

**HILLSBORO 1990 - 91
BUILDING DEPARTMENT
ANNUAL REPORT**

**GERALD MCKEE, C.B.O.
BUILDING OFFICIAL**



CITY OF HILLSBORO



October 1, 1991

Honorable Mayor, City Council, and City Managers:

The City's Building Department is pleased to present this year's 1990-91 annual fiscal report for review. I was appointed to the City of Hillsboro's Building Official position on April 1, 1991 during the City's final quarter into this fiscal term. Prior to this period, I was the Building Official on behalf of the City of Roseburg, located in Southern Oregon.

This has been a very busy year in regards to overall building inspection and plan review services. In light of 1991 being a legislative review period, laws that have passed out of this session have affected building departments statewide to a greater extent than any previous session. Considerations were introduced dealing with seismic safety policies, new residential energy code standards and mandated continuing education requirements for building official's and inspection staff to name just a few. Further, outside State and Federal agencies have carried forth an impact on local government building departments addressing such issues as architectural barrier concerns established through the Americans With Disabilities Act and residential/industrial air pollution standards that will inevitably set the pace for other states to follow.

In addition to the before-mentioned items, the condition of the national economy, introduction of Ballot Measure 5, and tightly restricted revenues normally available for new construction projects have all played a major part in total reduction of building permit revenues reflected in this years report.

Oregon is regionally divided whereas building departments are concerned. Fortunately, the greater Portland metropolitan area has felt the least of these impacts, compared to the central, southern and coastal regions. The City of Hillsboro has held relatively stable on the residential housing market showing less than a 7% decrease based on building valuation for this year. Commercial and industrial developments have, in contrast, increased or remained level during this fiscal period.

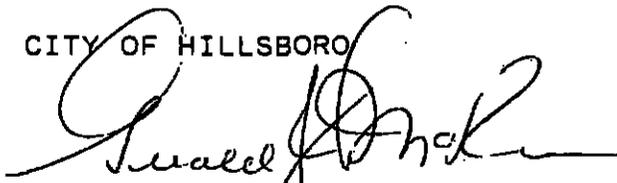
With the recent influence on the City's commercial/industrial growth, new housing starts historically lie not far behind. I have made it my personal goal since accepting the building official's position to pursue innovative ideas in assessing new programs that would not only benefit the City and its building department, but to expand on contractor/developer community services which the City of Hillsboro is respectfully noted for. Numerous measures have already been accomplished to streamline internal procedures in order to effectively allow the department to operate more efficiently.

Looking into the future, I foresee an optimistic outlook for the 1991-92 fiscal period. Measures are already in place to possibly expand departmental services into the "one-stop-shop" concept for the contracting community. Construction loan interest rates are holding in a manner to induce a strong and stable buyers market producing more housing starts well into the new year.

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

A handwritten signature in cursive script, appearing to read "Gerald McKee". The signature is written in dark ink and is positioned over the typed name and title below.

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

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
1. Single Family Residence:	1986-87	206	\$13,267,530
	1987-88	214	14,768,495
	1988-89	315	22,392,052
	1989-90	345	29,406,876
	1990-91	302	27,329,186
2. Duplex:	1986-87	5	378,400
	1987-88	0	0
	1988-89	22	1,967,472
	1989-90	34	3,398,476
	1990-91	2	209,056
3. Multi-Family:	1986-87	3	310,000
	1987-88	4	1,612,028
	1988-89	4	22,392,052
	1989-90	3	6,239,420
	1990-91	1	575,000
4. Residential Remodel & Repair:	1986-87	58	739,935
	1987-88	40	428,480
	1988-89	46	689,580
	1989-90	42	605,603
	1990-91	49	851,435
5. Commercial:	1986-87	43	5,187,243
	1987-88	39	13,382,275
	1988-89	57	7,444,792
	1989-90	74	13,117,014
	1990-91	66	5,448,396
6. Commercial Remodel & Repair:	1986-87	28	1,173,354
	1987-88	46	921,446
	1988-89	58	1,023,491
	1989-90	47	2,631,065
	1990-91	48	1,944,099
7. Industrial:	1986-87	12	1,227,730
	1987-88	8	22,744,000
	1988-89	7	4,525,172
	1989-90	21	3,827,120
	1990-91	24	3,544,060

