

2012 ANNUAL REPORT

BUILDING & INSPECTION SERVICES DIVISION



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January, 2013

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INTRODUCTION

The Building & Inspections Services is a division of the Planning & Protective Services Department. And provides staff support for various inspection services and for boards and commissions of the City, such as the Electrical Board, Plumbing Board, Cemetery Board and Historic Preservation Commission.

There are three components within the division, Building Inspections, Health Inspections and Property Inspections, which provide operational support for the City to ensure public safety, health and welfare insofar as they are affected by building construction, food service, daycare and property maintenance.

The Environmental Health Inspection unit has the responsibilities of food service establishments such as restaurants, taverns, convenience stores, and grocery stores. In addition the Health Division also performs inspection services for child care, tattoo , and maintenance for City owned cemeteries.

The Existing Housing Inspections unit has the responsibility of property maintenance issues. This is achieved by pro-active neighborhood inspections and responding to citizen complaints. This activity includes, but not limited to, abatement of tall weeds, trash, abandoned vehicles, abandoned structures and investigation of unsafe structures.

The Building Inspections unit has the responsibility of construction inspections associated with permits issued for new construction. The goals and objectives of the division is to maintain a comprehensive system of modern, up-to-date codes and coordinate enforcement through the building inspections and the permitting process and enforce minimum standards for design and construction within the City Limits.

ENVIRONMENTAL HEALTH SUMMARY

The Health and Sanitation unit has conducted over 786 field inspections of food establishments, taverns, grocery stores and day care facilities to ensure good sanitation practices and prevention of diseases.

This Division will be acquiring new software to perform restaurant inspections this coming year. This will replace existing software which can no longer maintain the required records needed to record field inspections.

BUILDING INSPECTIONS UNIT SUMMARY

This year in an effort to maintain a modern code and allow new materials and construction methods, the department has adopted the 2009 International Building Codes and the 2011 National Electric Code. This will replace the 2006 building codes previously used for the construction standard. During this next construction year, the building division will be working with the Home Builders Association on code topics through periodic meetings with the H.B.A. "building codes subcommittee" to help the local contractors in the transition of the newer codes adoptions.

Construction for new single family housing has remained about the same, without a gain from last year. New housing units totaled 65 for the year, this includes 59 new single family homes and 6 multi-family units, compared to 72 units for the previous year. Commercial construction has not improved that much as well, only 7 new buildings versus 6 last year.

During the past year the building inspection unit has issued over 1,400 permits and has conducted approximately 5,000 inspections throughout the city, covering electrical, plumbing, building, sign, and demolition activity.

EXISTING HOUSING INSPECTIONS UNIT SUMMARY

Existing Housing Inspections are based on the 2009 International Existing Structures Code and current Zoning Codes and various property related specialty codes to enforce minimum standards throughout the City. The inspectors have been busy with pro-active neighborhood inspections and responding to citizen complaints. During this year they have accumulated over 1,688 inspections throughout the city. This has resulted in approximately 1,486 notices of violations being sent out to owners of property in violation of the city property maintenance code.

The Housing Inspection unit has launched a new Abandoned Buildings campaign to identify those structures within the city limits that are vacant and lacking in maintenance. The owners of these properties will be subject to registration and a monthly fee for as long as the structure stays in violation of those new codes.

ENVIRONMENTAL HEALTH STATISTICS

National Environmental Health Association Registered Sanitarian, Missouri Certified Registered Sanitarian, Certification in HAZWOPER Hazardous Material Handling, Missouri Department of Health Certified Child Care Inspector Certification.

Accomplishments for 2012:

