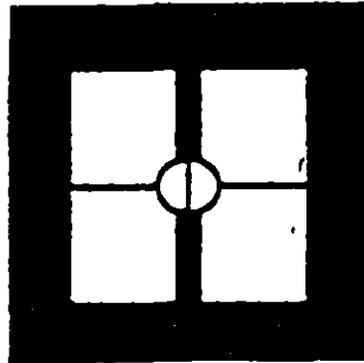


CITY OF HILLSBORO



BUILDING DEPARTMENT
ANNUAL REPORT
1991-92



GERALD McKEE, C.B.O.
BUILDING OFFICIAL

CITY OF HILLSBORO



October 1, 1992

Honorable Mayor, City Council and City Manager:

As your Building Department Manager, I wish to present this year's 1991-92 annual fiscal year's report for your review. In the eighteen months I have been appointed as your Building Official, I have witnessed many positive and dramatic changes in building department activities.

Many new and innovative departmental policies have been put in place for the upcoming year in order to provide a more effective approach in addressing day-to-day operations. The department has become a full-service program inclusive of providing electrical services to the local contracting community. Further, we have restructured the department in order to allow better cross-training capabilities of existing FTE staff and better use of the department's time in both the office and field settings.

Commercial and industrial developments within the last six months have established consistent growth patterns. Residential housing activity has shown a steady increase. Due to the number of residential lots in approved subdivisions, over 1000, I anticipate a continuation of this trend.

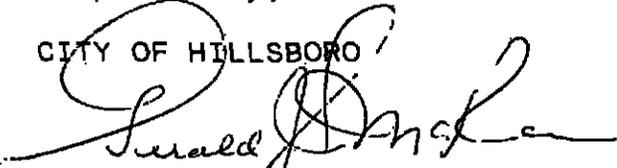
I am pleased, in light of its recent passage, that Ballot Measure 5 has had little noticeable effect on overall building statistics within the City of Hillsboro during the course of 1991-92. The building activity data, as presented in this report, actually reflect numerous positive fiscal impacts. There has been a 46% increase in building valuation activity. Further, there was a sharp increase of 68% of actual building department revenues in comparison to the 1990-91 fiscal year. The City's revenue portion of sewer connection fees, under U.S.A. contract, experienced a 97% increase.

Looking into the future, I generally predict a strong and consistent construction year into 1993 on the local level. The presidential race this year could leave other elements open to question. The State will be addressing a new legislative session in 1993 which has been guaranteed to impact local government regulation, particularly the Portland Metropolitan area.

I hope the information provided within this report will be useful to each of you having the opportunity to review it. I welcome anyone to share with me his or her comments regarding this report. I am looking forward to providing continued and improved services to meet the needs of the citizens of Hillsboro.

Respectfully,

CITY OF HILLSBORO



Gerald "Jerry" McKee, C.B.O.
Building Official

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
1. Single-Family Residence:	1987-88	214	14,768,495
	1988-89	315	22,392,052
	1989-90	345	29,406,876
	1990-91	302	27,329,186
	1991-92	300	29,764,225
2. Duplex:	1987-88	0	0
	1988-89	22	1,967,472
	1989-90	34	3,398,476
	1990-91	2	209,056
	1991-92	5	616,206
3. Multi-Family:	1987-88	4	1,612,028
	1988-89	4	22,392,052
	1989-90	3	6,239,480
	1990-91	1	575,000
	1991-92	1	7,900,000
4. Residential Remodel & Repair:	1987-88	40	428,480
	1988-89	46	689,580
	1989-90	42	605,603
	1990-91	49	851,435
	1991-92	83	1,253,697
5. Commercial:	1987-88	39	13,382,275
	1988-89	57	7,444,792
	1989-90	74	13,117,014
	1990-91	66	5,448,396
	1991-92	23	14,551,126
6. Commercial Remodel & Repair:	1987-88	46	921,446
	1988-89	58	1,023,491
	1989-90	47	2,631,065
	1990-91	48	1,944,099
	1991-92	101	3,733,626
7. Industrial:	1987-88	8	22,744,000
	1988-89	7	4,525,172
	1989-90	21	3,827,120
	1990-91	24	3,544,060
	1991-92	7	10,626,000

