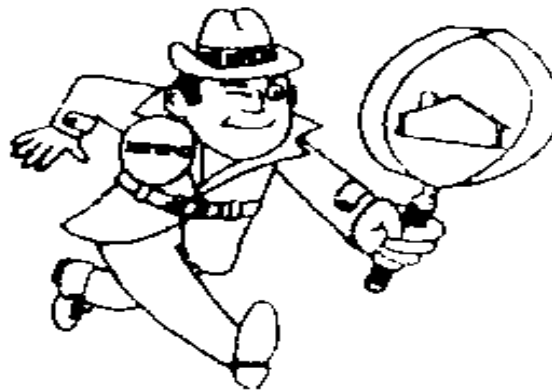


**CITY OF WALKER**  
**BUILDING DEPARTMENT**  
**2004 ANNUAL REPORT**



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 2004. 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 2003 and 2004.

YEARS	RESIDENTIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2003	January-December	324	20,430,464
2004	January-December	325	20,122,011

YEARS	COMMERCIAL & INDUSTRIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2003	January-December	126	41,240,991
2004	January-December	121	28,215,671

Within the City limits of Walker, there are three (3) public school districts represented. There were 111 single family homes in 2004. There were homes started in (2) of the three (3) school districts. There were 95 started in the Kenowa Hills District, 16 started in the Grandville District and 0 started in Comstock Park.

## CHART 2

Chart 2 displays the number of single family developments and the total dollar value and average dollar value of the new residential family houses in 2000 through 2004.

2004

YEAR	MONTH	NO. OF NEW HOMES	TOTAL DOLLAR VALUE	AVERAGE DOLLAR
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
2004	Jan-Jun	77	9,528,000.00	123,740.26
	Jul-Dec	34	4,301,000.00	126,500.00

### CHART 3

By examining Chart 3, a total of 111 single family houses were constructed in 2004, this is a increase of 3 houses over the 108 single family houses of 2003. The average dollar per unit decreased \$13,141.41. The average house size decreased 145 square feet.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
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
2004	111	13,829,000.00	124,585.59	1,647

## CHART 4

As the number of single family residences constructed in the City of Walker were 111 in 2004, surrounding communities found 2004 to be a year that brought both increases and decreases in housing activity.

CITY/TOWNSHIP	2000	2001	2002	2003	2004
Cascade	113	124	118	174	160
Georgetown	276	290	283	314	319
Grand Rapids	197	175	163	153	192
Grandville	24	24	17	24	25
Kentwood	205	191	164	174	105
Plainfield	178	158	170	197	216
Walker	83	101	114	108	111
Wyoming	199	193	229	210	198

CHART 5

	2003 # Permits	Dollar Value	2004 # Permits	Dollar Value
One-family houses	108	14,874,528.00	111	13,829,000.00
Two-family house	2	419,000.00	2	413,000.00
Mobile Home	-	*****	7	-
Multi-family	-	-	-	-
Condominiums	26	2,536,000.00	32	3,283,560.00
Foundation only	2	38,000.00	1	8,000.00
Remodel or addition	32	893,293.00	32	1,045,200.00
Aluminum/vinyl siding	4	28,500.00	8	149,000.00
Garages	6	69,192.00	5	78,400.00
Carports	1	3,000.00	-	-
Decks & Accessory	53	411,857.00	32	348,576.00
Swimming pools	31	264,120.00	36	302,700.00
Repair/replace fire damage	3	51,500.00	3	62,000.00
Miscellaneous	56	841,474.00	56	602,575.00
<b>TOTALS</b>	<b>324</b>	<b>20,430,464.00</b>	<b>325</b>	<b>20,122,011.00</b>

The 2004 total residential dollar value was \$20,122,011, which decreased \$308,453 from 2003's total residential dollar value of \$20,430,464. Contributing to the residential dollar figure is the construction of 111 residential houses for a total dollar value of \$13,829,000 and \$3,283,560 for 32 condominiums in 2004. Chart 5 provides a listing of each residential line items and the recorded dollar values and permits issued for both 2003 and 2004.