1. **Food Service Establishment Inspections:** The Environmental Health Division completed approximately 600 routine inspections of food service establishments in Jefferson City. No food borne disease outbreaks were reported for the year 2012.
2. **Body Art Establishment Inspections-**routine inspections were conducted on body art establishments in Jefferson City. Proper hygienic and sanitation practices have increased from the previous year. No complaints regarding unsanitary practices have been reported this past year to the Division.
3. **Child Care Facility Inspections-**The Environmental Division conducted approximately 100 inspections on child care facilities in Jefferson City. Increased sanitation practices and knowledge from the provider has been observed this past year.
4. **Mosquito Control-**The Environmental Health Division conducted 185 assessments of potential breeding sites for mosquito larvae in 2012. Sites were sampled and treated as necessary. Adult mosquito control was completed on an as needed basis. The City of Jefferson worked with the Cole County Health Department in setting up trapping sites for mosquitoes and then sending the samples to the State Public Health Laboratory for disease testing. No positive samples for West Nile Virus were reported in Jefferson City.
5. **Education:** The Division has worked on training individual food managers and offering food sanitation schools to establishments. More time is being spent educating the food establishments to help them understand rules and regulations and thus reducing the number of violations cited. Increased handouts and knowledge for the food establishments has been an accomplishment this past year.
6. **City of Jefferson Municipal Cemeteries-**this past year the City of Jefferson created a Cemetery Resource Board to help with the maintenance and preservation of the City Municipal Cemeteries. Project goals have been established in 2012 along with public awareness of the cemeteries, and with funding recommended by the Board, a positive increase in the preservation and maintenance of the cemeteries has occurred.
7. **Training and Education:** Staff has stayed current with the training and education this past year and maintained certifications necessary for the job.

City of Jefferson
Department of Planning and Protective Service
Environmental Health Division
Annual Report (January 1, 2012-December 31, 2012)

The Environmental Health Division of the Department of Planning and Protective Services goal is to provide the citizens of Jefferson City with a comprehensive environmental health program that promotes the importance of public health in the environment in which they live. This goal is accomplished by enforcing environmental health regulations set forth by the City Council to protect public health.

The Environmental Health Division is made up of sections which include:

1. **Food Service Establishment Inspections**-includes the food service inspection of restaurants, schools, hospitals, grocery stores, convenience stores, child care homes, child care centers, taverns, and temporary food events.
2. **Body Art Establishment Inspections**-In 2010 the City of Jefferson established ordinances for the inspection of Body Art Establishments. The Division currently inspects these establishments for sanitary practices and the prevention of disease. Areas of inspection include the transfer of blood borne pathogen through needles, biowaste disposal, sterilization, and disinfection of the facility.
3. **Child Care Facility Inspections**-In addition to the food service inspections of child care facilities, the Division also enters into a participation agreement with the Missouri Department of Health and Senior Services to conduct sanitation inspection of child care facilities which includes the prevention of disease and to create a safe environment for children to grow and play in. Areas of inspection include environmental hazards (molds, lead), storage of items such as chemical and medicines, hygienic practices (washing of hands, correct diapering practices), cleanliness of the facility, and food protection.
4. **Mosquito Control**-throughout seasonal months (May to October) the Division conducts a larvicide and adulticide mosquito control program. Samples of standing water are taken throughout Jefferson City to monitor numbers of larvae present and treat if necessary. Also when nuisance mosquitoes persist or a disease such as West Nile Virus is detected, adult spraying of mosquitoes is conducted to reduce these numbers.
5. **Public Education**: Throughout the year public education is a major component of the Environmental Health Division. Trainings and educational materials are given to manager and employees of food service establishments, tattoo establishments, and child care facilities. Handouts are also given to concerned individuals over nuisance pest such as ticks and mosquitoes. Environmental Health presentations are given to schools as well as promoting environmental health during events such as Earth Day.
6. **City of Jefferson Municipal Cemeteries**-The Environmental Health Division along with the Property Maintenance Division works on maintaining City owned Cemeteries throughout the year.
7. **Training and Education**: Environmental Health Staff attend numerous trainings and conferences throughout the year to maintain professional certifications from National Organizations. Some of the certifications include: State of Missouri Department of Agriculture Certified Public Operator, National Environmental Health Association Certified Food Safety Professional,

Inspection Report

Friday, December 21, 2012

Establishment Type

<u>Establishment Category</u>	<u>Routine</u>	<u>Re-Inspections</u>	<u>Field Visit</u>	<u>Other</u>
Food_Service				
Restaurant	235	42	11	85
Caterer	5	1	0	0
School	26	0	0	1
Institution	3	0	0	3
Temporary Food Stand	135	0	0	1
Tavern	13	1	2	3
Senior Citizen	4	0	0	0
USDA Summer Feeding	0	0	0	0
Frozen Desert Estab.	3	0	0	0
Camps	0	0	0	0
Day Care	73	22	1	11
Frozen Dessert Estab.	0	0	0	0
	497	66	14	104
Retail_Food				
Bakery - Retail	3	0	1	1
Bakery - Wholesale	0	0	0	1
Convenience Store	29	0	0	2
Meat Cutting	1	0	0	0
Frozen Dessert Est	0	0	0	0
Grocery Store	54	3	0	9
Catering	1	0	0	0
Manufactures	0	0	0	0
Distributors	0	0	0	0
Warehouses	0	0	0	0
	88	3	1	13
Grand Total:	585	69	15	117

