



ADMINISTRATION
DEPARTMENT



CODE ENFORCEMENT DIVISION

2012 ANNUAL REPORT

Asst. City Administrator/City Planner
Thomas Aiken, AICP

Code Enforcement Supervisor
Jerry Klein

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INTRODUCTION

Founded in 1971, the Code Enforcement Division plays a vital role in the City of Ballwin. The division is responsible for promoting and maintaining the health, safety and general welfare of Ballwin residents through the inspection of new and existing buildings. The division does this by applying and enforcing the various construction and property maintenance codes that have been adopted by the Board of Aldermen. Basically all City ordinance enforcement not handled by the Ballwin Police Department is done by the Code Enforcement Division.

The Code Enforcement Division is part of the Department of Administration. The Code Enforcement Supervisor has responsibility for the day-to-day administration of the division and reports to the Assistant City Administrator/City Planner, who is the head of the Administration Department.

The staff charged with the task of code enforcement consists of a supervisor, four field inspectors, and two department clerks working from the Ballwin Government Center at 14811 Manchester Road. Mike Roberts of the Code Enforcement Division is a certified Code Official and a Certified Plan Examiner. Mike does all the plan review for the department.

This report is provided to give the elected officials and citizens of the City an insight into the activities of the department and to provide a historical record of construction and inspection activities. When it is significant, the report tries to make comparisons of permit and inspection activity with previous years to help illustrate the trends and changes taking place in Ballwin.

CODE ENFORCEMENT DEPARTMENT PERSONNEL

INSPECTORS

Mike Roberts (Inspector II)
Dave Darmon (Inspector I)
Rick Freemann (Inspector I)
Jeff Montgomery (Inspector I)

CLERKS

Linda Belcher
Cindy Merz



ELCO CADILLAC
15120 Manchester Road



CIRCLE 7 RANCH
Ballwin Grove

On the Cover

Wendy's Restaurant, 14799 Manchester Road

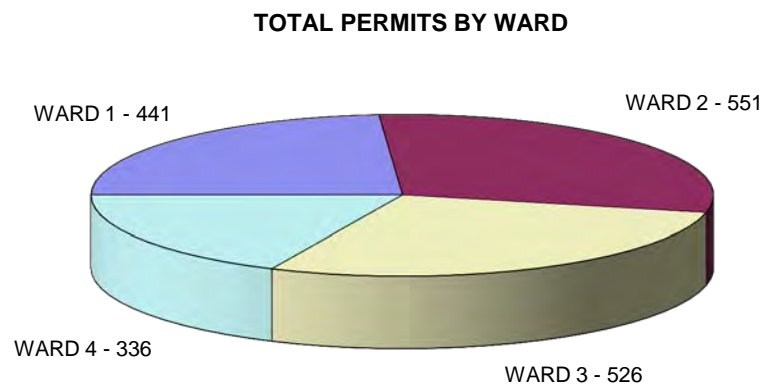
CHAPTER ONE

PERMITS

TOTAL PERMITS – 18% INCREASE

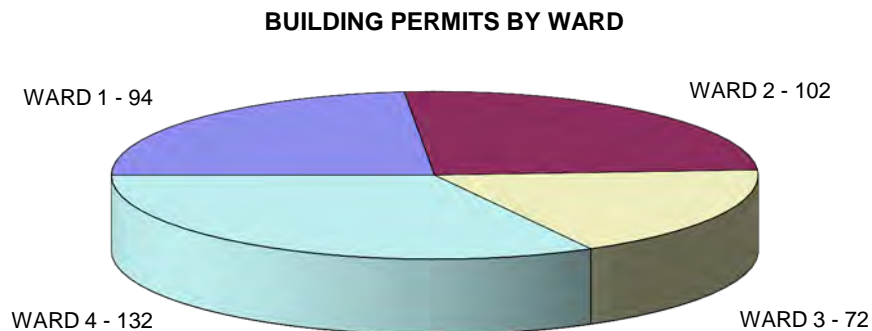
The Code Enforcement Division issued a total of 2184 permits of all types in 2012. This compares with 1854 in 2011. The permits included in this total are primarily building, plumbing, mechanical, electrical, and demolition permits, but there are other types of permits included in this count as well.

The following chart gives a breakdown of permit activity by ward. A breakdown of activity by permit type is included later in this report.