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
8. Industrial Remodel & Repair:	1986-87	16	8,059,673
	1987-88	20	6,029,350
	1988-89	19	1,861,250
	1989-90	19	837,829
	1990-91	24	4,674,600
9. Solar Installation:	1986-87	0	0
	1987-88	0	0
	1988-89	0	0
	1989-90	0	0
	1990-91	0	0
10. Sidewalks:	1986-87	25	25,498
	1987-88	23	41,775
	1988-89	14	28,173
	1989-90	15	9,150
	1990-91	24	22,778
11. Fences:	1986-87	22	18,604
	1987-88	15	18,953
	1988-89	44	77,909
	1989-90	54	328,410
	1990-91	47	127,038
12. Signs:	1986-87	50	97,960
	1987-88	48	116,872
	1988-89	107	345,748
	1989-90	100	323,932
	1990-91	103	422,785
13. Public Buildings:	1986-87	8	145,530
	1987-88	15	6,599,373
	1988-89	11	2,346,920
	1989-90	14	4,551,551
	1990-91	11	3,464,692
14. Mobile Homes:	1986-87	3	0
	1987-88	2	0
	1988-89	2	0
	1989-90	4	0
	1990-91	8	0

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
15. Roofing:	1986-87	5	37,630
	1987-88	8	461,875
	1988-89	4	158,960
	1989-90	9	695,805
	1990-91	13	1,183,653
16. Foundation:	1986-87	4	180,000
	1987-88	10	1,142,175
	1988-89	17	616,500
	1989-90	9	255,624
	1990-91	7	115,043
17. Pools:	1986-87	3	90,000
	1987-88	0	0
	1988-89	2	46,800
	1989-90	3	65,500
	1990-91	1	13,000
18. Storage Buildings:	1986-87	10	47,808
	1987-88	13	44,937
	1988-89	18	84,862
	1989-90	20	135,527
	1990-91	16	254,898
19. Single Family Garage:	1986-87	13	63,648
	1987-88	19	108,060
	1988-89	12	56,559
	1989-90	19	151,715
	1990-91	25	182,597
20. School Remodel:	1986-87	6	330,500
	1987-88	4	360,000
	1988-89	0	0
	1989-90	18	545,154
	1990-91	7	71,252
21. Church Remodel:	1986-87	1	44,000
	1987-88	2	18,500
	1988-89	5	40,300
	1989-90	6	611,000
	1990-91	3	93,895

BUILDING PERMITS & CONSTRUCTION VALUES

		NO. OF PERMITS	VALUE
22. Church New:	1986-87	1	149,000
	1987-88	0	0
	1988-89	0	0
	1989-90	1	150,000
	1990-91	0	0
23. Demolished Buildings:	1986-87	22	0
	1987-88	34	0
	1988-89	21	0
	1989-90	38	0
	1990-91	11	0
24. Moved Buildings:	1986-87	5	0
	1987-88	6	0
	1988-89	9	0
	1989-90	5	0
	1990-91	1	0

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TOTALS:	1986-87	549	31,574,093
	1987-88	570	68,798,594
	1988-89	794	66,790,384
	1989-90	900	67,886,831
	1990-91	793	50,527,465

