of Occupancy	1,200.00	4,400.00	3,300.00	400.00	400.00
Deposits Withheld					
Total	398,271.45	326,494.05	360,660.00	437,901.00	478,316.86

* NOT PREVIOUSLY RECORDED

**** THIS IS BEING HANDLED BY THE ENGINEERING DEPARTMENT

CHART 12

In May of 2003 a 10% plan review was implemented for all commercial, industrial, multi-family family dwellings over 3,500 square feet. The chart below displays the fees collected for building, electrical, mechanical and plumbing.

	# Of Permits	Fees Collected
Building	53	6,192.66
Electrical	11	420.20
Mechanical	15	639.17
Plumbing	6	143.50