BUILDING PERMITS – 24% INCREASE

The Code Enforcement Division issued a total of 400 building permits in 2012. This is up from 322 in 2011. The number of building permits in each ward is displayed in the following chart. Wards 2 and 3 experienced significant increases in 2012 over 2011.



NEW COMMERCIAL / INSTITUTIONAL

The City issued thirty (30) new commercial or institutional building permits in 2012. This was double the number issued in 2011. The largest projects were **Wendy's, ELCO Cadillac, and Floor Trader.**

COMMERCIAL / INSTITUTIONAL REMODELING

Ballwin issued thirty-three (33) commercial and institutional remodeling permits in 2012. This is four more of this type of permit than 2011. Considering that the economy continues to struggle, it is good to see that local building owners and new businesses coming to Ballwin continue to remodel and improve their buildings. Projects of this nature require a detailed plan review and multiple inspections throughout construction. The cumulative value of construction under this category of permits was \$3,464,555. Listed below are examples of the larger commercial/institutional remodeling projects for 2012.

- Claymont Elementary.....\$ 583,659
- Jay Wolfe Toyota (exterior).....\$ 500,000
- Dean Team Hyundai (exterior).....\$ 383,889
- Five Below.....\$ 315,000
- Dean Team Hyundai (interior).....\$ 251,343
- Jay Wolfe Toyota (interior).....\$ 200,000
- Marshall's.....\$ 180,000
- The Pointe at Ballwin Commons.....\$ 178,500

NEW SINGLE FAMILY RESIDENTIAL

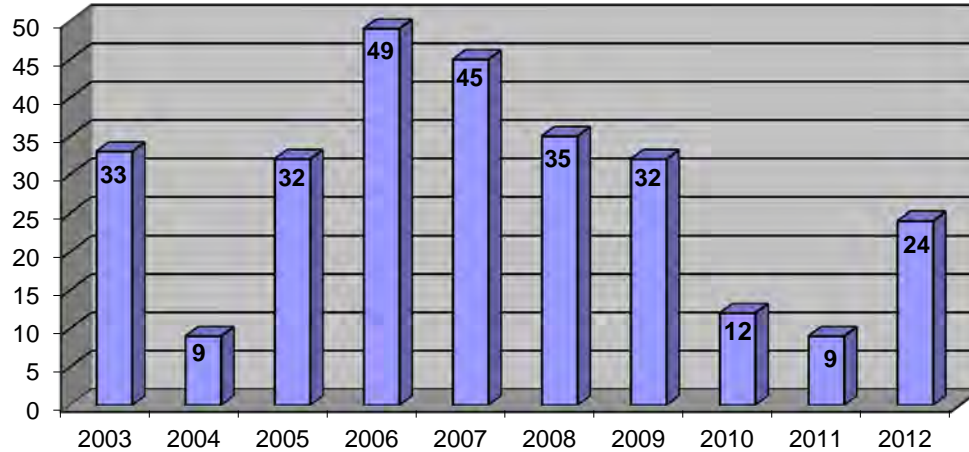
New single family construction increased in 2012 as 25 permits were issued compared to 9 in 2011. This marked the end of a five-year decline in this category from a high of 49 new houses in 2006. The depressed housing market in the United States and the lack of buildable land for new houses in Ballwin have been the main factors the decline in previous years. New house development in Ballwin is now limited to small infill subdivisions or custom homes on existing lots after a tear-down of an old house.



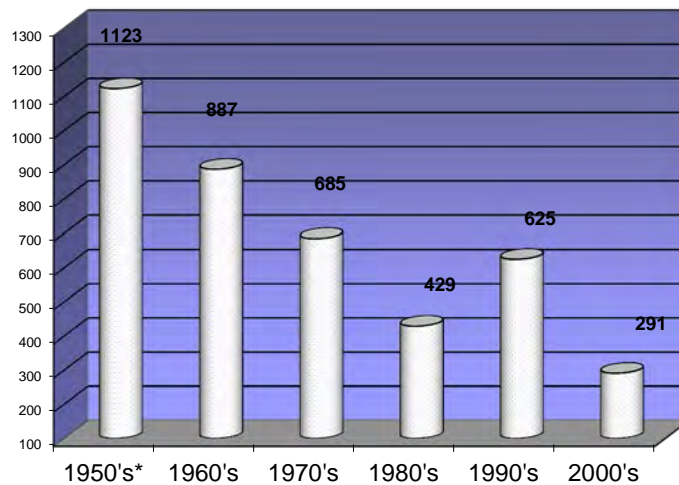
At this time there are nine subdivisions with open lots available for construction with a total of 60 buildable lots. Two new small subdivisions are pending approval for construction in 2013 (Essen Place – 20 lots, and Motz Estates – 3 lots).