EXISTING STRUCTURES STATISTICS

Existing Housing Statistical Report for 2012

50 Property Maintenance
99 Abandoned Buildings posted
35 Abandoned building notices sent
20 Blue cart violations
27 Brush violations
1 Building condition
35 Illegal dumping
15 Illegal parking
547 Landlord letters sent out
310 Landlord forms received
10 Littering
6 Parking
200 Storage
3 Sewage
300 Tall vegetation
125 Trash
36 Trash service
131 Trash summons issued for non-service
52 Vehicle
11 Visual clear zone
8 Dangerous Bldg.
7 Fire damage
2 Garage sales
1 Graffiti
1 Signs

Total number of inspections 1688

Total number of citations issued, 1486

BUILDING PERMIT STATISTICS

DEMOLITION REPORT 2012

DM12-001	313	E. ASHLEY ST.	RESIDENTIAL
DM12-002	913	HARDING ST.	RESIDENTIAL
DM12-003	215	VISTA RD.	RESIDENTIAL
DM12-004	425/417	MARSHALL ST.	RESIDENTIAL
DM12-005	409	STADIUM BLVD.	RESIDENTIAL
DM12-006	422	OBERMAN PL.	RESIDENTIAL
DM12-007	619	OHIO ST.	RESIDENTIAL
DM12-008	202	BUCHANAN ST.	RESIDENTIAL
DM12-009	1212	COTTAGE LN.	RESIDENTIAL
DM12-010	2003	ST. MARY'S BLVD.	RESIDENTIAL
DM12-011	417	LAFAYETTE ST.	RESIDENTIAL
*****	413	LAFAYETTE ST.	RESIDENTIAL
*****	415	LAFAYETTE ST.	RESIDENTIAL
*****	421	LAFAYETTE ST.	RESIDENTIAL
*****	409	E. MILLER ST.	RESIDENTIAL
*****	711	E. MILLER ST.	RESIDENTIAL
DM12-012	617	LOCUST ST.	RESIDENTIAL
DM12-013	1410	SWIFTS HWY	RESIDENTIAL
DM12-014	518	BOONVILLE RD.	RESIDENTIAL
DM12-015	1223	MONROE ST.	RESIDENTIAL
DM12-016	825	CLARK AVE	RESIDENTIAL
DM12-017	215	PINE ST.	RESIDENTIAL
DM12-018	209	N. LINCOLN ST.	RESIDENTIAL
DM12-019	704	WASHINGTON ST.	RESIDENTIAL

JEFFERSON CITY BUILDING REGULATION DIVISION STATISTICAL REPORT 2012

PERMITS	# Units	# Permits	private valuation	remarks
New Residential				
Single Family detached	59	59	\$10,669,756	
Two-Family attached	6	3	\$428,000	
Multi-Family buildings				
New Non-Residential				
Hotel				
Amusement, social, recreational				
Church		1	\$1,136,000	
Industrial				
Service sta., convenience store				
Hospital / Institutional		2	\$122,462,000	
Offices / Professional		1	\$225,000	
Educational				
Mercantile		3	\$4,060,000	
Restaurant, bar, night club				
Warehouse, storage				
Other non-residential buildings				
Publicly owned buildings		1		sewer /pump sta. \$ 6,000,000
ALTERATIONS / ADDITIONS				
Residential alterations / additions		211	\$4,214,040	
Commercial alteration / additions		125	\$24,733,965	
		Permits	Private valuation	
Construction Totals		406	\$167,928,761	
DEMOLITION ACTIVITY		# Permits		
Residential		19		
Commercial		0		

Totals by Dicipline	permits
Building Permits	406
Electrical Permits	440
Plumbing Permits	486
Sign Permits	54
Demolition Permits	22

