

CITY OF LUDINGTON

On the shores of Lake Michigan



BUILDING DEPARTMENT PLANNING AND ZONING CODE ENFORCEMENT RENTAL INSPECTION 2015 YEAR-END REPORT

SUBMITTED BY:

CAROL ANN FOOTE

PLANNING/ZONING ADMINISTRATOR

CITY OF LUDINGTON

BUILDING DEPARTMENT CODE ENFORCEMENT PLANNING AND ZONING

2015 YEAR END REPORT

It is the mission of this department to provide the highest quality of service while facilitating orderly development and efficient use of land; enforcement of zoning, building and property maintenance codes and regulations to protect public safety and enhance the quality of life for the citizens of Ludington.

BUILDING DEPARTMENT REPORT OF ANNUAL ACTIVITY

Tom Fulker, Building Inspector
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BUILDING DEPARTMENT:

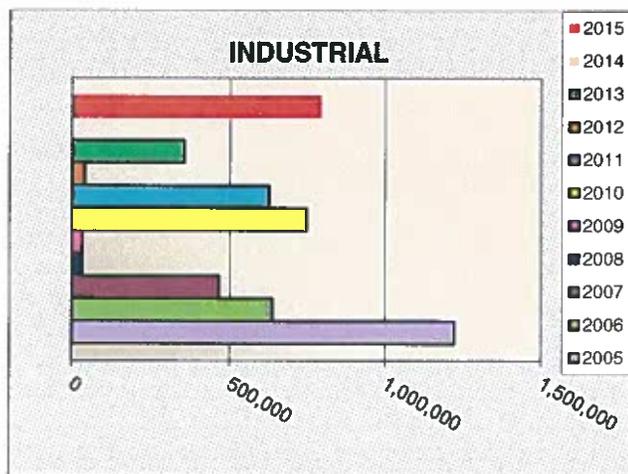
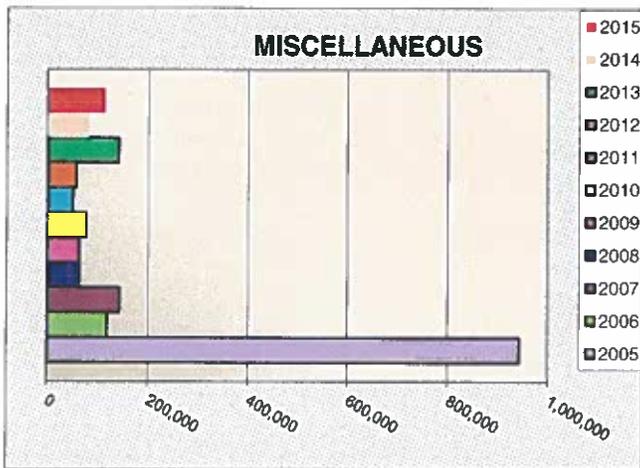
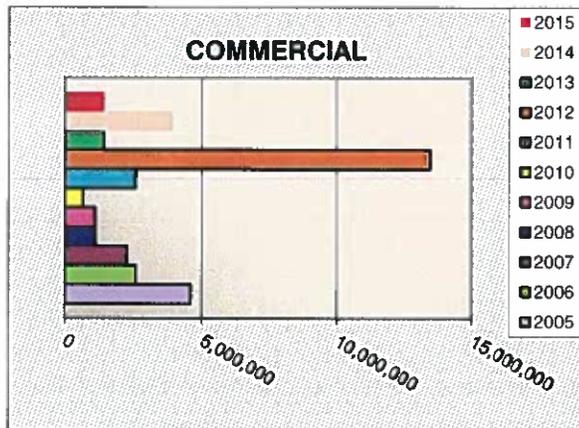
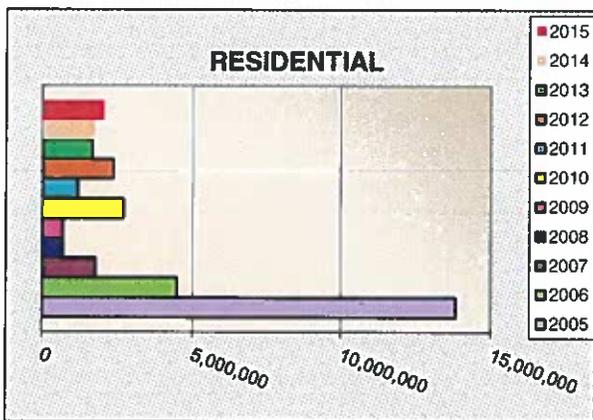
The building department issued 96 building permits and 47 zoning permits from January 1 to December 31, 2015. The construction cost totaled \$ 4,450,582. A total of \$ 20,795 was collected for permit fees. There were 153 building inspections completed in 2015 and 73 Certificates of Occupancy issued. Commercial construction included a new restaurant (Q's Smokehouse), renovations of Spectrum Hospital, and renovations at Rotary Park. There were four new single-family and one two-family homes constructed at a construction cost of 1.4 million dollars. The following is a breakdown of permits issued.