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE	
8.	Industrial	1987-88	20	6,029,350
	Remodel & Repair:	1988-89	19	1,861,250
		1989-90	19	837,829
		1990-91	24	4,674,600
		1991-92	0	0
9.	Solar	1987-88	0	0
	Installation:	1988-89	0	0
		1989-90	0	0
		1990-91	0	0
		1991-92	0	0
10.	Sidewalks:	1987-88	23	41,775
		1988-89	14	28,173
		1989-90	15	9,150
		1990-91	24	22,778
		1991-92	11	10,085
11.	Fences:	1987-88	15	18,953
		1988-89	44	77,909
		1989-90	54	328,410
		1990-91	47	127,038
		1991-92	67	108,528
12.	Signs:	1987-88	48	116,872
		1988-89	107	345,748
		1989-90	100	323,932
		1990-91	103	422,785
		1991-92	65	181,782
13.	Public Buildings:	1987-88	15	6,599,373
		1988-89	11	2,346,920
		1989-90	14	4,551,551
		1990-91	11	3,464,692
		1991-92	5	2,583,547
14.	Mobile Homes:	1987-88	2	0
		1988-89	2	0
		1989-90	4	0
		1990-91	8	0
		1991-92	3	0

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
15. Roofing:	1987-88	8	461,875
	1988-89	4	158,960
	1989-90	9	695,805
	1990-91	13	1,183,655
	1991-92	17	451,675
16. Foundation:	1987-88	10	1,142,175
	1988-89	17	616,500
	1989-90	9	255,624
	1990-91	7	115,043
	1991-92	11	573,300
17. Pools:	1987-88	0	0
	1988-89	2	46,800
	1989-90	3	65,500
	1990-91	1	13,000
	1991-92	2	38,500
18. Storage Buildings:	1987-88	13	44,937
	1988-89	18	84,862
	1989-90	20	135,527
	1990-91	16	254,898
	1991-92	20	179,480
19. Single-Family Garage:	1987-88	19	108,060
	1988-89	12	56,559
	1989-90	19	151,715
	1990-91	25	182,597
	1991-92	24	172,400
20. School Remodel:	1987-88	4	360,000
	1988-89	0	0
	1989-90	18	545,154
	1990-91	7	71,252
	1991-92	4	466,340
21. Church Remodel:	1987-88	2	18,500
	1988-89	5	40,300
	1989-90	6	611,000
	1990-91	3	93,895
	1991-92	3	212,800

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
22. Church New:	1987-88	0	0
	1988-89	0	0
	1989-90	1	150,000
	1990-91	0	0
	1991-92	1	175,000
23. Demolished Buildings:	1987-88	34	0
	1988-89	21	0
	1989-90	38	0
	1990-91	11	0
	1991-92	34	0
24. Moved Buildings:	1987-88	6	0
	1988-89	9	0
	1989-90	5	0
	1990-91	1	0
	1991-92	3	0
=====			
=====			
TOTALS:	1987-88	570	68,798,594
	1988-89	794	66,790,384
	1989-90	900	67,886,831
	1990-91	793	50,527,465
	1991-92	790	73,598,317

