

2006

Permits



Inspections

Year End
Report

2006 Building Permits & Inspections Department Year End Report

2006 Building Permits and Inspections Department Activities

This portion of this report summarizes the activities of the Conway, Arkansas Building Permits and Inspections Department in 2006. The report is given in a synopsis form with the following presented in various categories of activities.

STAFF

Chief Building Inspector---Ben Wiedower
Building Inspector---Ronnie White
Building Inspector---Paul Young
Office Manager---Julie LeVick
Code Enforcement Officer---Larry Lute
Code Enforcement Officer---Grant Tomlin
Code Enforcement Officer---Ottie Cowgill
Code Enforcement Assistant---Barbara McElroy

PERMITS

NUMBER OF SINGLE FAMILY HOME PERMITS

The volume of building in Conway decreased approximately 16% from 2005 (based on single family housing permits). This resulted in 407 single family housing permits being issued, compared to the 2005 record of 488 permits.

CONSTRUCTION RELATED PERMITS

A total of 3846 construction related permits were issued in 2006. The breakdown into types of construction permits follows:

799	-Building Permits (down 172 from 2005)
954	-Electrical Permits (down 2 from 2005)
640	- Plumbing Permits (down 127 from 2005)
723	-Mechanical Permits (up 4 from 2005)
46	-Parking Lot Permits (down 1 from 2005)
464	-Gas Permits (down 115 from 2005)
220	-Sign Permits (up 24 from 2005)
3846	Total (down 389 from 2005)