	COST	FEES
Commercial Add/Alter/Repair	772,461	4,623
Commercial/ New Building	662,725	1,520
Commercial/Utility	0	0
Demolition/Moving	88,325	667
Garages/ Attached/Detached	74,638	486
Industrial/Add/Alter/Repair	250,000	956
Industrial New Building	546,000	1,726
Residential foundation	0	0
Residential/Add/Alter/Repair	557,046	6,051
Residential/Modular foundation	0	0
Residential/Multi-family	0	0
Residential/Two-family	400,000	509
Residential/Single-family	1,010,000	3,257
Signs/ New/Replace/Repair	25,762	500
Zoning Permits	63,625	500
TOTALS	\$4,450,582	\$20,795

CONSTRUCTION COST COMPARISON

CATEGORY	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	% CHANGE 2014-2015
COMMERCIAL	4,586,141	2,590,500	2,265,701	4,040,803	1,127,504	678,000	2,578,670	13,474,117	1,421,864	3,922,825	1,435,186	-63.41%
INDUSTRIAL	1,222,500	635,500	465,864	225,000	33,500	745,000	624,000	40,000	355,000	0	796,000	100.00%
RESIDENTIAL	13,847,628	4,476,675	1,780,543	1,101,805	667,508	2,685,729	1,180,194	2,351,095	1,653,942	1,726,106	2,041,684	18.28%
MISC	942,804	118,663	142,730	120,175	63,125	76,740	50,279	56,562	140,775	80,792	114,087	41.21%
ZONING				59,419	40,480	44,606	64,968	79,421	101,728	46,925	63,625	35.59%
TOTAL	20,599,073	7,821,338	4,654,838	5,547,202	1,932,117	4,230,075	4,498,111	16,001,195	3,673,309	5,776,648	4,450,582	-22.96%