FEES COLLECTED

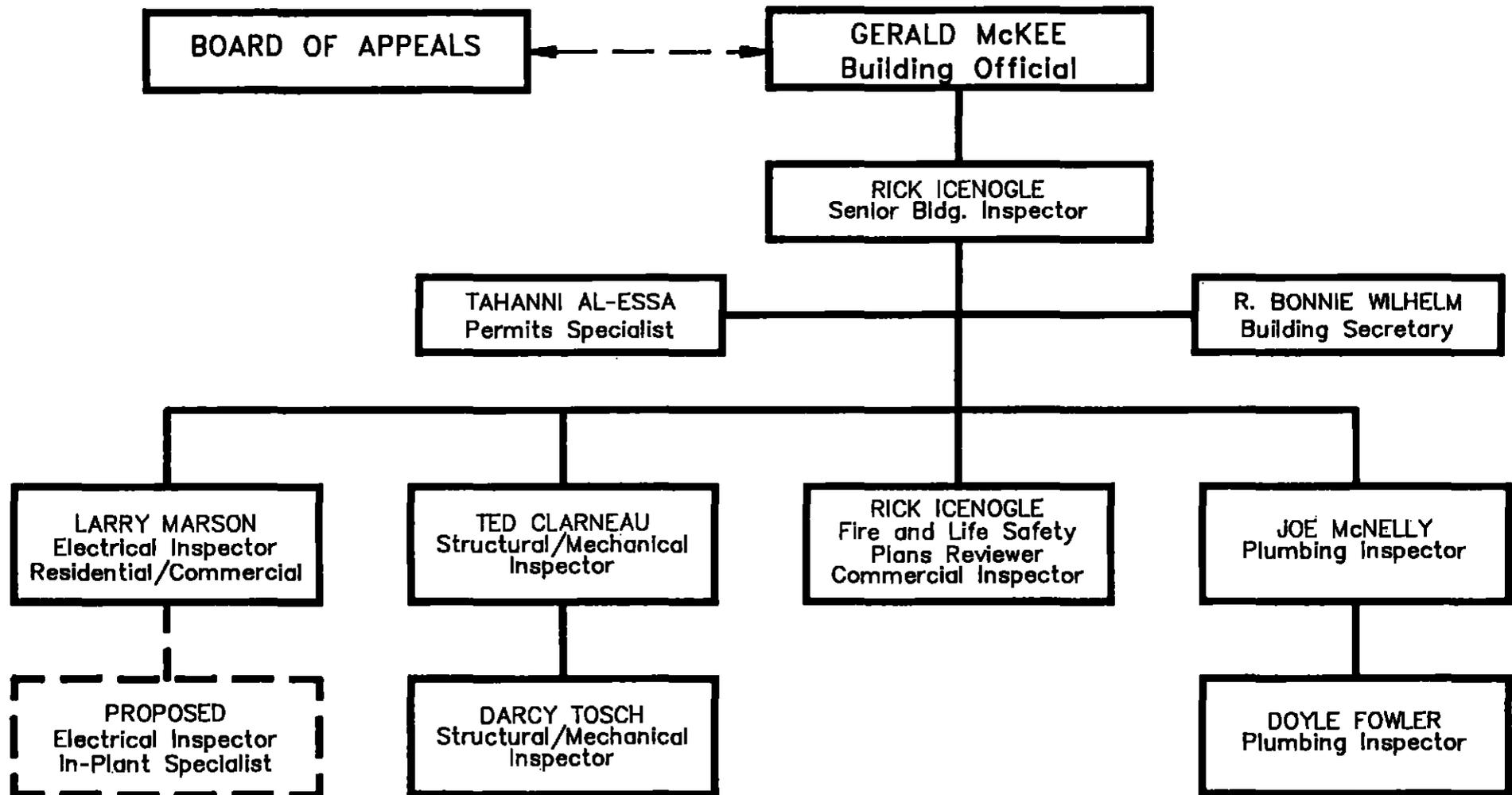
TYPE OF PERMIT OR FEE:	FISCAL YEAR:	FEES COLLECTED:
Building Permits	1987-88	\$226,463.30
	1988-89	243,151.00
	1989-90	263,945.75
	1990-91	205,283.53
	1991-92	275,667.02
Plan Check Fees*	1987-88	181,211.06
	1988-89	170,291.13
	1989-90	168,668.69
	1990-91	138,694.70
	1991-92	220,203.32
Mechanical Permits	1987-88	12,169.50
	1988-89	19,669.50
	1989-90	21,420.50
	1990-91	16,714.00
	1991-92	17,996.42
Plumbing Permits	1987-88	72,460.50
	1988-89	162,328.50
	1989-90	135,825.00
	1990-91	91,756.00
	1991-92	140,401.90
Electrical Permits	1987-88	0.00
	1988-89	0.00
	1989-90	0.00
	1990-91	0.00
	1991-92	105,200.65
Mobile Home Permits	1987-88	150.00
	1988-89	165.00
	1989-90	472.75
	1990-91	861.00
	1991-92	324.50

