

Report of the Building Department

The following statistics and information were gathered from the Building Department for reporting in 2010. A total of 329 permits were issued consisting of 62 building permits and 267 trade permits.

\$42,156.33 collected in building permit and trade permit fees

\$1,525.00 collected in septic and test pit inspection fees

\$18,805.00 collected in school impact fees

The building industry appeared to be on the rebound during the first six months of 2010 with a relatively strong start reflective of nearly doubling of revenue receipts of 2009. Trade permit activities approached a 50% increase over last year and is the highest permitting since 2005.

Consistent building and selling of new single family houses in the Cooperage Forest subdivision, while strong for this period (and strong relative to the economy) will likely again stall until the financial troubles of the development are resolved. The Black Rock's Village project has built a total of 10 units of an approved 112 units; and are now waiting on sales before further building is likely.

Historically, single family builds are generated by builder/contractors. The ratio of contractor builds in comparison to homeowner builds runs at about a 2.5:1. In these tougher times we seem to see less of the homeowner self builds. Decks have previously been a fair percentage of the permitting activity; for this period this segment seems to have become much quieter.

Generator installation became a good filler for the slower building activity; in that in many instances they generate a total of three permits – electrical, gas/mechanical, and tank installs. The complexities of these installations warrant close observations and strict compliance to code provisions.

Last year we had increases to the building permit fee structure; these increases did contribute to the overall receipts for 2010, at least somewhat as it relates to new builds.

Some recent buyer activity seems to have been generated for the commercial site at Coopers Corner and may result in a new owner/tenant with retrofitting of the building to follow. The Town has become involved in the project having taken some of the lots by tax deed and working closely with the Planning Board on the overall site development.

The Building Department assisted other Town Departments with the energy grants, an RFP for renovation to the highway shed to a maintenance garage, town building needs; and dealt with a variety of other complaints related to property issues as well as some health matters.