\*\*\*\*\* This was reported in 2003 as a mobile home when in fact this was a carport added to a mobile home

## CHART 6

The following summary is a list of residential development, condominiums and the new multi family plats for 2003 and 2004 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS	
Maynard Acres	2003	49	(final plat approval)
Orchard Ridge #3	2003	70	(final plat approval)
Sunset Hills #3	2003	23	(final plat approval)
Orchard Ridge #4	2004	19	(final plat approval)
Sunset Hills #4	2004	26	(final plat approval)
Bristol Ridge	2004	30	(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.

<b>YEAR</b>	<b># OF UNITS</b>	<b>TOTAL \$ VALUE UNITS</b>	<b>AVERAGE DOLLAR VALUE</b>
	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
2004	32	3,283,560.00	102,611.25

## CHART 8

Chart 8 displays a 2003-2004 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 2003 AND 2004

	2003 # OF PERMITS	VALUE IN DOLLARS	2004 # OF PERMITS	VALUE IN DOLLARS
Commercial new	5	1,145,000.00	10	13,247,744.00
Commercial Storage	-	-	-	-
Commercial Fndt.	1	10,000.00	3	90,000.00
Commercial Rmd./Add	16	1,266,978.00	22	4,908,425.00
Commercial Demo	1	-	5	-
Commercial Misc.	7	288,125.00	5	50,625.00
Industrial New	10	28,056,431.00	4	6,456,050.00
Industrial Fnd	9	930,000.00	4	175,000.00
Industrial Rmdl/Add	24	8,684,380.00	15	2,854,030.00
Industrial Misc.	5	620,885.00	2	14,000.00
Industrial Demo.	3	-	2	-
Signs	45	239,192.00	49	419,797.00
Temp. Structure	-	-	-	-
<b>Total</b>	<b>126</b>	<b>41,240,991.00</b>	<b>121</b>	<b>28,215,671.00</b>