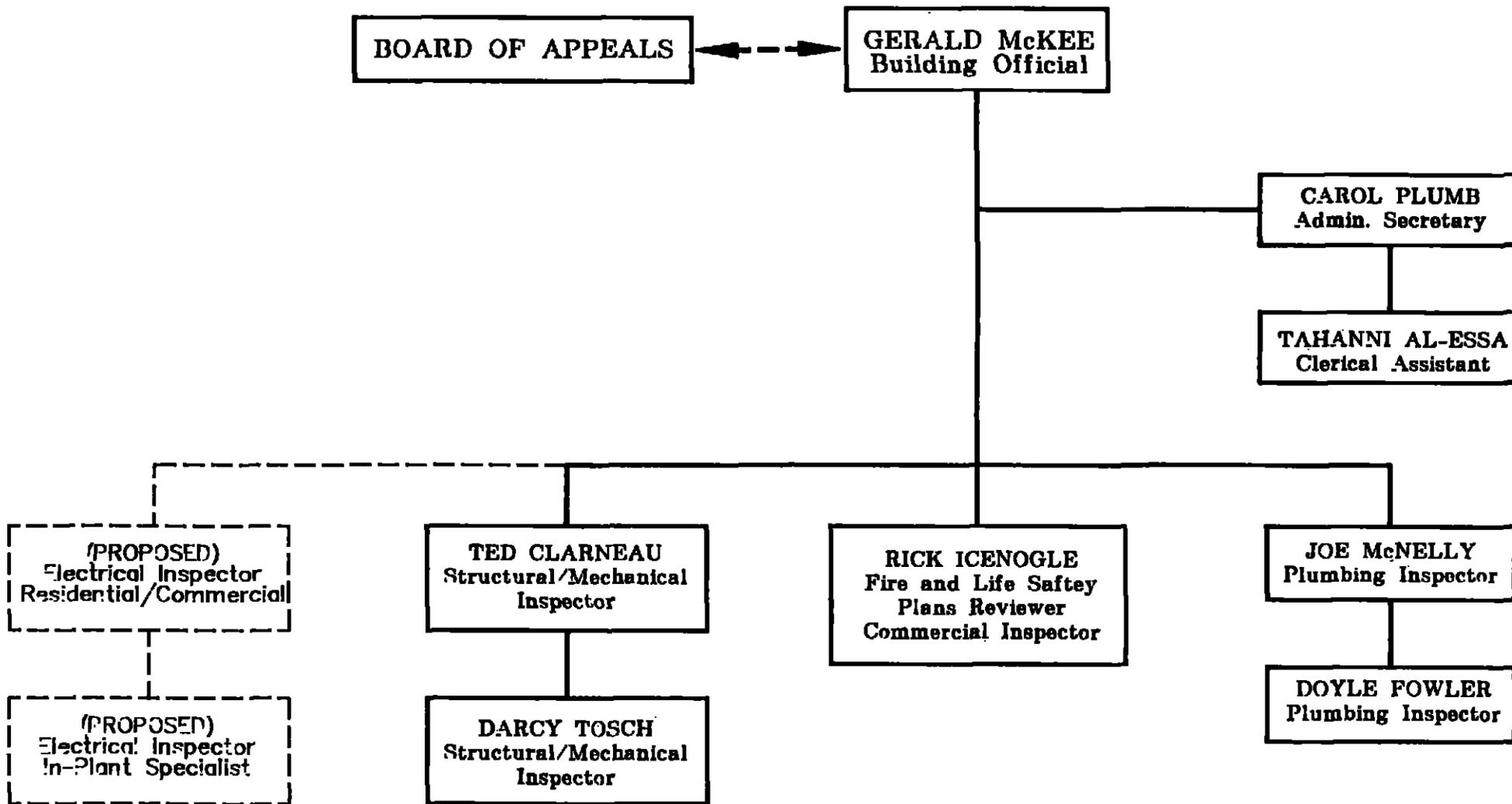
FEE\$ COLLECTED

TYPE OF PERMIT OR FEE:	FISCAL YEAR:	FEE\$ COLLECTED:
Building Permits	1986-87	\$130,687.00
	1987-88	226,463.30
	1988-89	243,151.00
	1989-90	263,945.75
	1990-91	205,283.53
Plan Check Fees*	1986-87	88,454.50
	1987-88	181,211.06
	1988-89	170,291.13
	1989-90	168,668.69
	1990-91	138,694.70
Plumbing Permits	1986-87	51,003.00
	1987-88	72,460.50
	1988-89	162,328.50
	1989-90	135,825.00
	1990-91	91,756.00
Mechanical Permits	1986-87	12,423.00
	1987-88	12,169.50
	1988-89	19,669.50
	1989-90	21,420.50
	1990-91	16,714.00
Mobile Home Permits	1986-87	175.00
	1987-88	150.00
	1988-89	165.00
	1989-90	472.75
	1990-91	861.00
Sidewalk Permits	1986-87	440.00
	1987-88	190.00
	1988-89	150.00
	1989-90	150.00
	1990-91	250.00
Sewer Connection Fees	1986-87	489,506.06
	1987-88	922,857.68
	1988-89	1,107,089.48
	1989-90	1,432,031.08
	1990-91	769,442.40
Water Connection Fees	1986-87	238,485.00
	1987-88	285,545.00
	1988-89	350,065.00
	1989-90	611,405.00
	1990-91	362,997.09
Solar Permits	1986-87	-0-
	1987-88	-0-
	1988-89	-0-
	1989-90	-0-
	1990-91	-0-

*Includes Fire and Life Safety Plan Check fees.

BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE

AS OF APRIL 1, 1991
FISCAL YEAR 1990-1991



NOTES

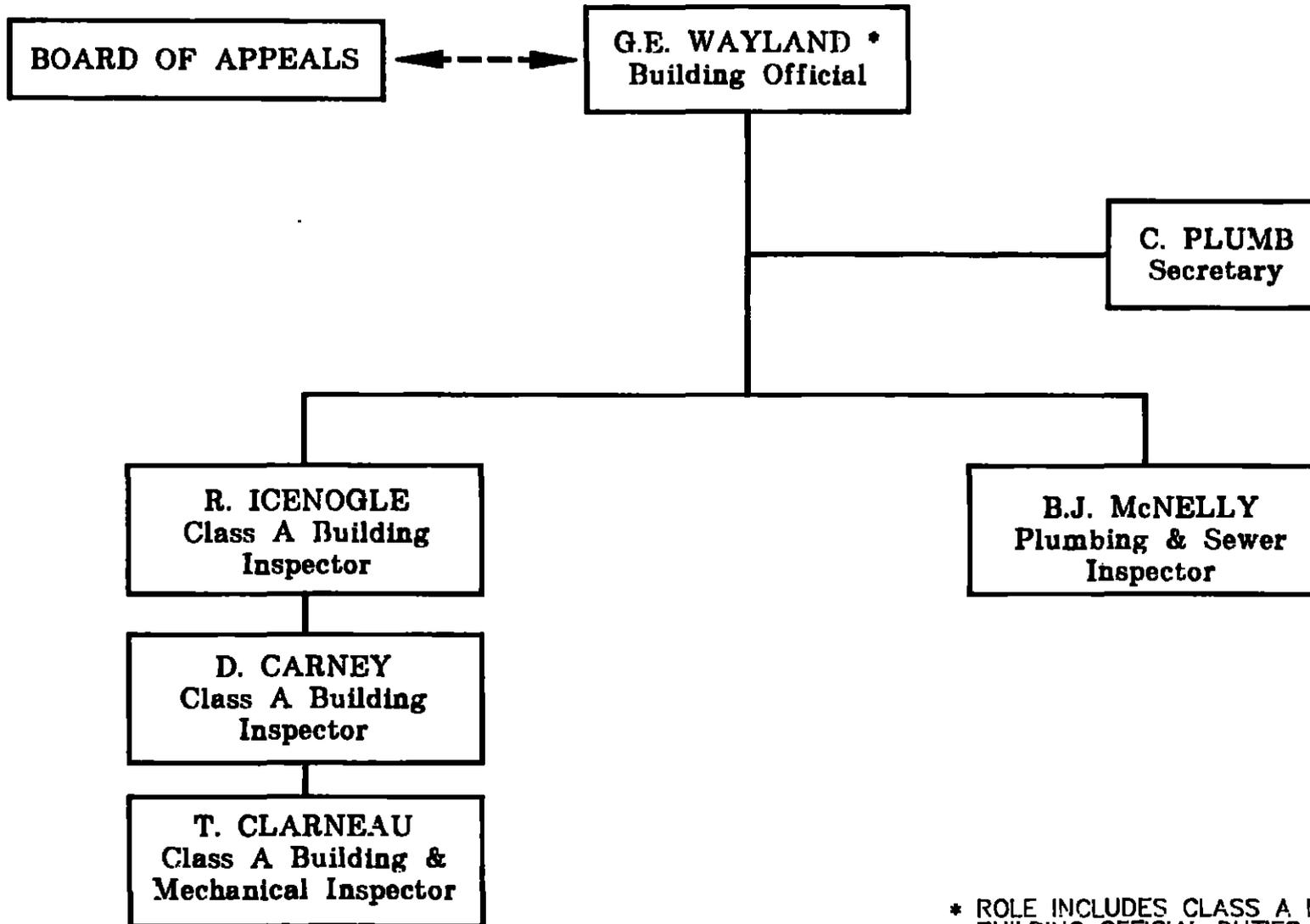
SOLID LINES DENOTE CURRENT STAFFING ALLOCATIONS

DASHED LINES DENOTE FUTURE STAFF CONSIDERATIONS
UNDER PROPOSAL FOR FOR COMPLETE BUILDING DEPARTMENT OPERATIONS.