The total construction cost for the 25 new single family dwellings in Ballwin in 2012 was \$7,264,534, and the average construction cost was \$302,689. This is based upon the cost of building the house and does not reflect land value or other issues that contribute to the final selling price of a house. Each new single family residence requires extensive plan review, record processing and a minimum of thirteen separate inspections.

NEW SINGLE FAMILY RESIDENTIAL PERMITS BY YEAR



NEW SINGLE FAMILY RESIDENTIAL PERMITS BY DECADE



* Estimate from St. Louis County Real Estate records.

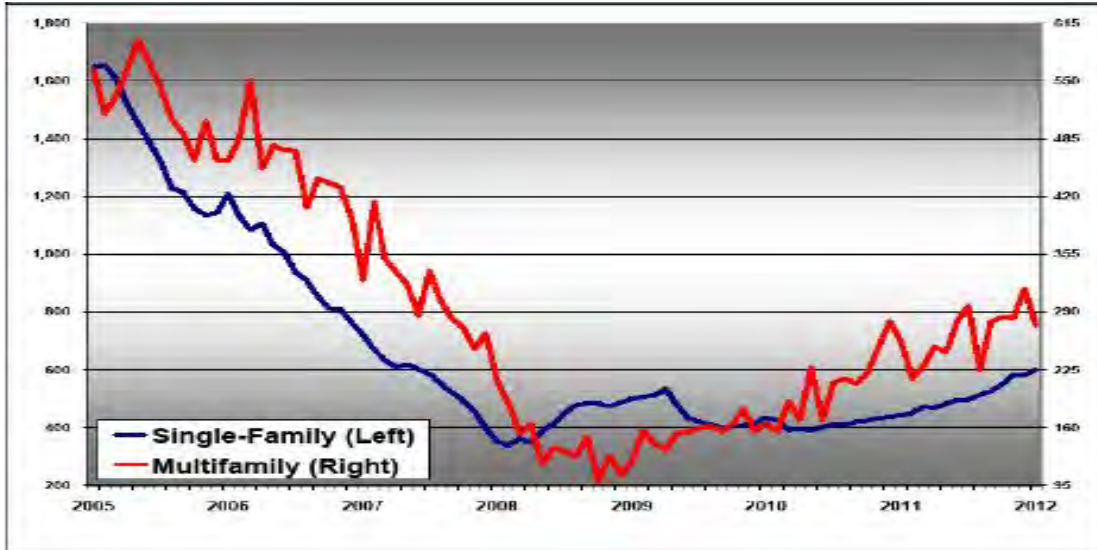
NEW SINGLE FAMILY RESIDENCE SUBDIVISIONS

SUBDIVISION	LOTS AVAILABLE	LOTS FINALED OR UNDER CONSTRUCTION	LOTS REMAINING
Coachlight	68	66	2
Estates at Hallmark Place	9	3	6
Kehrs Mill Enclave	2	1	1
Sunset Grove Estates	10	5	5
The Manors at Hill Trail	14	8	6
The Timbers at Ries Bend	17	12	5
The Villas at Meadowbrook	68	56	12
Essen Place (Pending Approval)	20	0	20
Motz Estates (Pending Approval)	3	0	3
TOTAL	211	151	60

The Villas at Meadowbrook, Coachlight, and The Manors at Hill Trail all contain attached single family dwelling units. Even if the buildings are duplexes (2 units), they are considered single family units for the purposes of this analysis.

MCGRAW-HILL CONSTRUCTION NATIONAL HOUSING STARTS

(Thousands of units, monthly through December 2012)



**McGraw Hill
CONSTRUCTION**

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SINGLE FAMILY REMODELING



In 2012, 138 remodeling permits were issued. This includes improvements such as room additions, interior remodeling, basement finishes, and porches. This was the same as 2011. Ballwin residents continue to show a strong commitment to their community through the investments they make in their homes. The large number of remodeling permits issued each year shows that Ballwin residents believe it makes economical sense to remodel and improve their homes rather than move. The total construction cost in 2012 for these permits was \$2,465,345. Each of these remodeling projects requires a plan review and an average of four separate inspections.