Solar Permits	1987-88	0.00
	1988-89	0.00
	1989-90	0.00
	1990-91	0.00
	1991-92	0.00
Sidewalk Permits	1987-88	190.00
	1988-89	150.00
	1989-90	150.00
	1990-91	250.00
	1991-92	120.00
Fences	1987-88	225.00
	1988-89	660.00
	1989-90	780.00
	1990-91	705.00
	1991-92	990.00
Signs	1987-88	1,960.00
	1988-89	4,180.00
	1989-90	3,760.00
	1990-91	3,864.00
	1991-92	2,464.00
State Surcharge	1987-88	15,625.54
	1988-89	21,262.10
	1989-90	21,160.20
	1990-91	15,871.29
	1991-92	24,547.51
Sewer Connection Fees	1987-88	922,857.68
	1988-89	1,107,089.48
	1989-90	1,432,031.08
	1990-91	769,442.40
	1991-92	1,517,333.92
Water Connection Fees	1987-88	285,545.00
	1988-89	350,065.00
	1989-90	611,405.00
	1990-91	362,997.09
	1991-92	450,040.00
TIF/Street Systems	1987-88	365,315.00
	1988-89	626,080.00
	1989-90	413,645.00
	1990-91	549,780.72
	1991-92	716,665.86

Parks Systems	1987-88	65,150.00
	1988-89	258,400.00
	1989-90	200,700.00
	1990-91	105,600.00
	1991-92	115,500.00
Erosion Control Fees	1987-88	0.00
	1988-89	0.00
	1989-90	0.00
	1990-91	15,215.00
	1991-92	21,716.20
Erosion Ctrl. Plan Check	1987-88	0.00
	1988-89	0.00
	1989-90	0.00
	1990-91	9,835.15
	1991-92	14,149.70
SWM Systems Charge	1987-88	0.00
	1988-89	0.00
	1989-90	0.00
	1990-91	180,865.00
	1991-92	73,144.83

* Includes Fire & Life Safety, Building, Plumbing and Electrical Plan Check Fees.

BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE AS OF JULY 1, 1992 FISCAL YEAR 1992-1993



NOTES:

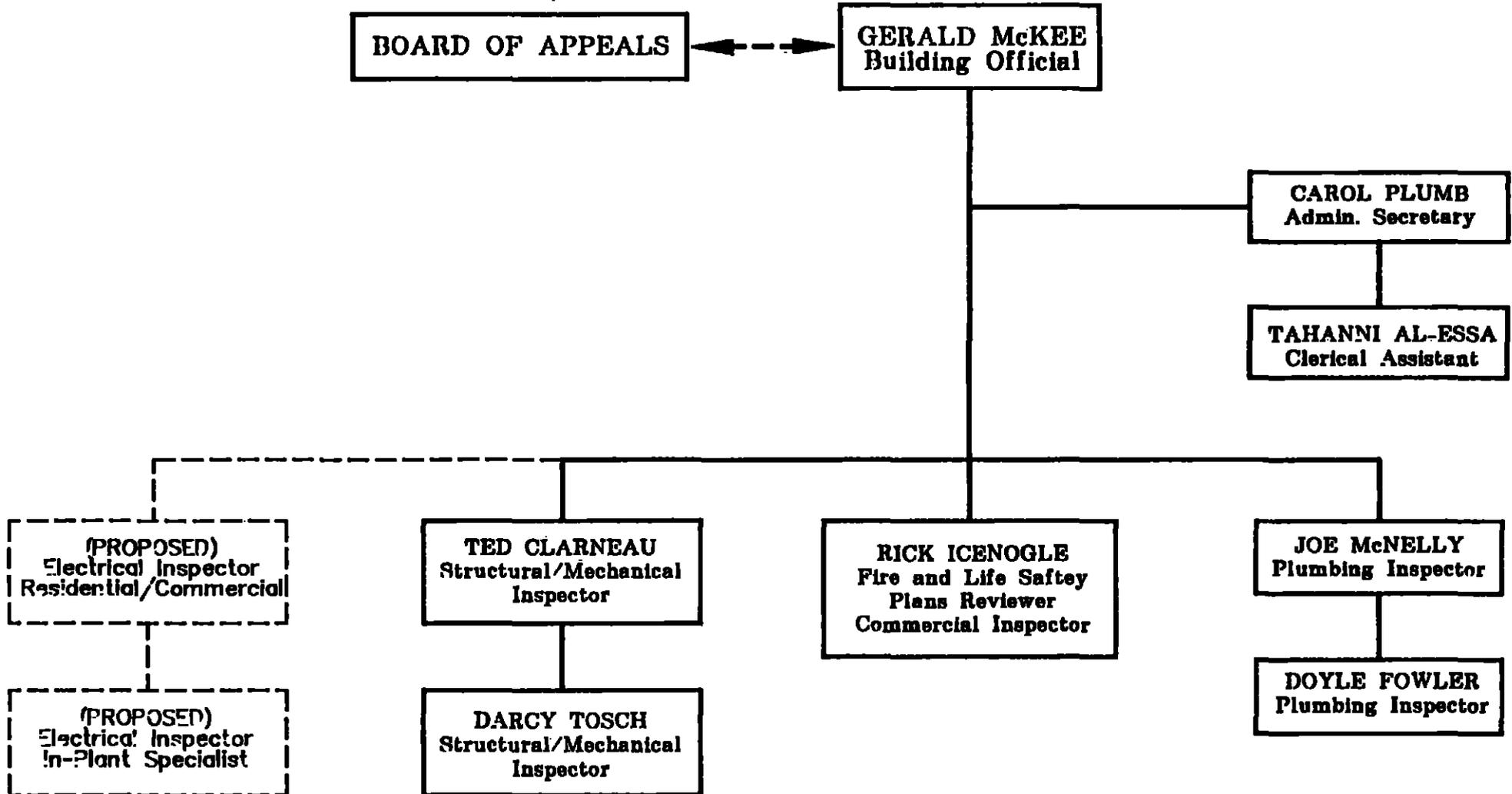
1. -- SOLID LINES DENOTE CURRENT STAFFING ALLOCATIONS.
2. -- DASHED LINES DENOTE POSSIBLE FUTURE STAFF CONSIDERATIONS UNDER PROPOSAL FOR COMPLETE BUILDING DEPARTMENT OPERATIONS.

STAFF LEVEL COMPARISONS

1987-1988	-	5
1988-1989	-	6
1989-1990	-	6
1990-1991	-	8
1991-1992	-	8
1992-1993	-	9

BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE

AS OF APRIL 1, 1991
FISCAL YEAR 1990-1991



NOTES

SOLID LINES DENOTE CURRENT STAFFING ALLOCATIONS

DASHED LINES DENOTE FUTURE STAFF CONSIDERATIONS

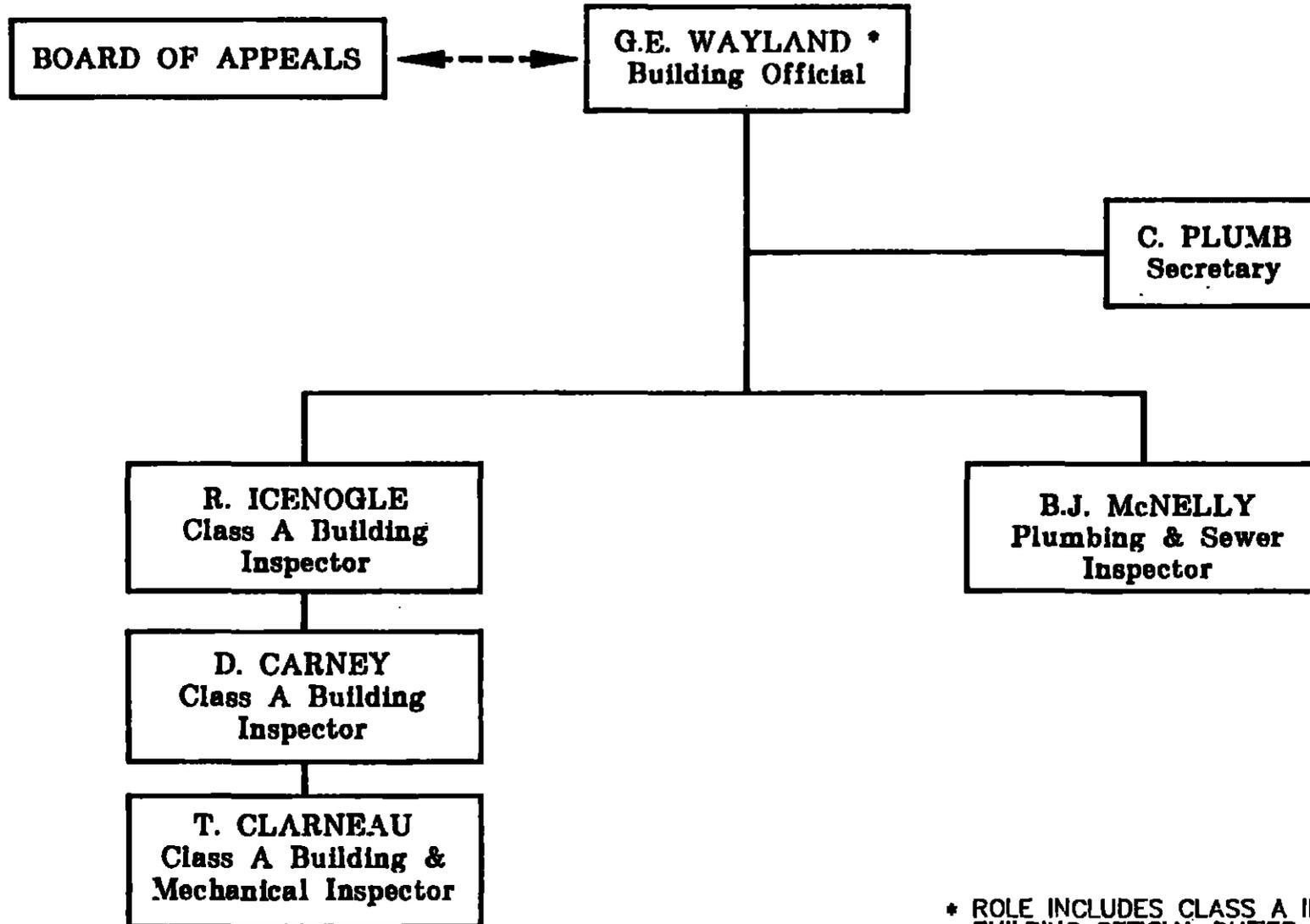
UNDER PROPOSAL FOR FOR COMPLETE BUILDING DEPARTMENT OPERATIONS.

STAFF LEVEL COMPARISONS

1987-1988 - 5
 1988-1989 - 6
 1989-1990 - 6
 1990-1991 - 8
 1991-1992 - 8
 1992-1993 - 10 (PROPOSED)