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

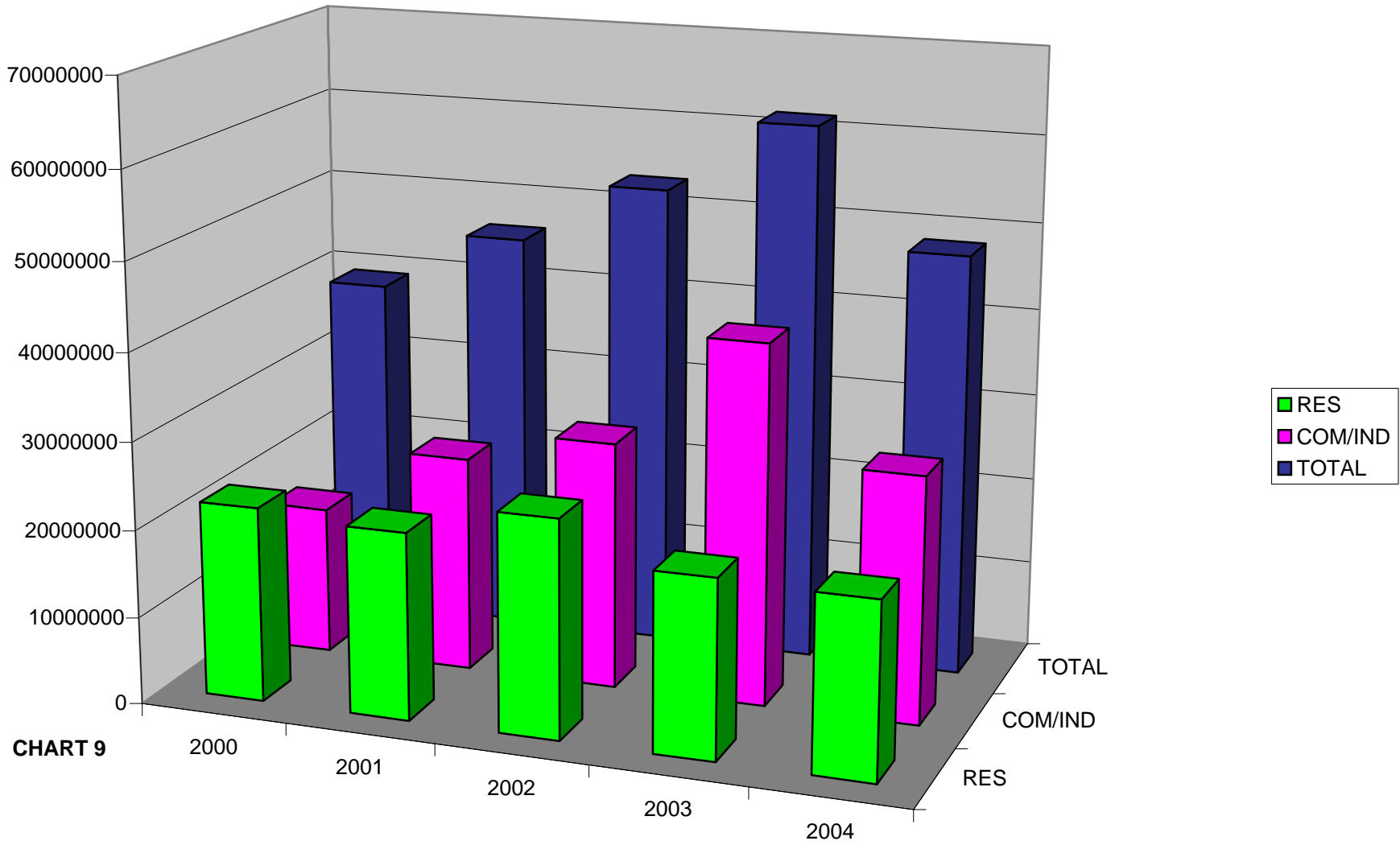


CHART 9

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
2000	64,560.15	58,096.00	44,385.00	970.00	168,011.15	3,930.00	193,403.80
2001	60,026.65	60,356.40	43,983.00	2,335.00	166,701.05	2,320.00	186,565.00
2002	73,135.00	64,030.00	57,154.00	3,420.00	197,739.00	5,290.00	178,618.00
2003	58,284.72	60,390.20	42,113.50	930.00	161,718.42	4,780.00	169,021.00
2004	55,285.23	55,896.70	46,812.00	1,215.00	159,208.93	5,360.00	164,568.93

## CHART 11

The Chart 11 is a list of the services rendered by the Building Department from 2000 through 2004 and the fees generated by each.

SERVICES	2000	2001	2002	2003	2004
Building Permits	118,815.00	158,763.00	208,091.00	256,464.50	223,242.08
Mechanical Permits	64,560.15	60,026.65	73,135.00	58,284.72	55,285.23
Electrical Permits	58,096.00	60,356.40	64,030.00	60,390.20	55,896.70
Plumbing Permits	44,230.00	43,983.00	57,154.00	42,113.50	46,812.00
Storm Water Permits	970.00	2,335.00	3,420.00	930.00	1,215.00
Building Cont. Reg.	2,060.00	2,220.00	2,310.00	2,080.00	1,120.00
Plumbing Cont. Reg.	330.00	810.00	750.00	740.00	670.00
Mechanical Cont. Reg.	460.00	1,150.00	540.00	390.00	1,400.00
Electrical Cont. Reg.	1,500.00	1,280.00	1,420.00	1,480.00	1,150.00
Storm Sewer Cont. Reg.	30.00	-	-	-	-
ZBOA	4,125.00	2,550.00	2,925.00	9,075.00	7,350.00
BCBOA	500.00	100.00	-	250.00	750.00
Mineral Mining	4,400.00	4,000.00	4,000.00	4,400.00	4,400.00
Temporary Use Permits	4,500.00	3,800.00	3,750.00	3,500.00	3,050.00
Mobile Home	497.00	210.00	315.00	-	245.00
Certificate of Occupancy	4,400.00	3,300.00	400.00	400.00	200.00
Deposits Withheld					
<b>Total</b>	<b>309,473.15</b>	<b>344,884.05</b>	<b>422,240.00</b>	<b>440,497.92</b>	<b>402,786.01</b>

## CHART 12

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

	2003 # Of Permits	2003 Fees Collected	2004 # Of Permits	2004 Fees Collected
Building	53	6,192.66	103	11,978.08
Electrical	11	420.20	32	1,360.70
Mechanical	15	639.17	31	1,242.45
Plumbing	6	143.50	21	581.00
Totals	85	7,395.53	187	15,162.23