ESTIMATED COST



*Note: Miscellaneous Permits = Demolition, Moving and Signs

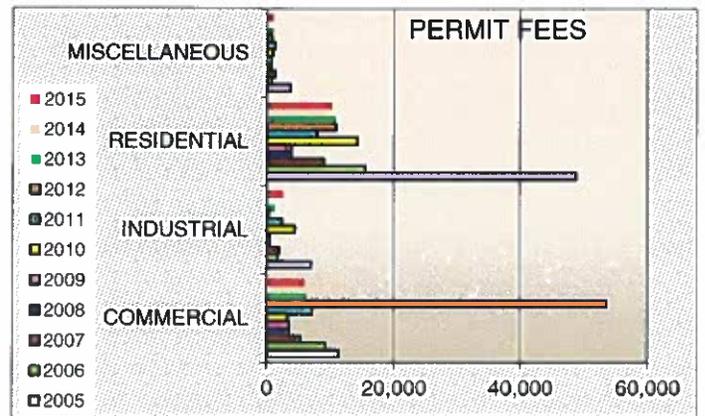
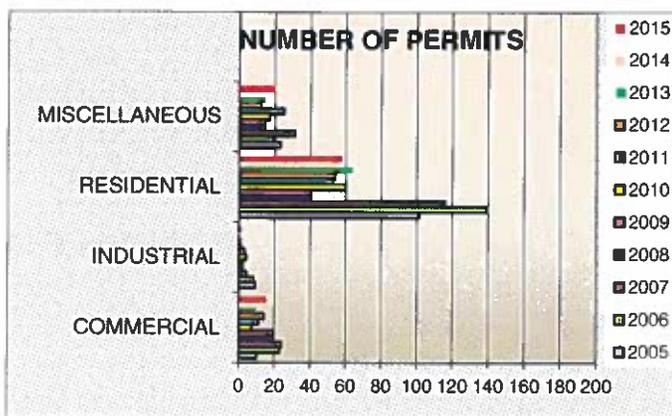
BUILDING PERMITS AND FEES COMPARISON

FEES

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	% Change
CATEGORY												2014-2015
COMMERCIAL	11,358	9,255	5,285	9,415	3,516	3,341	7,183	53,614	6,465	13,210	6,143	-53.50%
INDUSTRIAL	7,005	1,709	1,920	638	423	4,471	2,435	332	1,363	0	2,682	100.00%
RESIDENTIAL	48,817	15,407	8,935	11,543	3,843	14,244	7,812	10,832	11,006	9,879	10,303	4.29%
MISC	3,721	734	1,318	1,075	622	922	1,273	781	1,085	980	1,167	19.08%
ZONING PERMIT	0	0	0	0	0	330	390	580	640	350	500	42.86%
TOTAL	70,901	27,105	17,458	22,671	8,404	23,308	19,093	66,139	20,559	24,419	20,795	-14.84%

NUMBER OF PERMITS

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
COMMERCIAL	10	23	24	26	19	7	11	14	10	15	16
INDUSTRIAL	9	8	4	2	2	4	3	1	2	0	2
RESIDENTIAL	101	139	116	58	40	60	53	54	64	58	58
MISC	23	19	31	22	14	17	25	12	15	15	20
ZONING PERMIT	0	0	0	43	33	33	39	38	56	32	47
TOTAL	143	189	175	151	108	121	131	119	147	120	143