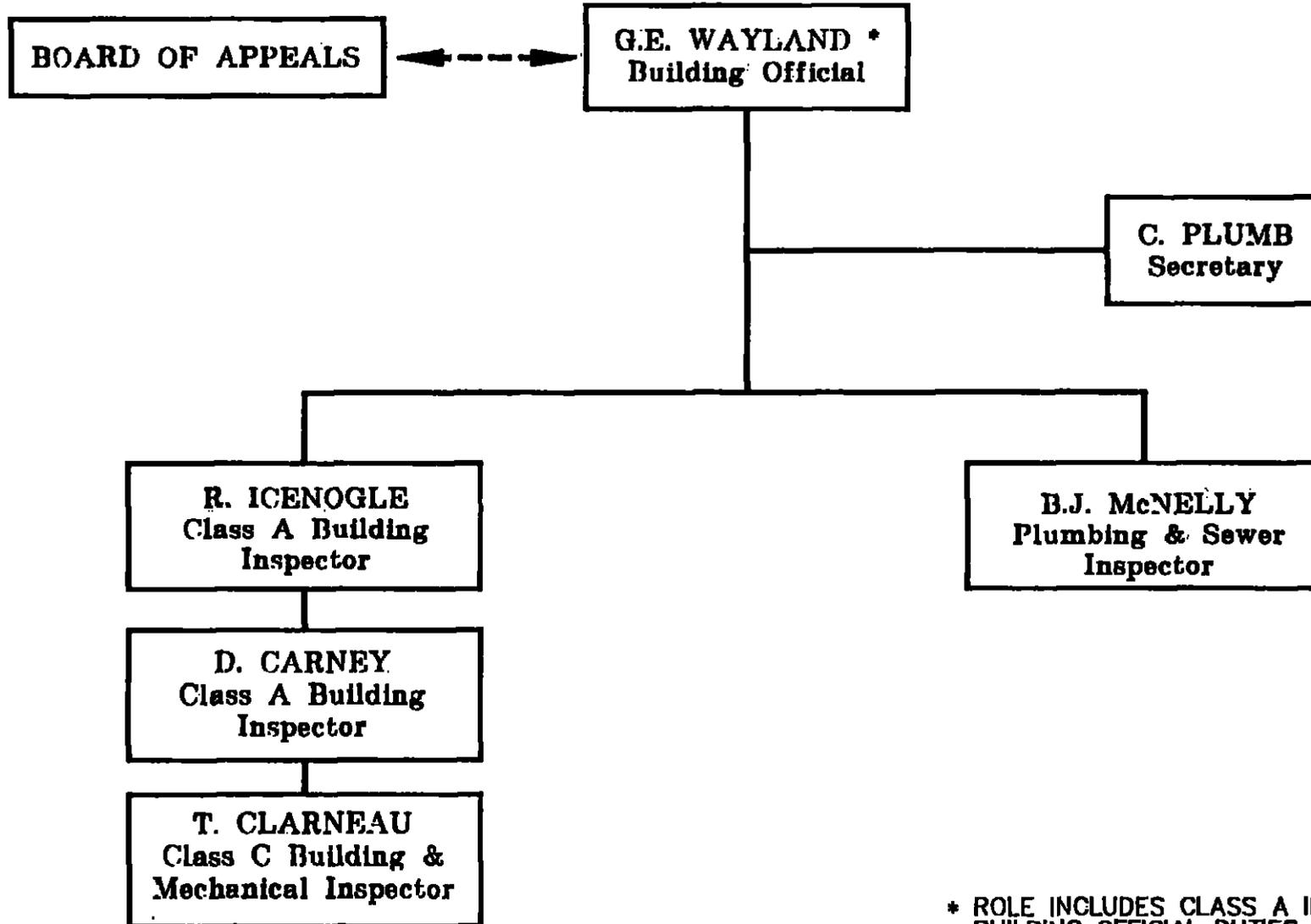
BUILDING DEPARTMENT ORGANIZATIONAL CHART

