

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, 1 part-time clerical position and an inspection staff of four (4) inspectors and a contractual agreement with the City of Grand Rapids for Electrical Inspections. 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 2006. 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 2005 and 2006.

YEARS	RESIDENTIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2005	January-December	322	19,544,447
2006	January-December	213	12,737,665

YEARS	COMMERCIAL & INDUSTRIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2005	January-December	136	17,191,821
2006	January-December	132	17,339,493

Within the City limits of Walker, there are three (3) public school districts represented. There were single family homes in 2006. There were homes started in (2) of the three (3) school districts. There were 33 started in the Kenowa Hills District, 24 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 2002 through 2006.

2006

YEAR	MONTH	NO. OF NEW HOMES	TOTAL DOLLAR VALUE	AVERAGE DOLLAR
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
2006	Jan-Jun	40	6,413,000.00	160,325.00
	Jul-Dec	17	2,921,000.00	171,823.53

CHART 3

By examining Chart 3, a total of 57 single family houses were constructed in 2006, this is a decrease of 44 houses over the 101 single family houses of 2005. The average dollar per unit increased \$ 35,521.52. The average house size increased 434 square feet.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
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
2006	57	9,334,000.00	163,754.39	2,195

CHART 4

As the number of single family residences constructed in the City of Walker were in 2006, surrounding communities found 2006 to be a year that brought both increases and decreases in housing activity.

CITY/TOWNSHIP	2002	2003	2004	2005	2006
Cascade	118	174	160	112	69
Georgetown	283	314	319	229	112
Grand Rapids	163	153	192	133	203
Grandville	17	24	25	18	10
Kentwood	164	174	105	111	106
Plainfield	170	197	216	212	93
Walker	114	108	111	101	57
Wyoming	229	210	198	130	77

CHART 5

	2005		2006	
	# Permits	Dollar Value	# Permits	Dollar Value
One-family houses	101	12,951,520.00	57	9,334,000.00
Two-family house	1	194,000.00	-	-
Mobile Home	16	****	6	****
Multi-family	10	1,668,177.00	-	-
Condominiums	31	2,933,000.00	15	1,694,790.00
Foundation only	1	10,000.00	2	25,000.00
Remodel or addition	19	356,000.00	30	624,400.00
Aluminum/vinyl siding	2	5,250.00	2	5,087.00
Garages	5	30,000.00	3	40,000.00
Carports	-	-	-	-
Decks & Accessory	30	366,020.00	28	239,280.00
Swimming pools	23	191,700.00	19	234,400.00
Repair/replace fire damage	1	50,000.00	-	-
Miscellaneous	82	788,780.00	51	540,708.00
TOTALS	322	19,544,447.00	213	12,737,665.00

The 2006 total residential dollar value was \$12,737,665.00 which decreased \$6,806,782.00 from 2005's total residential dollar value of \$19,544,447.00. 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 2005 and 2006.

**** 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 2005 and 2006 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS	
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)
-0-	2006	-0-	

****There were no plats approved in 2006

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
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
2006	15	1,694,790.00	112,986.00

CHART 8

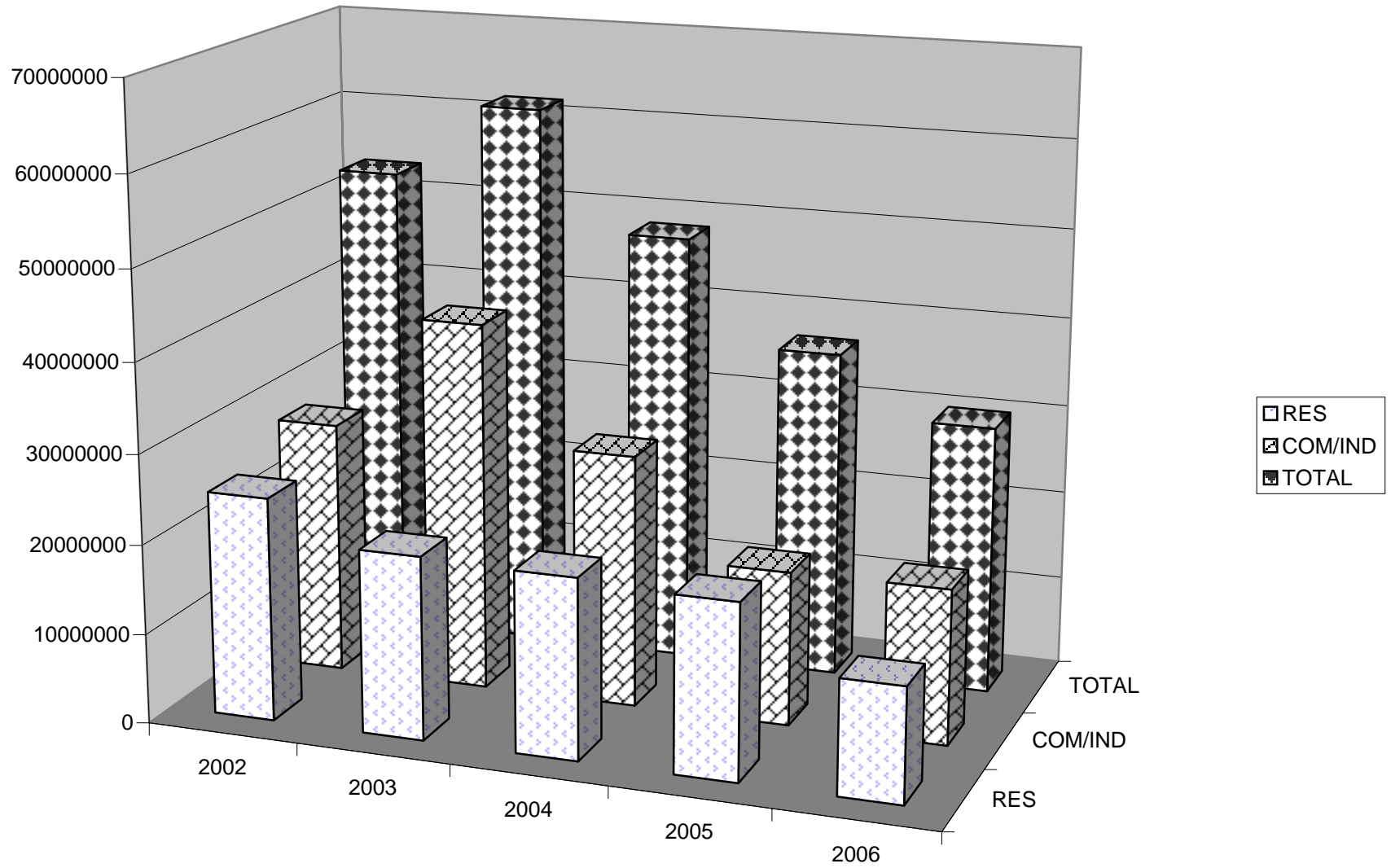
Chart 8 displays a 2005-2006 comparison showing each line item with the recorded dollar values and Chart 9 displays the total permits and dollars for the previous five year period.