Structural repair continues to be a growing subcategory under remodeling. This category includes repair of buildings necessitated by damage from fires, termites, or sometimes even from a vehicle collision with a building. In addition, Ballwin issues a substantial number of foundation repair permits each year. The following table gives the totals for these kinds of permits.

TYPE OF STRUCTURAL REPAIR	NUMBER OF PERMITS ISSUED
Fire Damage Repairs	4
Vehicle Damage Repairs	0
Termite Damage Repairs	0
Storm Damage Repairs	4
Foundation Repairs	27
Beam Repairs	1
Total Structural Repairs	36

DEMOLITION PERMITS

Four (4) demolition permits were issued in Ballwin in 2012, a decrease of 6 from 2011. The list includes three in-ground pools and the foundation at 337 Meadowbrook Dr.

DECKS, GARAGES, AND RETAINING WALLS

In 2012 the Code Enforcement Division issued 68 building permits for decks. The total construction cost of these decks was \$642,177. Construction costs on these decks ranged widely from \$250 up to \$30,000. Many residents are choosing to enlarge existing decks in addition to replacing aging structures.

Another large permit category is retaining walls. Thirty-one (31) retaining walls were constructed in Ballwin in 2012, with a total construction cost of \$375,500. Retaining walls are very time-consuming to inspect. The block type walls, which are practically the only type being built at this time, require several inspections. The base has to be inspected to be sure it is sufficient to uniformly support the wall at all points. In addition, each layer of reinforcing grid has to be inspected before the grid can be covered and the work on the wall can proceed. Depending on the length and the height of the wall, which determine the number of reinforcing layers, retaining walls require several inspections, ranging from two on a small wall up to as many as ten or twenty on a large wall.

In 2012, six garage addition permits were issued in Ballwin with a total construction cost of \$167,500. A typical garage permit requires five inspections.

OTHER PERMITS

The following table represents the total number of permits issued in the past five years for other types of work that require permits and inspections in Ballwin. The regulation of these items helps maintain property values and safe occupancies by keeping Ballwin properties in compliance with the appropriate codes as well as attractive and orderly.

TYPE PERMIT	2008	2009	2010	2011	2012
Fence	101	110	104	89	124 ^A
Permanent Sign	63	79	70	69	78
Temporary Sign	50	45	46	48	43 ^B
Pool	10	9	10	8	15 ^C
Tent	5	9	14	10	11

^A This number represents 56 privacy fences and 68 non-privacy fences.

^B This number represents 14 ground, 25 banner and 4 inflatable temporary signs.

^C This number represents 11 in-ground and 2 above-ground pools.

PLUMBING PERMITS

A total of 649 plumbing permits were issued in 2012. This is an increase of 57 from the 592 permits issued in 2011. The department issues permits in several plumbing categories, which are included in the following table. These permits usually require both rough and finish inspections. Sometimes a ground rough inspection is also required.

TYPE OF PLUMBING PERMIT	NUMBER OF PERMITS ISSUED
Backflow Prevention Device	44
Commercial Plumbing	30
Multiple Family Plumbing	7
Plumbing Remodel	133
Plumbing Repair	155
Single Family Residential Plumbing	42
Sewer Lateral	106
Water Heater	132

MECHANICAL PERMITS

In 2012, Ballwin issued 399 mechanical permits, compared to 327 in 2011. The department issues permits in three different categories, as noted in the following table. Most residential mechanical permits require rough and final inspections, while commercial permits require more frequent and more detailed inspections.

TYPE OF MECHANICAL PERMIT	NUMBER OF PERMITS ISSUED
Commercial Mechanical	39
Multiple Family Mechanical	0
Single Family Mechanical	360

ELECTRICAL PERMITS

In 2012, Ballwin issued 459 electrical permits. Only 381 were issued in 2011. The breakdown of electrical permits is displayed in the table below:

TYPE OF ELECTRICAL PERMIT	NO. OF PERMITS ISSUED
Commercial Electrical	101
Multiple Family Electrical	17
Single Family Electrical	319
Low Voltage	22

	NO. OF INSPECTIONS
TYPE OF INSPECTION	2012
Electrical Rough	348
Electrical Final (including temp on perm)	390
Temp on Pole	18
Temp on Perm	22