AS OF JUNE 30, 1990



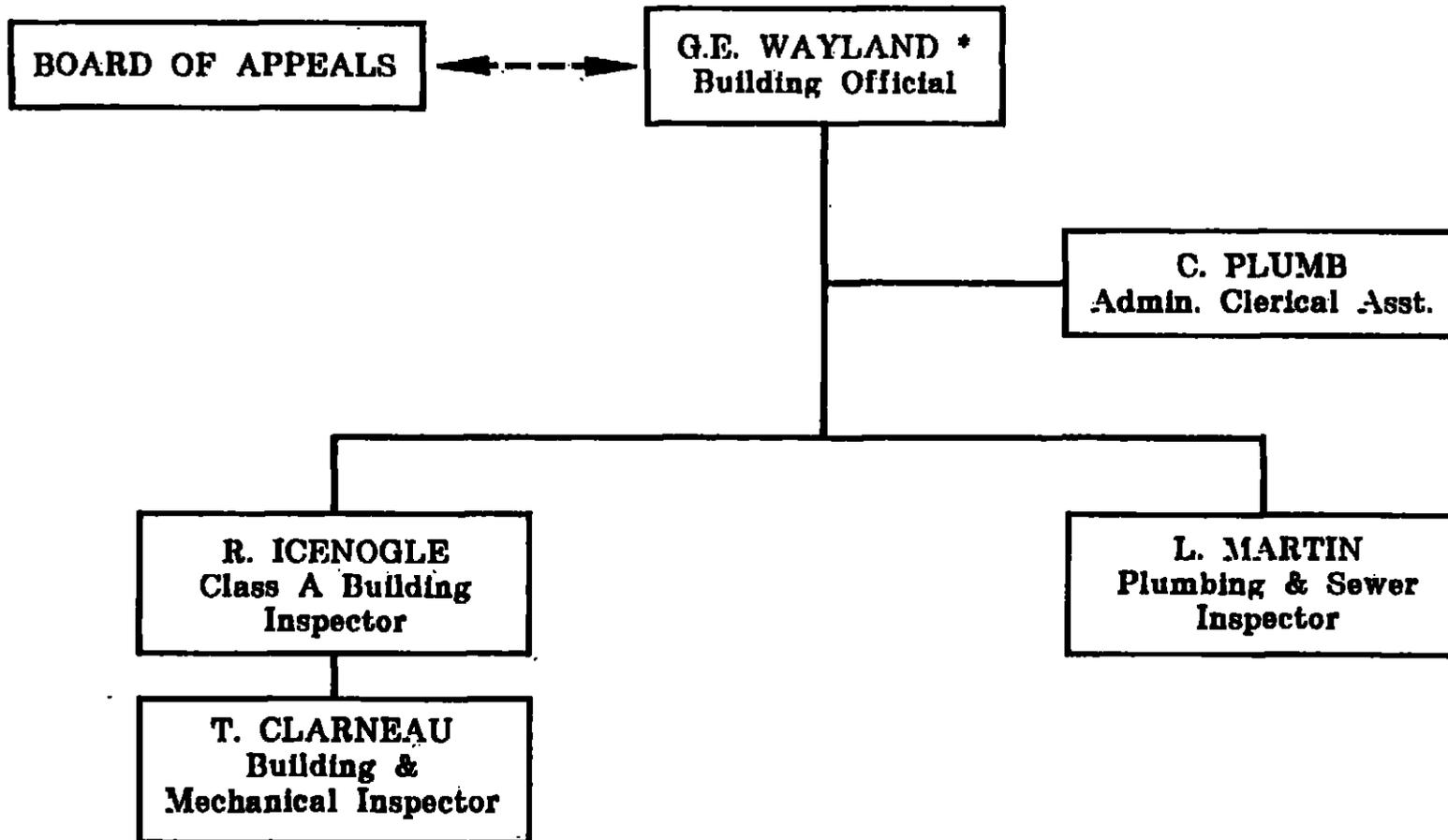
* ROLE INCLUDES CLASS A INSPECTION & BUILDING OFFICIAL DUTIES

BUILDING DEPARTMENT ORGANIZATIONAL CHART AS OF JUNE 30, 1989



* ROLE INCLUDES CLASS A INSPECTION &
BUILDING OFFICIAL DUTIES

BUILDING DEPARTMENT ORGANIZATIONAL CHART AS OF JUNE 30, 1988



* ROLE INCLUDES CLASS A INSPECTION &
BUILDING OFFICIAL DUTIES