STAFF LEVEL COMPARISONS

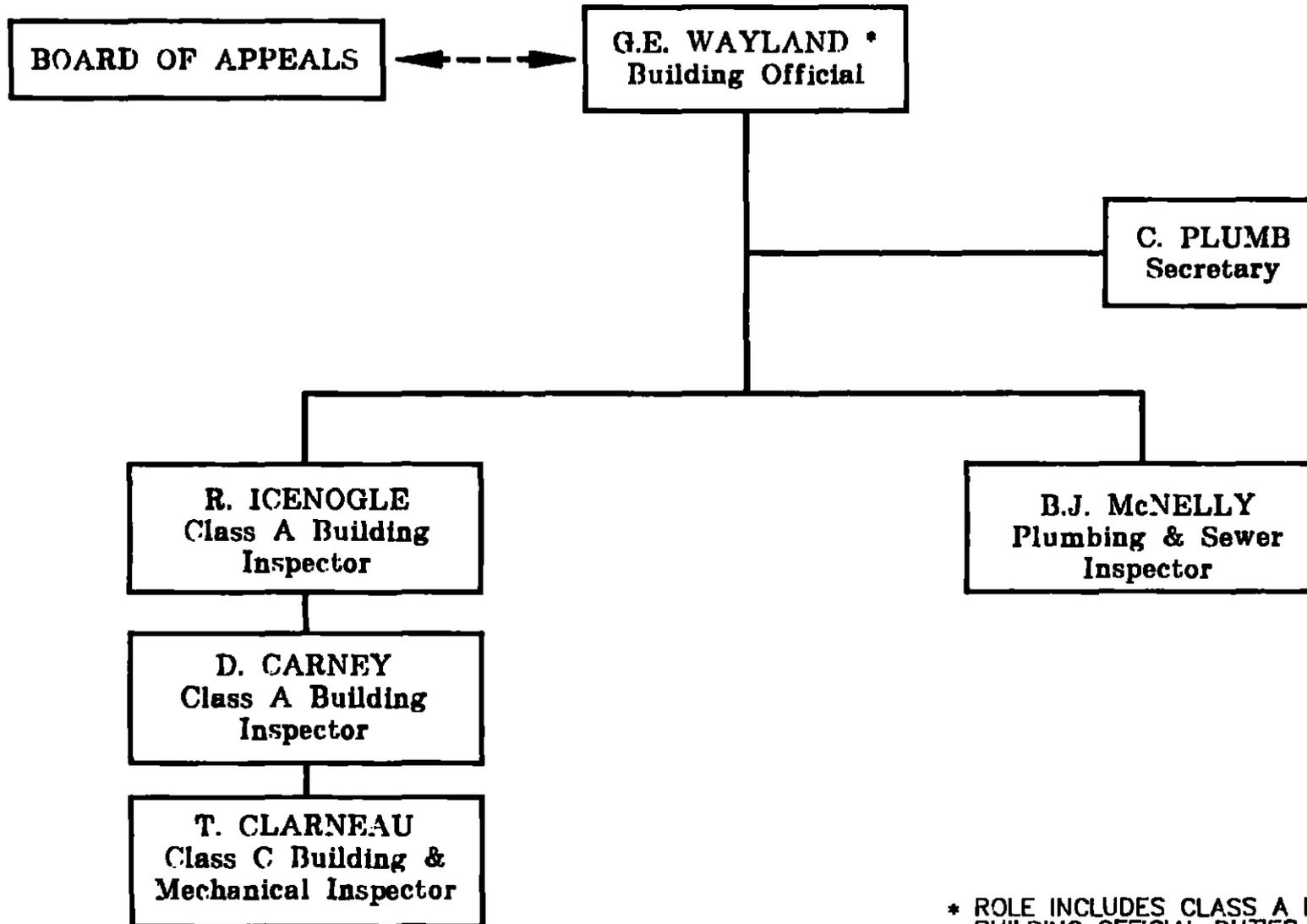
1987-1988	-	5
1988-1989	-	6
1989-1990	-	6
1990-1991	-	8
1991-1992	-	8
1992-1993	-	10 (PROPOSED)