PERMIT SUMMARY

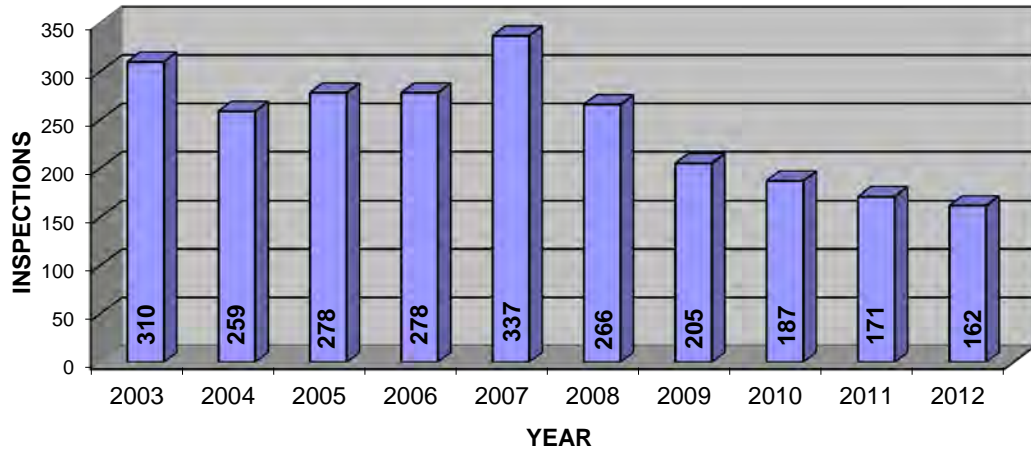
The Code Enforcement Division issued 2,184 permits of all kinds in 2012, an 18% increase over 2011.

CONSTRUCTION INSPECTION TOTALS

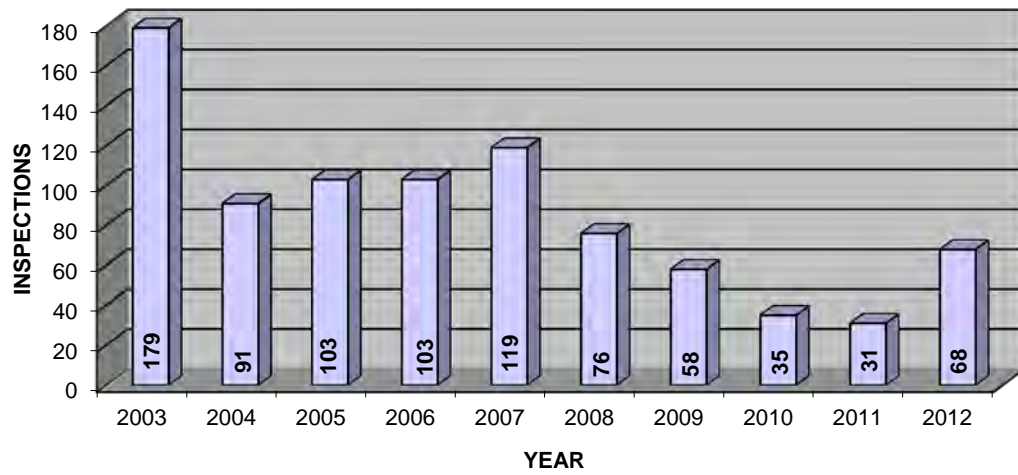
The following table and graphs show the types and numbers of building-related inspections each year. The total number of inspections for 2012 was 3,089. Additional inspections made daily at major projects are not included in this total. Inspections were scheduled to recur at specified times each day on these projects. This expedites the construction inspection process and minimizes the loss of time due to scheduling problems. In 2006, the Code Enforcement Division began keeping separate totals for retaining walls, water service, and new sewer inspections. Those figures are shown in the following table.

TYPE OF INSPECTION	NUMBER OF INSPECTIONS
Water Service	19
Sewer Connection	15
Retaining Wall Base	52
Retaining Wall Grids	110
Retaining Wall Finals	32