*Note: Miscellaneous Permits = Demolition, Moving and Signs

CODE ENFORCEMENT

Virginia Ruiz, Code Enforcement Officer

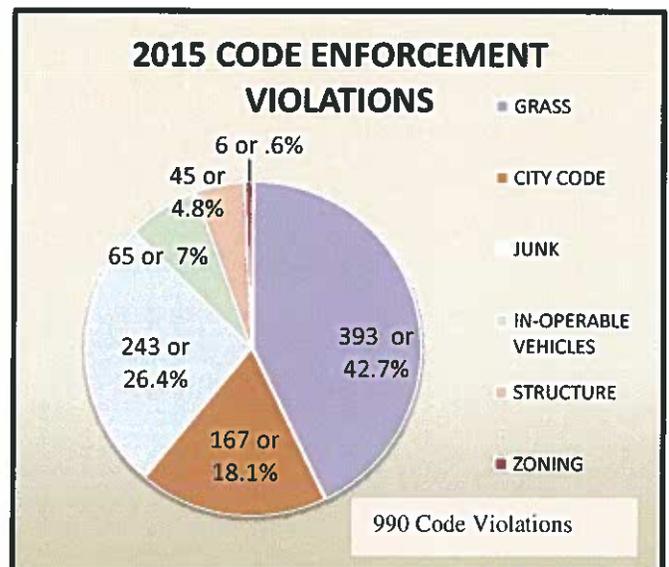
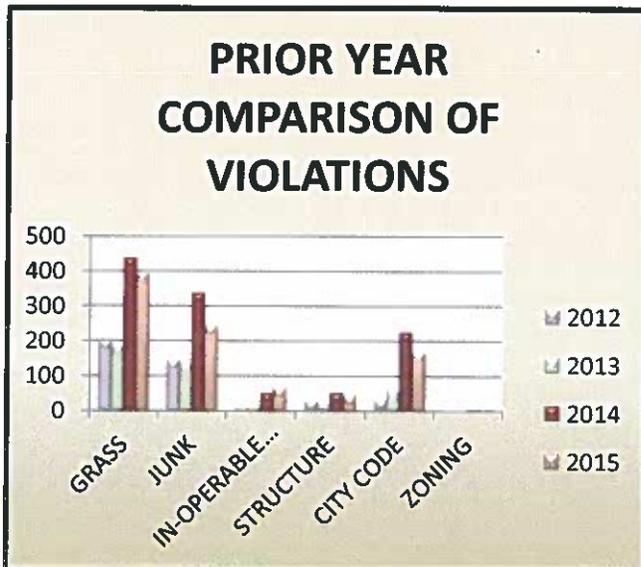
The City of Ludington Code Enforcement department enforces the Ludington Zoning Ordinance #23-00, Ludington Property Maintenance Code, the Ludington City Code and the Michigan Building Code. An average of 1,000 enforcement issues are opened each year. Some of the issues include tall grass, junk, inoperable vehicles and structural problems. The department takes the approach to help residents solve their issues without citations and fees whenever possible.

In 2015, the department processed 920 code enforcement issues and resolved 919 issues. Thirty-eight civil infraction citations were issued. The City mowed a total of 68 lawns and removed junk from the right-of-way of 37 properties. Fifty-four issues remain open.

2015 VIOLATIONS:

LUDINGTON CITY CODE (GRASS)	393
JUNK	243
LUDINGTON ZONING ORDINANCE #23-00	6
BUILDING CODE	0
PROPERTY MAINTENANCE (STRUCTURE)	45
IN-OPERABLE VEHICLES	65
CITY CODE	167
FIRE CODE	<u>1</u>
TOTAL	920