COMMERCIAL AND INDUSTRIAL DOLLAR VALUE COMPARISON FOR 2005 AND 2006

	2005 # OF PERMITS	VALUE IN DOLLARS	2006 # OF PERMITS	VALUE IN DOLLARS
Commercial new	9	4,347,912.00	11	4,092,500.00
Commercial Storage	-	-	-	-
Commercial Fndt.	-	-	2	485,000.00
Commercial Rmd./Add	4	800,000.00	27	3,079,940.00
Commercial Demo	5	****	10	20,000.00
Commercial Misc.	36	3,017,804.00	4	170,000.00
Industrial New	6	3,841,000.00	3	2,473,000.00
Industrial Fnd	4	296,000.00	2	95,000.00
Industrial Rmdl/Add	3	1,220,800.00	22	6,218,293.00
Industrial Misc.	15	3,278,600.00	5	364,050.00
Industrial Demo.	4	-	3	-
Signs	50	389,705.00	43	341,710.00
Temp. Structure	-	-	-	-
Total	136	17,191,821.00	132	17,339,493.00

**** There is no dollar value for demolition permits there is a set fee of \$100.00 per building.

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



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

				STORM			GRAND
YEAR	MECHANICAL	ELECTRICAL	PLUMBING	SEWER	TOTAL	REGSTRATIONS	TOTAL
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
2006	51,783.00	56,859.05	38,258.10	480.00	147,380.15	4,760.00	152,140.15

CHART 11

The Chart 11 is a list of the services rendered by the Building Department from 2002 through 2006 and the fees generated by each.

SERVICES	2002	2003	2004	2005	2006
Building Permits	208,091.00	256,464.50	223,242.08	165,792.00	162,252.00
Mechanical Permits	73,135.00	58,284.72	55,285.23	41,129.24	51,788.63
Electrical Permits	64,030.00	60,390.20	55,896.70	43,931.70	56,980.55
Plumbing Permits	57,154.00	42,113.50	46,812.00	38,758.40	38,258.10
Storm Water Permits	3,420.00	930.00	1,215.00	895.00	480.00
Building Cont. Reg.	2,310.00	2,080.00	1,120.00	1,880.00	1,890.00
Plumbing Cont. Reg.	750.00	740.00	670.00	750.00	690.00
Mechanical Cont. Reg.	540.00	390.00	1,400.00	390.00	415.00
Electrical Cont. Reg.	1,420.00	1,480.00	1,150.00	1,400.00	1,505.00
Storm Sewer Cont. Reg.	-	-	-	-	-
ZBOA	2,925.00	9,075.00	7,350.00	5,400.00	4,950.00
BCBOA	-	250.00	750.00	-	250.00
Mineral Mining	4,000.00	4,400.00	4,400.00	5,500.00	5,000.00
Temporary Use Permits	3,750.00	3,500.00	3,050.00	4,650.00	3,550.00
Mobile Home	315.00	-	245.00	560.00	210.00
Certificate of Occupancy	400.00	400.00	200.00	-	200.00
Deposits Withheld					
Total	422,240.00	440,497.92	402,786.01	311,036.34	328,419.28

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.

In May of 2006 the Plan Review Fees were adjusted to the following:

Commercial - 25%	New single family home - 15%	Electrical/Mechanical/Plumbing - 15% will be charged for all commercial, industrial, multi-family projects and for single family homes over 3,500 square feet.
Industrial - 25%	New Condominiums - 15%	
Multi-family - 25%	New duplexes - 15%	

	2005	2005	2006	2006
	# Of Permits	Fees Collected	# Of Permits	Fees Collected
Building	127	8,275.20	140	22,586.45
Electrical	18	567.20	30	1,625.55
Mechanical	25	574.79	48	1,124.23
Plumbing	10	328.50	15	556.10
Totals	180	9,745.69	233	25,892.33