

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 Zoning Board of 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 2005. 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 later 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 2004 and 2005.

YEARS	RESIDENTIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2004	January-December	325	20,122,011
2005	January-December	322	19,544,447

YEARS	COMMERCIAL & INDUSTRIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2004	January-December	121	28,215,671
2005	January-December	136	17,191,821

Within the City limits of Walker, there are three (3) public school districts represented. There were 101 single family homes in 2005. There were homes started in (2) of the three (3) school districts. There were 91 started in the Kenowa Hills District, 10 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 2001 through 2005.

2005

YEAR	MONTH	NO. OF NEW HOMES	TOTAL DOLLAR VALUE	AVERAGE DOLLAR
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
2005	Jan-Jun	72	9,447,520.00	131,215.56
	Jul-Dec	29	3,504,000.00	120,827.59

CHART 3

By examining Chart 3, a total of 101 single family houses were constructed in 2005, this is a decrease of 10 houses over the 111 single family houses of 2004. The average dollar per unit increased \$ 3,647.28. The average house size increased 114 square feet.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
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
2005	101	12,951,520.00	128,232.87	1,761

CHART 4

As the number of single family residences constructed in the City of Walker were 101 in 2005, surrounding communities found 2005 to be a year that brought both increases and decreases in housing activity.

CITY/TOWNSHIP	2001	2002	2003	2004	2005
Cascade	124	118	174	160	112
Georgetown	290	283	314	319	229
Grand Rapids	175	163	153	192	133
Grandville	24	17	24	25	18
Kentwood	191	164	174	105	111
Plainfield	158	170	197	216	212
Walker	101	114	108	111	101
Wyoming	193	229	210	198	130

CHART 5

	2004		2005	
	# Permits	Dollar Value	# Permits	Dollar Value
One-family houses	111	13,829,000.00	101	12,951,520.00
Two-family house	2	413,000.00	1	194,000.00
Mobile Home	7	****	16	****
Multi-family	-	-	10	1,668,177.00
Condominiums	32	3,283,560.00	31	2,933,000.00
Foundation only	1	8,000.00	1	10,000.00
Remodel or addition	32	1,045,200.00	19	356,000.00
Aluminum/vinyl siding	8	149,000.00	2	5,250.00
Garages	5	78,400.00	5	30,000.00
Carports	-	-	-	-
Decks & Accessory	32	348,576.00	30	366,020.00
Swimming pools	36	302,700.00	23	191,700.00
Repair/replace fire damage	3	62,000.00	1	50,000.00
Miscellaneous	56	602,575.00	82	788,780.00
TOTALS	325	20,122,011.00	322	19,544,447.00

The 2005 total residential dollar value was \$19,544,477 which decreased \$577,564 from 2004's total residential dollar value of \$20,122,011. Contributing to the residential dollar figure is the construction of 101 residential houses for a total dollar value of \$12,951,520 and \$2,933,000 for 31 condominiums in 2005. Chart 5 provides a listing of each residential line items and the recorded dollar values and permits issued for both 2004 and 2005.

**** A dollar value is not required for mobile homes there is a set fee of \$35.00 for each mobile home located in a mobile home park.

CHART 6

The following summary is a list of residential development, condominiums and the new multi family plats for 2004 and 2005 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS	
Orchard Ridge #4	2004	19	(final plat approval)
Sunset Hills #4	2004	26	(final plat approval)
Bristol Ridge	2004	30	(final plat approval)
Riverbend Meadows	2005	12	(final plat approval)
Blossomwood Trail	2005	24	(final plat approval)
Sylvandale	2005	23	(final plat approval)
Richview Estates #3	2005	43	(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
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
2005	31	2,933,000.00	94,612.90

CHART 8

Chart 8 displays a 2004-2005 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 2004 AND 2005

	2004	VALUE	2005	VALUE
	# OF PERMITS	IN DOLLARS	# OF PERMITS	IN DOLLARS
Commercial new	10	13,247,744.00	9	4,347,912.00
Commercial Storage	-	-	-	-
Commercial Fndt.	3	90,000.00	-	-
Commercial Rmd./Add	22	4,908,425.00	4	800,000.00
Commercial Demo	5	****	5	****
Commercial Misc.	5	50,625.00	36	3,017,804.00
Industrial New	4	6,456,050.00	6	3,841,000.00
Industrial Fnd	4	175,000.00	4	296,000.00
Industrial Rmd/Add	15	2,854,030.00	3	1,220,800.00
Industrial Misc.	2	14,000.00	15	3,278,600.00
Industrial Demo.	2	-	4	-
Signs	49	419,797.00	50	389,705.00
Temp. Structure	-	-	-	-
Total	121	28,215,671.00	136	17,191,821.00

