

BUILDING AND ZONING DEPARTMENT ANNUAL REPORT 2008

The mission of the Building and Zoning Department is to enforce building and zoning codes to protect the life safety and enhance the quality of life for the citizens of Lima.

These goals are accomplished through enforcement of building, electrical mechanical and fire protection codes for residential and commercial construction. Departmental staff receives applications for permit, reviews plans to ensure compliance with applicable codes, issues permits for construction and performs inspections to ensure work is performed in compliance with approved plans and in compliance with applicable code provisions. The building is also contracted to enforce the Ohio Building Code in Allen County, Elida, Ft Shawnee, Beaverdam, Harrod and Lafayette.

Enforcement of the city Zoning Code is also a function of the department. Application for permits is reviewed for compliance with provisions of the zoning for all districts in the city to verify the desired use and occupancy is allowable in the district. Staff also performs investigations and responds to complaints to ensure activities, other than construction, are not in violation of the zoning code. The Downtown Design Review Ordinance is also administered and enforced by the department.

The Building and Zoning Department also issues all required licenses for ambulances, drivers, taxicabs, cab drivers, trash trucks, etc. During the past year, 925 licenses were issued.

Administration of the demolition program utilizing Community Development Block Grant (CDBG) funds is another major function of the department. Identification and tracking of structures not maintained in compliance with minimum standards for habitation is the initial function. If efforts of Code Enforcement have failed to have necessary repairs performed and the Building Commissioned has determined the structure

meets criteria of a “Dangerous Structure” contained in the city ordinances, the demolition process is initiated. The property owner is notified and given an opportunity to obtain permits to repair or demolish a structure. If the owner fails to abate the violation, a city contractor, utilizing CDBG funds, will raze the structure.

During the year, demolition permits were issued for 78 structures. Sixteen of these were demolished under city contract, utilizing CDBG funds.

The un-paralleled growth the Lima / Allen County Building Department has experienced for the past five years ended in 2007 and continued downward in 2008. Total revenue for the year, generated by the department totaled \$575,695. The decline partially reflects a decline in construction starts, especially larger projects, due to a slowing of the economy.

Building / Zoning Department Staff

William L. Brown	-	Chief Building Inspector / Zoning Administrator
Brian Williams	-	Architect / Commercial Plans Examiner
Roy Tordiff	-	Building Inspector / Residential Plans Examiner
Laurel McGee	-	Account Clerk / License Clerk
Pam Haywood	-	Clerk / Typist

Contract Inspectors

Bill Horner	-	Electrical Inspector
Richard Cotrell	-	Building Inspector
James Stedke	-	Building Inspector