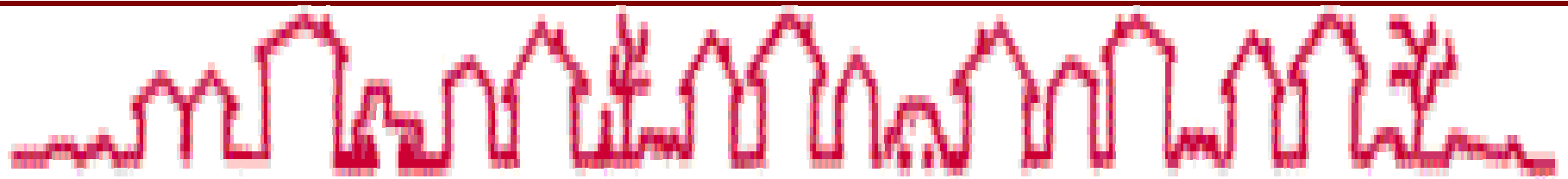


CITY OF WALKER
BUILDING DEPARTMENT
2007 ANNUAL REPORT



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, 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 2006 and 2007.

YEARS	RESIDENTIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2006	January-December	213	12,737,665
2007	January-December	169	8,736,927

YEARS	COMMERCIAL & INDUSTRIAL	# OF PERMITS	TOTAL \$ RECORDED FOR THE YEAR
2006	January-December	132	17,339,493
2007	January-December	146	21,795,985

Within the City limits of Walker, there are three (3) public school districts represented. There were 33 single family homes in 2007. There were homes started in (2) of the three (3) school districts. There were 23 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 2004 through 2007.

2007

YEAR	MONTH	NO. OF NEW HOMES	TOTAL DOLLAR VALUE	AVERAGE DOLLAR
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
2007	Jan-Jun	18	3,094,000.00	171,888.89
	Jul-Dec	15	2,588,000.00	172,533.00

CHART 3

By examining Chart 3, a total of 33 single family houses were constructed in 2007, this is a decrease of 24 houses over the 57 single family houses of 2006. The average dollar per unit increased \$8,427.61 . The average house size decreased 53 square feet.

YEAR	UNITS	TOTAL \$ AMOUNT FOR SINGLE FAMILY HOUSES	AVERAGE DOLLAR PER UNIT	AVERAGE SQUARE FOOTAGE
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
2007	33	5,682,000.00	172,182.00	2,142

CHART 4

As the number of single family residences constructed in the City of Walker were 33 in 2007, surrounding communities found 2007 to be a year that brought decreases in housing activity.

CITY/TOWNSHIP	2004	2005	2006	2007
Cascade	160	112	69	59
Georgetown	319	229	112	81
Grand Rapids	192	133	203	59
Grandville	25	18	10	5
Kentwood	105	111	106	97
Plainfield	216	212	93	59
Walker	111	101	57	33
Wyoming	198	130	77	62

CHART 5

	2006			2007		
	# Permits	Fees	Dollar Value	# Permits	Fees	Dollar Value
One-family houses	57	37,595	9,334,000	33	30,035	5,682,000
Two-family house	-	-	-	-	-	-
Mobile Home	6	210	****	8	280	****
Multi-family	-	-	-	-	-	-
Condominiums	15	8,482	1,694,790	13	9,900	1,533,000
Foundation only	2	211	25,000	-	-	-
Remodel or addition	30	4,060	624,400	17	2,742	367,400
Aluminum/siding	2	137	5,087	3	225	12,000
Garages	3	355	40,000	1	85	6,000
Carports	-	-	-	-	-	-
Decks & Accessory	28	2,672	239,280	28	3,630	291,700
Swimming pools	19	2,187	234,400	20	2,475	266,300
Repair/fire damage	-	-	-	2	360	50,000
Miscellaneous	51	5,302	540,708	44	5,186	528,527
TOTALS	213	61,211	12,737,665	169	54,918	8,736,927

**** 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 2006 and 2007 with year approved and number of lots in each plat.