**BUILDING DEPARTMENT ORGANIZATIONAL CHART
AS OF JUNE 30, 1990**



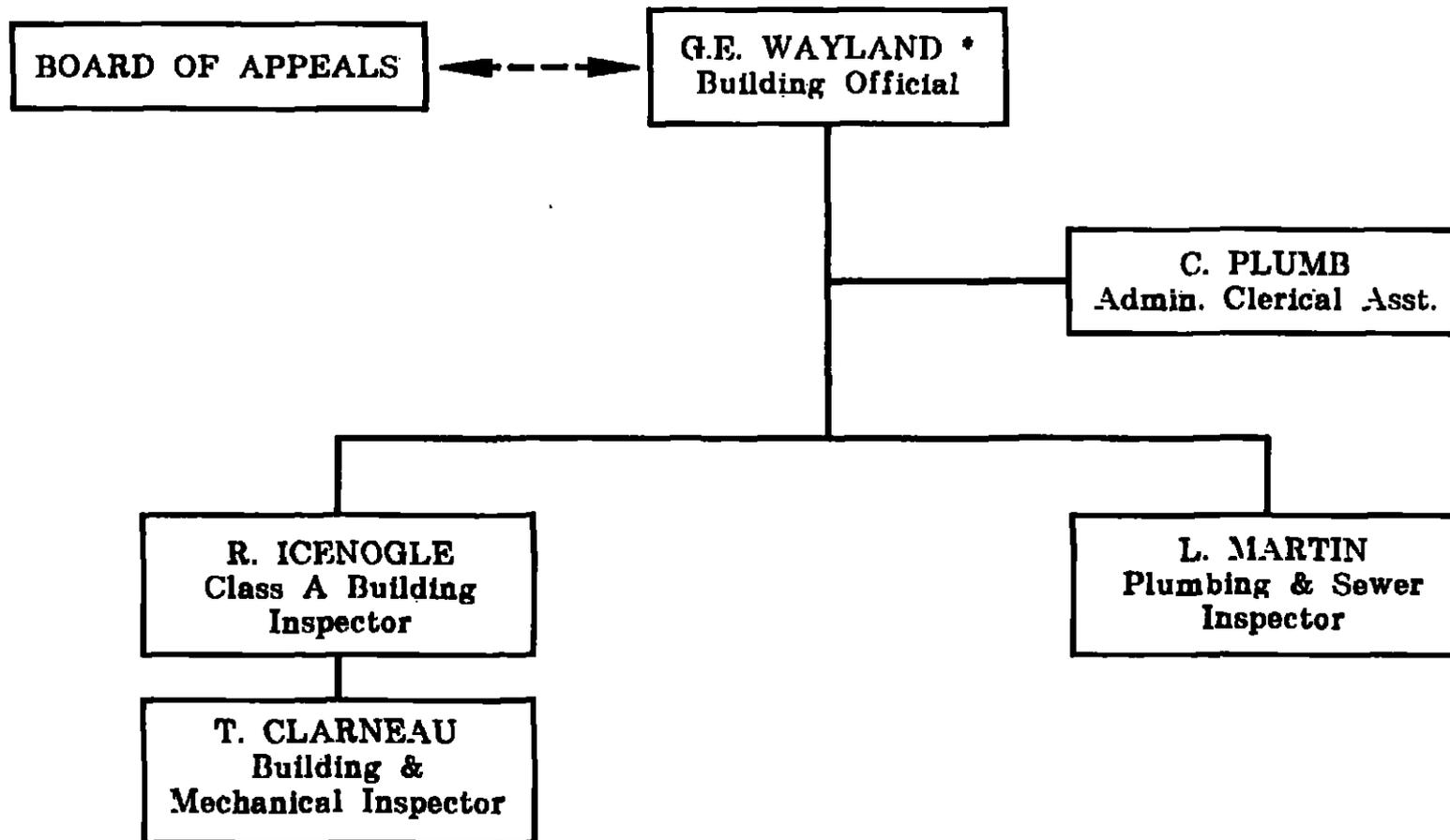
* ROLE INCLUDES CLASS A INSPECTION &
BUILDING OFFICIAL DUTIES

BUILDING DEPARTMENT ORGANIZATIONAL CHART AS OF JUNE 30, 1989



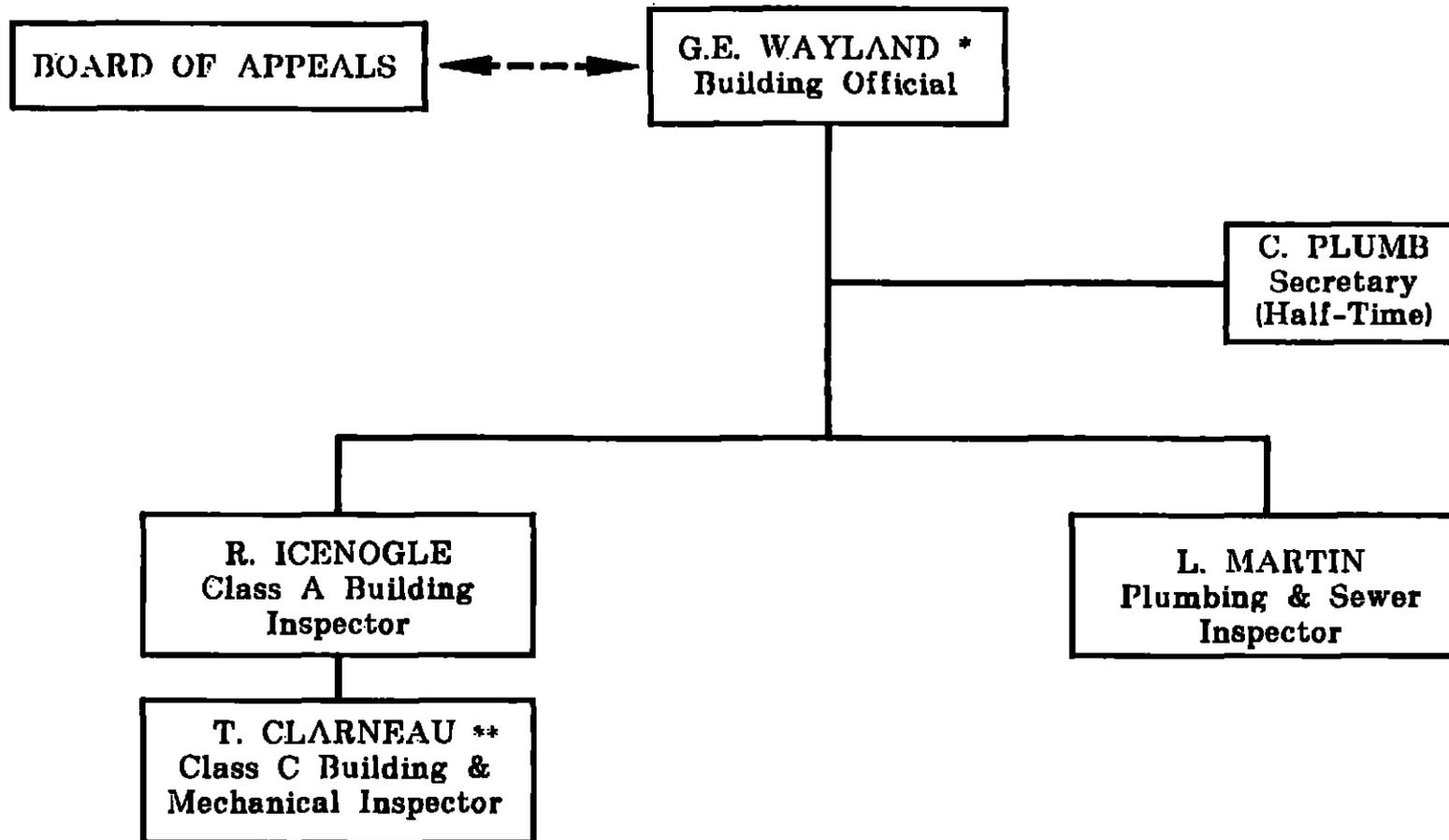
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BUILDING DEPARTMENT ORGANIZATIONAL CHART AS OF JUNE 30, 1988



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BUILDING DEPARTMENT ORGANIZATIONAL CHART AS OF JUNE 30, 1987



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** HALF-TIME POSITION