Non- Residential Construction

Year	<u>New Construction</u>		<u>Expansions & Remodels</u>	
	# permits	Estimated value	# permits	Estimated vale
1988	27	\$5,755,000	80	\$4,657,700
1989	27	\$17,689,000	88	\$5,337,000
1990	28	\$13,986,500	100	\$4,657,700
1991	26	\$10,506,800	97	\$10,612,940
1992	29	\$25,267,000	133	\$4,657,700
1993	21	\$6,965,000	130	\$9,925,700
1994	29	\$10,934,000	134	\$9,925,700
1995	27	\$20,947,000	111	\$13,617,548
1996	26	\$32,789,435	95	\$10,826,450
1997	21	\$11,655,000	123	\$24,093,800
1998	32	\$19,225,500	123	\$23,864,450
1999	17	\$12,274,000	117	\$6,812,980
2000	24	\$22,312,700	109	\$14,575,993
2001	17	\$16,575,319	126	\$21,617,558
2002	15	\$22,880,000	105	\$14,924,440
2003	18	\$13,723,034	110	\$33,938,241
2004	24	\$27,474,683	104	\$12,999,170
2005	16	\$9,342,000	116	\$18,034,014
2006	19	\$21,184,147	107	\$19,858,512
2007	17	\$17,486,484	130	\$14,718,619
2008	17	\$14,487,264	125	\$21,954,667
2009	14	\$14,510,296	86	\$12,681,415
2010	12	\$5,707,445	78	\$7,354,913
2011	6	\$4,231,550	116	\$16,125,614
2012	7	\$127,883,000	125	\$24,733,965

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2007	17	\$17,486,484	130	\$14,718,619
2008	17	\$14,487,264	125	\$21,954,667
2009	14	\$14,510,296	86	\$12,681,415
2010	12	\$5,707,445	78	\$7,354,913
2011	6	\$4,231,550	116	\$16,125,614
2012	7	\$127,883,000	125	\$24,733,965

Residential Construction

Year	New Single Family		New Multi-Family			Alterations & Additions	
	# Permits	value	# permits	# units	value	# permits	value
1988	149	\$13,803,000		10	\$480,000	113	\$675,100
1989	117	\$11,338,000	N	36	\$1,152,000	135	\$993,530
1990	120	\$11,117,000	O	12	\$572,000	123	\$1,009,500
1991	127	\$12,004,500		33	\$1,188,000	141	\$1,249,300
1992	126	\$13,529,400		16	\$738,000	167	\$1,214,200
1993	163	\$17,818,800	D	27	\$1,150,000	163	\$1,653,400
1994	178	\$18,767,500		11	\$681,000	190	\$2,291,701
1995	126	\$18,887,175	A	10	\$1,054,000	133	\$478,350
1996	136	\$18,174,500	T	110	\$6,017,000	177	\$1,649,917
1997	145	\$19,957,000		127	\$8,072,000	156	\$1,610,046
1998	147	\$18,887,175	A	68	\$4,076,000	169	\$1,602,195
1999	156	\$23,162,369		45	\$3,807,000	166	\$2,282,075
2000	109	\$15,916,000		65	\$4,880,000	155	\$3,686,491
2001	103	\$14,167,000	27	112	\$8,709,056	165	\$3,781,322
2002	123	\$18,913,600	30	113	\$8,699,295	195	\$2,955,798
2003	121	\$20,440,055	15	42	\$3,830,000	214	\$16,843,985
2004	128	\$22,264,781	20	14	\$900,000	215	\$4,352,312
2005	129	\$17,230,332	2	37	\$2,200,000	203	\$2,983,000
2006	89	\$16,988,237	14	133	\$7,164,317	261	\$8,443,133
2007	79	\$13,233,978	0	0	0	212	\$5,526,886
2008	46	\$9,764,747	2	6	\$856,144	198	\$3,369,652
2009	41	\$6,863,648	9	28	\$2,574,126	207	\$3,586,414
2010	49	\$7,627,473	11	43	\$3,832,000	182	\$3,059,960
2011	56	\$14,536,605	7	16	\$1,910,000	166	\$3,914,164
2012	59	\$10,669,756	3	6	\$428,000	212	\$4,214,040

Building Regulations Permit Trend by discipline:

<u>Year</u>	<u>Buildings</u>	<u>Electrical</u>	<u>Plumbing</u>	<u>Signs</u>	<u>Demolition</u>
1997	460	478	670	90	11
1998	491	545	657	99	28
1999	480	542	711	110	16
2000	426	563	837	110	25
2001	437	505	644	80	15
2002	467	407	696	111	17
2003	475	468	829	95	23
2004	473	564	473	81	21
2005	476	619	578	95	12
2006	504	324	393	39	25
2007	488	395	450	99	31
2008	386	361	378	68	22
2009	360	245	339	80	22
2010	332	295	465	79	20
2011	354	458	542	59	18
2012	406	440	486	54	22