PLAT NAME	YEAR APPROVED	# OF LOTS
-0-	2006	-0-
Summerbrooke Estates	2007	1-25
Meadow Springs	2007	1-28

****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
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
2007	13	1,533,000.00	117,923.08

CHART 8

Chart 8 displays a 2006-2007 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 2006 AND 2007

	2006 # OF PERMITS	2006 FEES	VALUE IN DOLLARS	2007 # OF PERMITS	2007 FEES	VALUE IN DOLLARS
Comm. new	11	19,214	4,092,500.00	8	22,836	3,753,494.00
Comm. Storage	-	-	-	-	-	-
Comm. Fndt.	2	1,196	485,000.00	1	174	20,000.00
Comm. Rmd./Add	27	21,448	3,079,940.00	26	25,410	4,062,700.00
Comm Demo	10	924	20,000.00	2	200	-
Comm Misc.	4	848	170,000.00	13	4,068	560,100.00
Ind. New	3	15,538	2,473,000.00	6	35,466	5,855,500.00
Ind. Fnd	2	678	95,000.00	4	13,080	2,142,600.00
Ind. Rmdl/Add	22	30,630	6,218,293.00	11	39,540	4,499,447.00
Ind. Misc.	5	1,798	364,050.00	13	3,384	445,084.00
Ind. Demo.	3	450	-	-	-	-
Signs	43	4,292	341,710.00	62	6,046	457,060.00
Temp. Structure	-	-	-	-	-	-
Total	132	97,016	17,339,493.00	146	150,204	21,795,985.00