****CITY CODE=** Leaves, yard waste, smoke detectors, etc.



A LOOK AT 2015 DEPARTMENT ACHIEVEMENTS

**ROOF COLLAPSE
CONDEMNED**

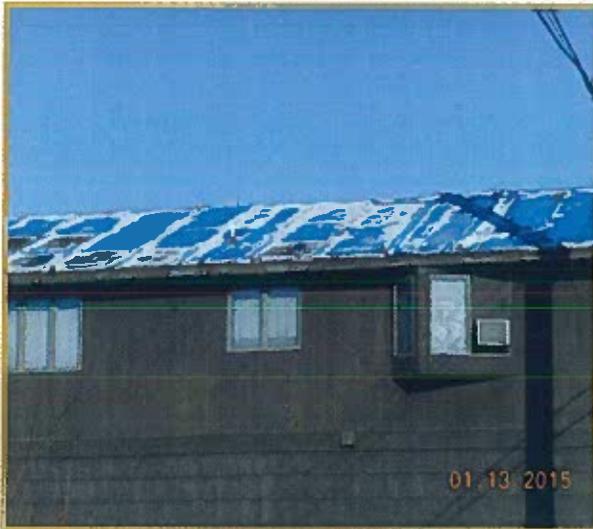


DEMOLISHED



STRUCTURE-ROOF

**TARPS ON
DAMAGED ROOF**



ROOF REPAIRED

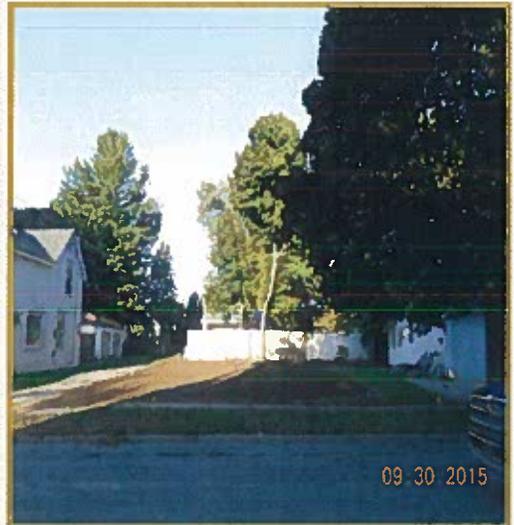


STRUCTURE FIRE

FIRE DAMAGE



DEMOLITION

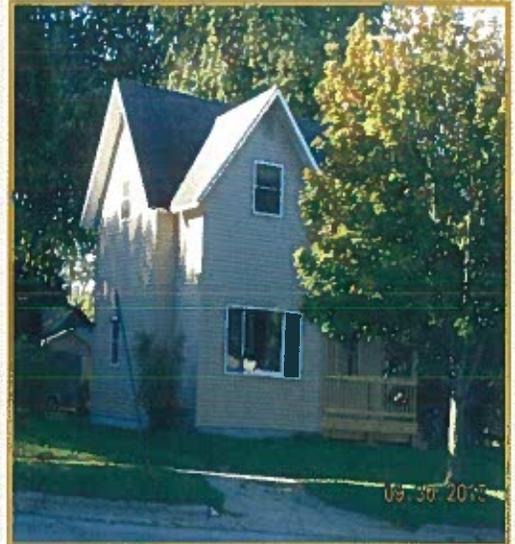


EXTERIOR SIDING

**EXTERIOR STRUCTURE
IN DISREPAIR**



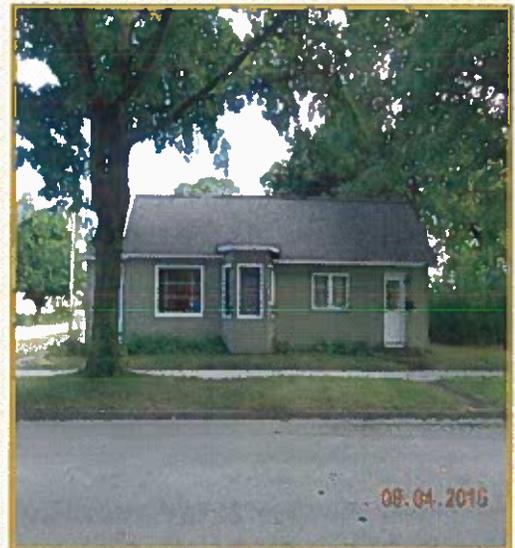
**REPAIRS
COMPLETED**



ABANDONED

**JUNK
AT CURBSIDE**