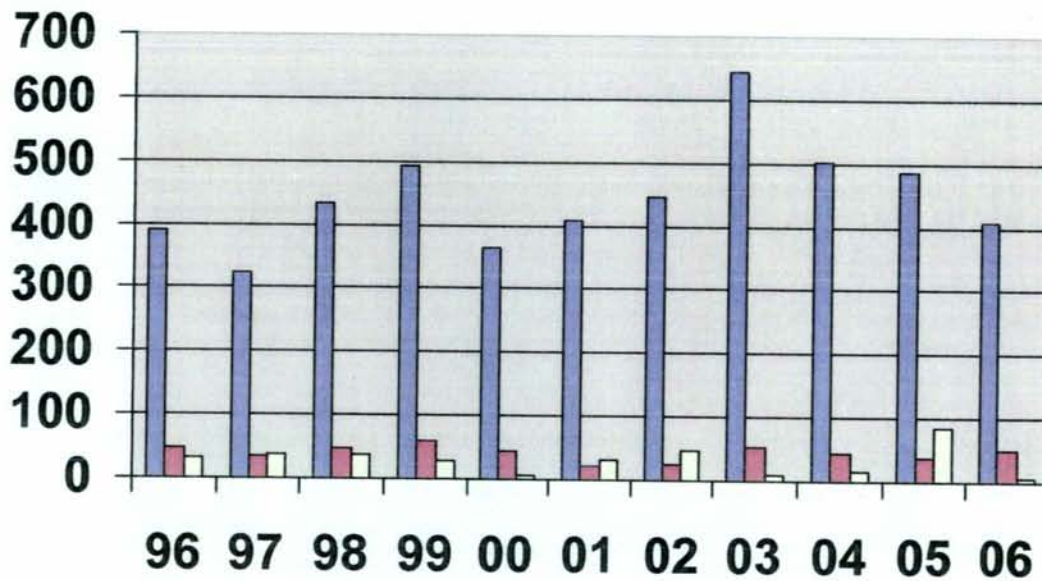
Building Permits

Permits	2001	2002	2003	2004	2005	2006
Single Family	409	445	645	502	488	407
Duplex	11	6	10	7	12	27
Commercial	23	25	53	43	38	51
Institutional	3	6	1	5	5	2
Acc/Residence				92	96	65
Add/Residence	75	67	69	56	62	45
Add/Commercial	22	12	15	14	16	9
Rem/Residence	39	28	37	44	47	55
Rem/Commercial	65	70	82	93	85	67
Rem/Institutional	22	10	3	9	9	4
Multifamily	31	46	9	16	86	5
Acc/Multifamily				1	8	7
Temporary Building	6	7	22	6	6	9
Add/Accessory			2	0	1	3
Acc/Commercial				5	3	5
Add/Duplex				0	1	1
Add/Institutional	8	4	4	3	4	3
Add/Industrial			4	3	1	8
Rem/Industrial	2			3	1	4
Industrial				0	1	4
Rem/Duplex	1	1	1	5	1	5
Accessory----*	91	128	113			
Total Permits Issued	808	855	1070	937	971	799

* Accessory permits were counted together in 2001, 2002 and 2003

The 799 building permits issued in 2006 were valued at \$158,592,893 as estimates given by the builders. This is a decrease of 20% from cost estimates in 2005.

Total Building Permits Issued
10-year comparison
1996-2006



2006 New Single Family Residences



2200 Millford Drive
Keller Johnson



3710 Whiskey Chute
Kerry Baker



4815 Bayhill
Elms-Clowers Construction



4835 Bayhill
Watson Homes

4905 Bayhill Drive
Elms-Clower's Construction



Multi-Family Construction 2006



↑
Gardens at Conway Commons
1755 Village Common Drive →
↓



Construction costs are estimated by
builders on all permits issued.

<u>Year</u>	<u>Construction cost</u>
1995	\$84,121,068
1996	\$102,277,794
1997	\$73,098,027
1998	\$114,357,804
1999	\$150,900,896
2000	\$87,100,535
2001	\$97,722,108
2002	\$104,260,756
2003	\$136,327,284
2004	\$141,306,685
2005	\$198,545,106
2006	\$158,592,893

IMPACT FEES

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Commercial	\$84,193	\$256,517	\$491,109
Residential (Streets)	\$320,262	\$627,873	\$967,773
Residential (Parks)	\$211,727	\$407,944	\$601,796
Total	\$616,182	\$1,292,334	\$2,060,678

There was a 37% increase in volume of impact fees collected since 2005.

No. of Com/permits with I/F	18	33	57
No. of Res. Permits (Streets & Parks)	291	436	421
Total	309	469	478

There was a 3 % decrease in number of residential permits issued with Impact Fees that went to improvements on streets and parks

Commercial permits requiring impact fees increased by 42%.

2006 New Commercial Construction



600 Elsinger
Best Buy
Bell Corley Construction



200 Amity Road
Furniture Row
C. R. Crawford



3020 College
Doctor's Office
Salter Construction



1500 Harkrider
Wellness Center
Nabholz

CODE ENFORCEMENT

NOTIFICATION OF VIOLATIONS ISSUED

	<u>2004</u>	<u>2005</u>	<u>2006</u>
Abandoned or inoperable vehicle openly stored on lot	362	190	384
Trash receptacles left out after pickup date	1,464	626	394
Rubbish, trash and brush accumulated on lot	750	529	996
Grass grown more than 10 inches on lot	455	749	1163
Open storage of refrigerators, furniture, etc.	485	306	1697
Illegal Dumping	119	5	12
Dilapidated houses or structures	35	33	54
Stagnate pools of water accumulated on lot/ Tire Ord.	41	45	143
Violation of trailer ordinance	78	28	91
Shrubbery and plants blocking intersection	8	3	7
Miscellaneous complaints	<u>420</u>	<u>132</u>	<u>695</u>
Total	4,217	2,646	5,636

There were 299 follow up letters sent after citations were issued. The follow up letters are sent if the citation has not been corrected after 7 days.

Two (2) new Code Enforcement Officers were hired in 2006. Grant Tomlin and Ottie Cowgill began work in September immediately after Labor Day. Both have been police officers with the City of Conway.

2006 New Commercial Construction

1545 Hogan
Valley Health Service
Dr. Gary Stewart



705 Museum
Comfort Suites
Salter Construction

1715 East Oak Street
O K Corral
Eric Moix Construction