**** There is no dollar value for demolition permits there is a set fee of \$75.00 per building.

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

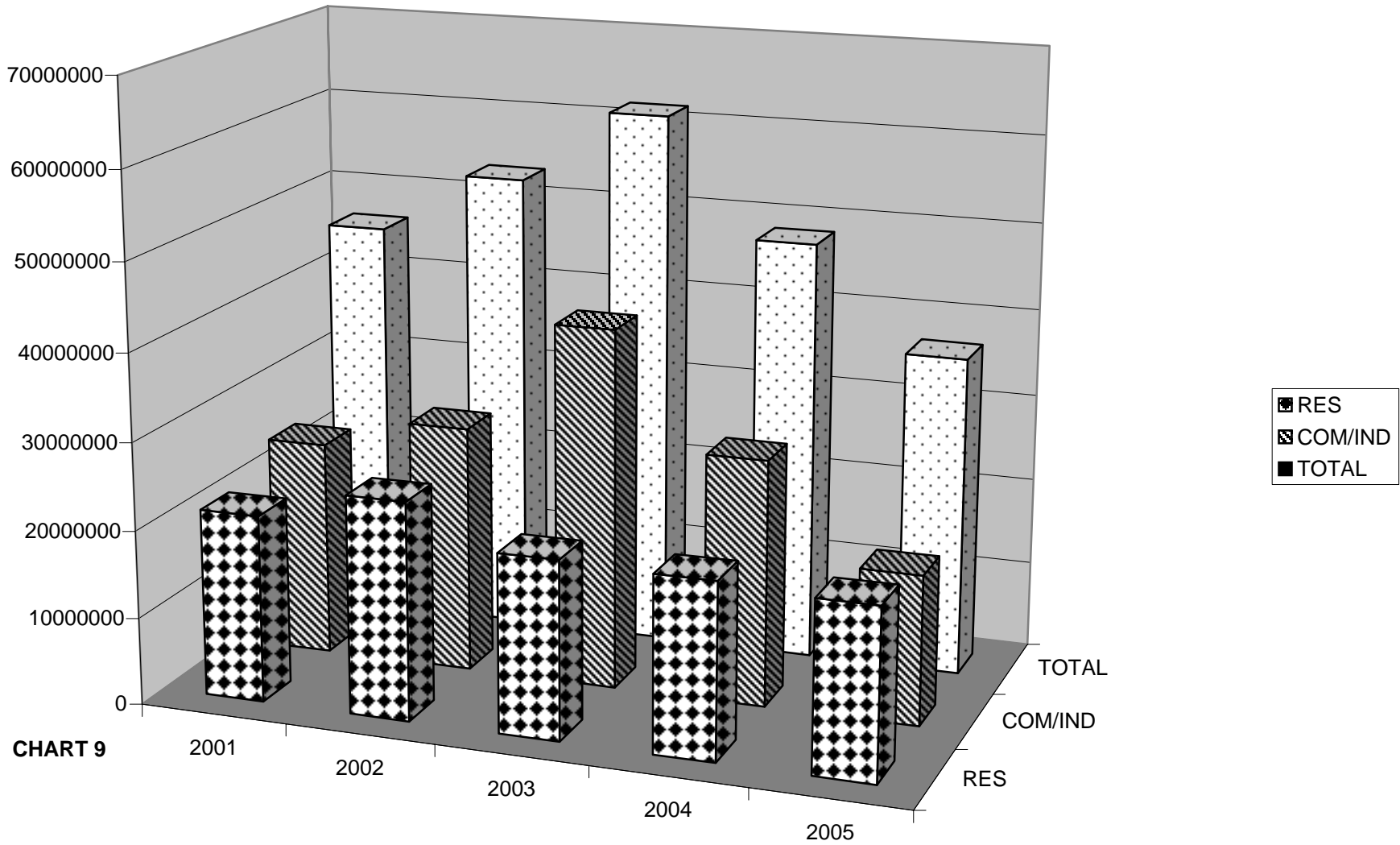


CHART 9

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
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
2005	41,129.24	43,931.70	38,758.40	895.00	124,714.34	4,670.00	129,384.34

CHART 11

The Chart 11 is a list of the services rendered by the Building Department from 2001 through 2005 and the fees generated by each.

SERVICES	2001	2002	2003	2004	2005
Building Permits	158,763.00	208,091.00	256,464.50	223,242.08	165,792.00
Mechanical Permits	60,026.65	73,135.00	58,284.72	55,285.23	41,129.24
Electrical Permits	60,356.40	64,030.00	60,390.20	55,896.70	43,931.70
Plumbing Permits	43,983.00	57,154.00	42,113.50	46,812.00	38,758.40
Storm Water Permits	2,335.00	3,420.00	930.00	1,215.00	895.00
Building Cont. Reg.	2,220.00	2,310.00	2,080.00	1,120.00	1,880.00
Plumbing Cont. Reg.	810.00	750.00	740.00	670.00	750.00
Mechanical Cont. Reg.	1,150.00	540.00	390.00	1,400.00	390.00
Electrical Cont. Reg.	1,280.00	1,420.00	1,480.00	1,150.00	1,400.00
Storm Sewer Cont. Reg.	-	-	-	-	-
ZBOA	2,550.00	2,925.00	9,075.00	7,350.00	5,400.00
BCBOA	100.00	-	250.00	750.00	-
Mineral Mining	4,000.00	4,000.00	4,400.00	4,400.00	5,500.00
Temporary Use Permits	3,800.00	3,750.00	3,500.00	3,050.00	4,650.00
Mobile Home	210.00	315.00	-	245.00	560.00
Certificate of Occupancy	3,300.00	400.00	400.00	200.00	-
Deposits Withheld					
Total	344,884.05	422,240.00	440,497.92	402,786.01	311,036.34

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.

	2004	2004	2005	2005
	# Of Permits	Fees Collected	# Of Permits	Fees Collected
Building	103	11,978.08	127	8,275.20
Electrical	32	1,360.70	18	567.20
Mechanical	31	1,242.45	25	574.79
Plumbing	21	581.00	10	328.50
Totals	187	15,162.23	180	9,745.69