CLEAN-UP

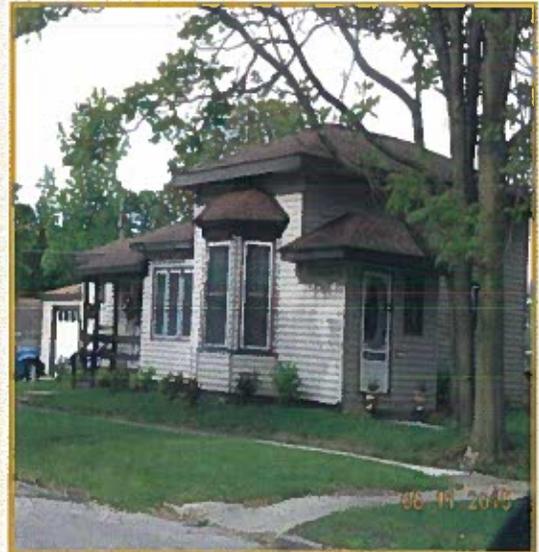


FORECLOSURE-ABANDONED

**ABANDONED
2014**

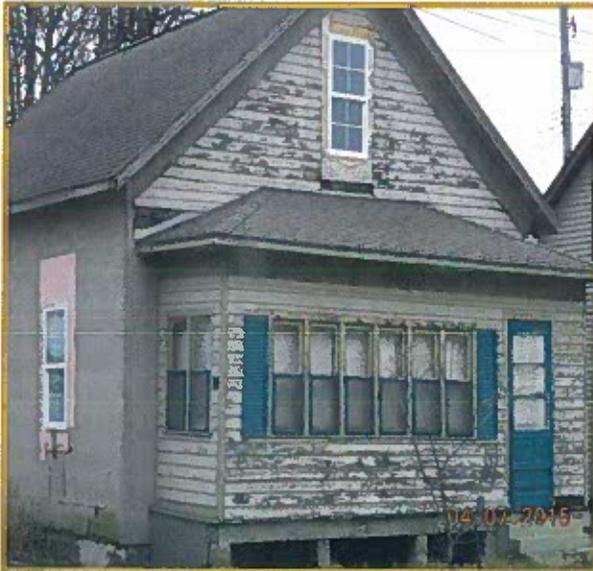


**NEW OWNER
2015**



EXTERIOR STRUCTURE

**EXTERIOR
IN DISREPAIR**

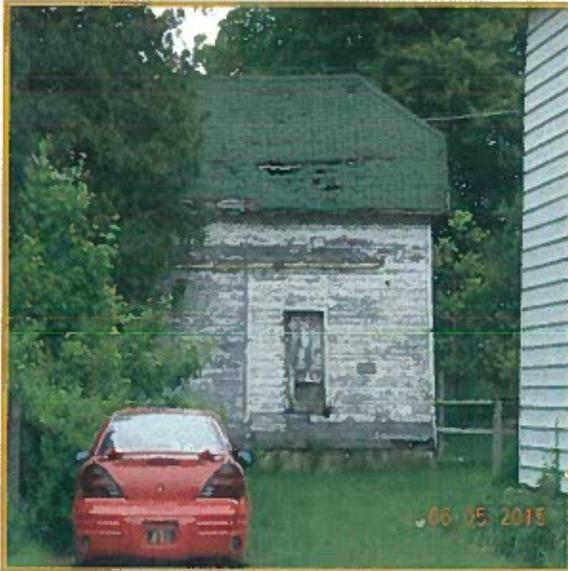


**REPAIRS IN
PROGRESS**



ACCESSORY BUILDING

**DILAPITATED
GARAGE**

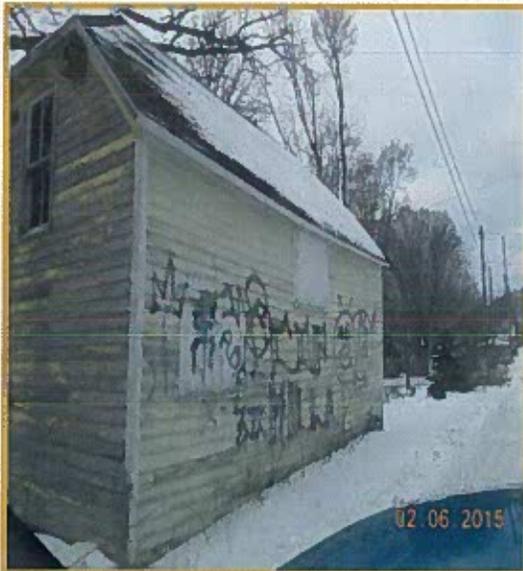


**DEMOLITION
CLEAN-UP
IN PROGRESS**

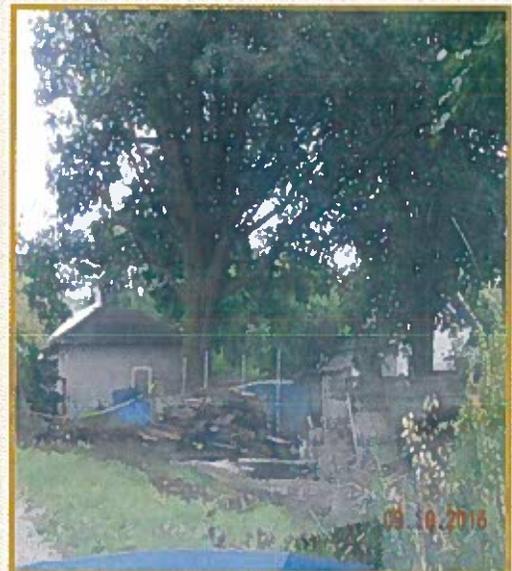


DILAPITATED STRUCTURE

**CARRIAGE HOUSE
IN DISREPAIR**



**DEMOLITION
CLEAN-UP