**** 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**

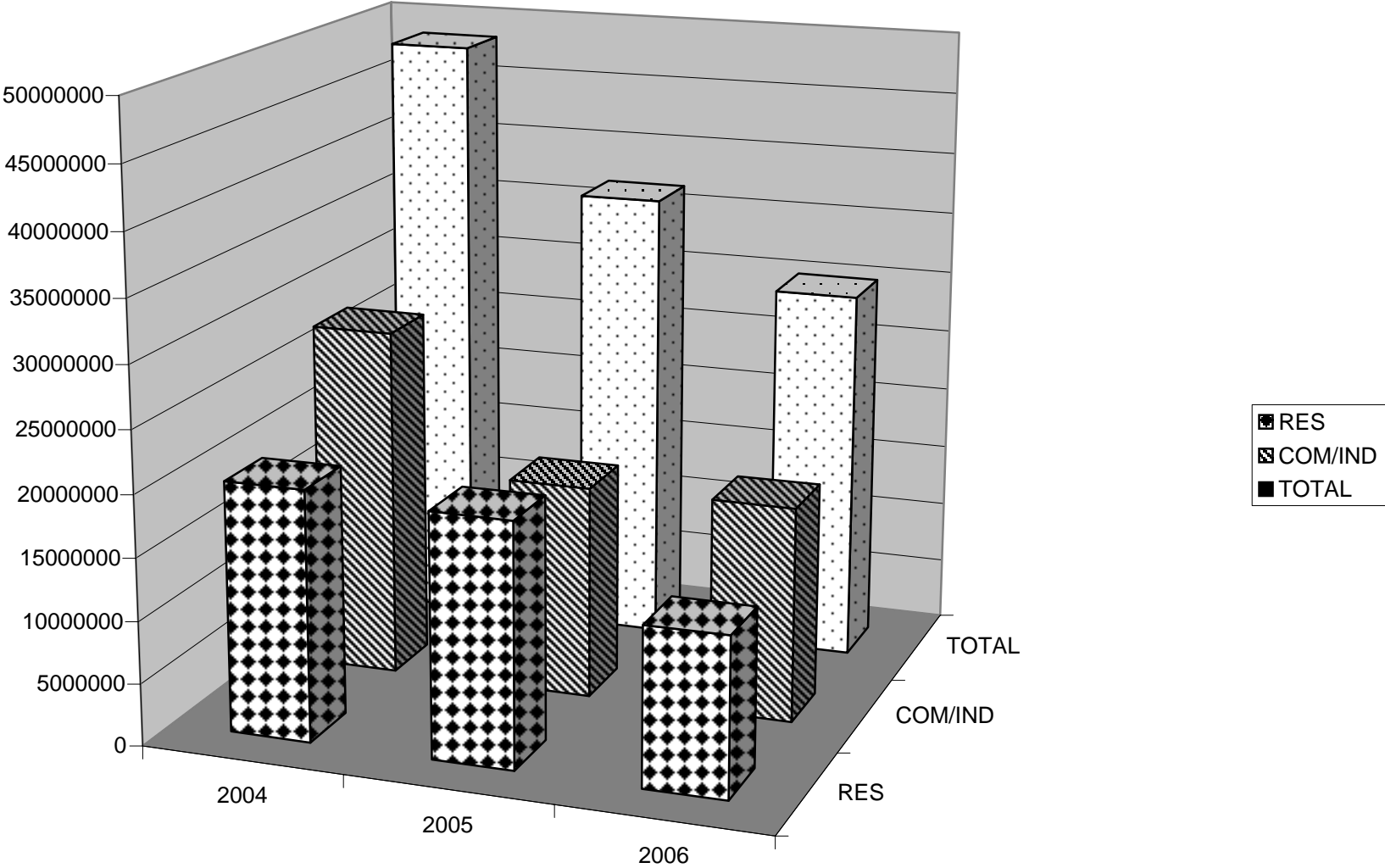


CHART 9

5 YEAR COMPARISON OF DOLLAR VALUES FOR MECHANICAL, ELECTRICAL,
 PLUMBING AND STORM SEWER
 CHART 10

				STORM			GRAND
YEAR	MECHANICAL	ELECTRICAL	PLUMBING	SEWER	TOTAL	REGSTRATIONS	TOTAL
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
2007	36,615.30	48,390.00	24,483.00	830.00	110,318.30	7,435.00	121,646.92

CHART 11

The Chart 11 is a list of the services rendered by the Building Department from 2004 through 2007 and the fees generated by each.

SERVICES	2004	2005	2006	2007
Building Permits	223,242.08	165,792.00	162,252.00	205,121.50
Mechanical Permits	55,285.23	41,129.24	51,788.63	36,615.30
Electrical Permits	55,896.70	43,931.70	56,980.55	48,390.00
Plumbing Permits	46,812.00	38,758.40	38,258.10	24,483.00
Storm Water Permits	1,215.00	895.00	480.00	830.00
Building Cont. Reg.	1,120.00	1,880.00	1,890.00	2,565.00
Plumbing Cont. Reg.	670.00	750.00	690.00	730.00
Mechanical Cont. Reg.	1,400.00	390.00	415.00	1,770***
Electrical Cont. Reg.	1,150.00	1,400.00	1,505.00	1,860.00
Storm Sewer Cont. Reg.	-	-	-	-
ZBOA	7,350.00	5,400.00	4,950.00	4,200.00
BCBOA	750.00	-	250.00	-
Mineral Mining	4,400.00	5,500.00	5,000.00	5,000.00
Temporary Use Permits	3,050.00	4,650.00	3,550.00	3,000.00
Mobile Home	245.00	560.00	210.00	280.00
Certificate of Occupancy	200.00	-	200.00	-
Deposits Withheld				
Total	402,786.01	311,036.34	328,419.28	333,074.80

*** The Mechanical Contractors registration expires every 3 years

CHART 12

In May of 2003 a 10% Plan Review fee was implemented for all commercial, industrial, multi-family and single family homes over 3,500 square feet.

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

Commercial	Industrial	Multi-family	New Homes	New Condominiums	New Duplexes	Elect/Mech Plumbing
25%	25%	25%	15%	15%	15%	15% will be charged for all commercial, industrial, multi-family projects and for single family homes over 3,500 square feet.

	2005 # Of Permits	2005 Fees Collected	2006 # Of Permits	2006 Fees Collected	2007 # Of Permits	2007 Fees Collected
Building	127	8,275.20	140	22,586.45	201	43,826.00
Electrical	18	567.20	30	1,625.55	26	1,674.65
Mechanical	25	574.79	48	1,124.23	34	1,479.32
Plumbing	10	328.50	15	556.10	16	739.65
Totals	180	9,745.69	233	25,892.33	277	47,719.62