IN PROGRESS**



ACCESSORY BUILDING

**GARAGE
CAVING IN**

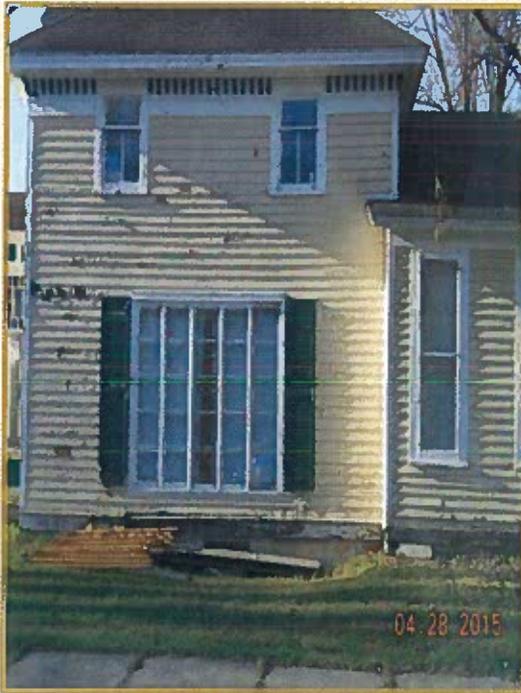


DEMOLISHED



EXTERIOR SIDING

**UNSIGHTLY
EXTERIOR**



**WORK
IN PROGRESS**

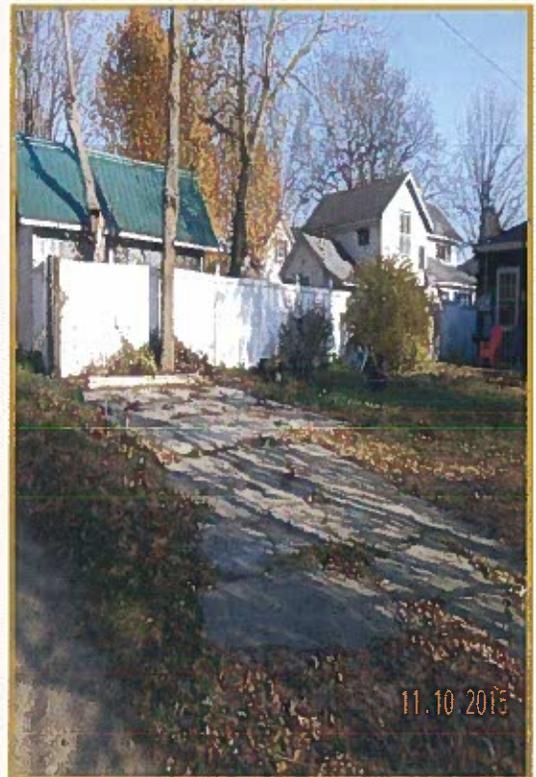


GARAGE EXTERIOR

**HOLES
IN EXTERIOR**



DEMOLISHED



RENTAL INSPECTION PROGRAM

Ordinance No. 318-15 was adopted on October 26, 2015, in order to establish a residential rental properties inspection program. The Building/Planning Department is overseeing the implementation of the program.

The purpose of this program is to establish minimum standards for dwellings offered for rent or lease, to authorize inspections of such dwellings, to establish certain responsibilities and duties of landlords and occupants essential to make such dwellings safe, sanitary and fit for human habitation, provide for registration with the Building Department, to require a certificate of compliance issued by the Building Department and to designate penalties for violations.

There have been 852 properties identified as *potential* rental properties with approximately 1,900 rental units. This department has mailed out 650 rental registration letters/disclaimers to these properties. All rental dwellings existing as of the effective date of the Ordinance must be registered no later than March 15, 2016. A landlord must re-register the property every three years. Inspections will start to be scheduled after March 15. Landlords will be given notice at least 30 days prior to the scheduled inspection. The following are some of the health and safety issues that will be inspected:

EXTERIOR

- House numbers must be visible from the street and at least 3 inches high and ½ inch apart.
- Remove all trash and debris from the exterior property
- Cut all grass and weeds in excess of ten inches.
- Garages, sheds and fences must be structurally sound, waterproof and in good condition.
- Chimney must be in good condition (no rust/loose bricks).
- Windows must be properly glazed and sealed.
- Storm doors/windows in good condition, no broken/missing glass, torn/missing screens and all hardware intact and operable.
- Foundation must be structurally sound and weatherproof, no open cracks or breaks.
- Steps, decks, porches, and landings weatherproof in good/ safe condition.
- Handrails/guardrails sturdy, weatherproof, at least 30" high, spindles less than 4" apart.
- Roofs, shingles, eaves, soffits, and fascia in good repair (painted, weatherproof, not rotted)
- Siding, trim, and paint in good condition (not missing, peeling, or chipped)

INTERIOR

- Minimum of 70 sq. ft. for one person bedroom or 50 sq. ft. per person (including children) where 2 or more occupy one bedroom.
- Seven (7) ft. minimum ceiling height in all rooms.
- All sleeping areas must have proper egress.
- Interior shall be maintained in a sanitary condition free from rubbish and garbage and free from rodent and insect infestations.
- Interior walls, ceilings and floors shall be structurally sound, in good repair, clean, painted or properly maintained.
- Heating that is properly installed and maintained in safe working condition to heat at a temperature of 70° when outside is -10°.
- Properly installed and maintained water heating device.
- Minimum sanitary facilities maintained in a sanitary/ working condition include: Toilet, Lavatory, Bathtub/ Shower and Kitchen sink.
- All sanitary facilities shall be properly connected to the public water and sewer system.
- Smoke detectors shall be provided as required by Building Code. Cover plates for outlets, switches and junction boxes shall be in place.

ZONING BOARD OF APPEALS:

The Ludington Zoning Board of Appeals is a quasi-judicial body that is appointed to hear and decide appeals of administrative decisions made in implementing the zoning ordinance; and to hear and decide requests for variances from the strict terms of the zoning ordinance.



2015 Board Members
Brian Purtee – Chairperson
Tracy Hutchinson - Vice-Chairperson
Kathy Winczewski – P C Liaison
Mike Nekola Linda Miller
Don Fallis Sonja Siewert

- **The Zoning Board of Appeals did not meet in 2015.**
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CONSTRUCTION BOARD OF APPEALS:

The Construction Board of Appeals hears appeals related to decisions made by the Building Official and variances to the Building Code. Members must be knowledgeable of the Michigan Building Code and construction practices.



2015 Board Members
Frank Sagan – Chairperson
Jim Nordlund
Tom Coleman
Chris Hinkle

- **The Construction Board of Appeals did not meet in 2015.**

GOALS FOR 2016:

- Conduct an in-house training session for Planning Commissioners. Keep Commissioner informed of training sessions as they become available.
- Keep the public informed of new codes and ordinances through handouts and by keeping our website up to date.
- Keep Commissioners and Board members informed of any new planning or zoning issues or changes in current legislation.