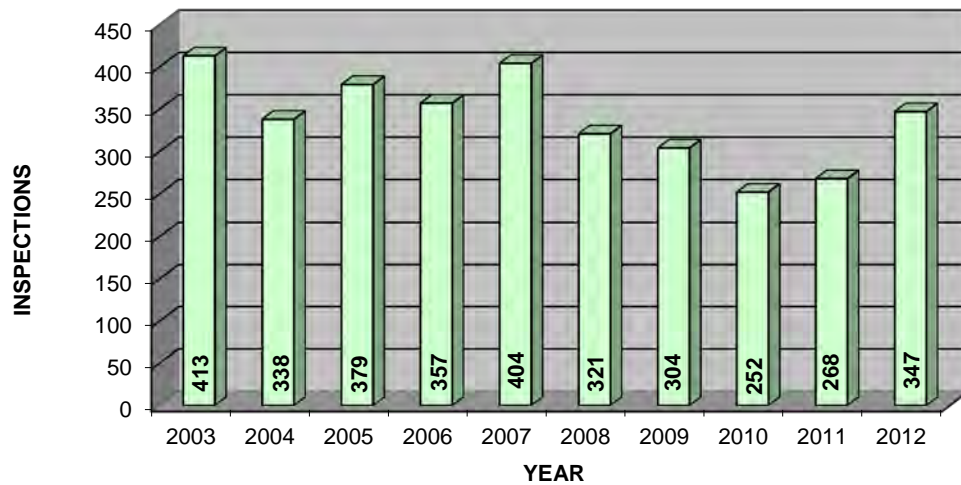
FOOTING INSPECTIONS



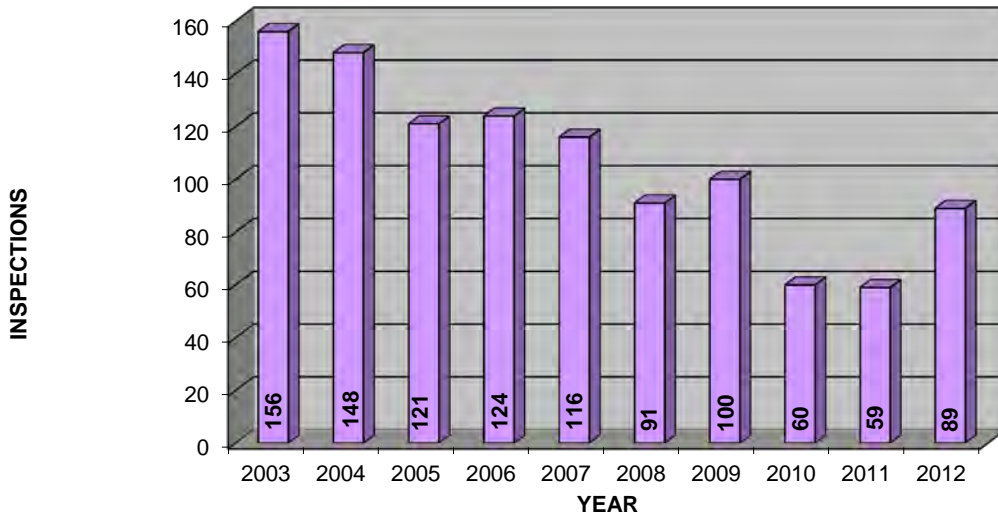
FOUNDATION INSPECTIONS



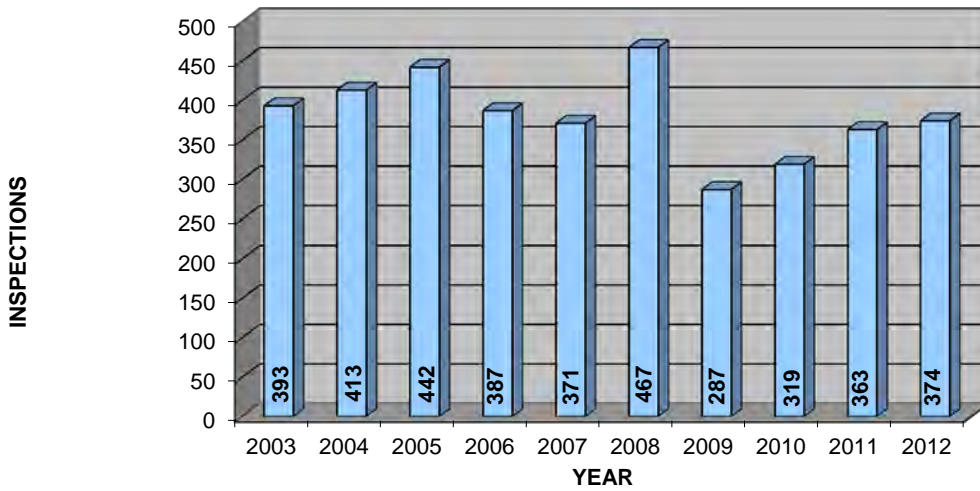
FRAMING INSPECTIONS



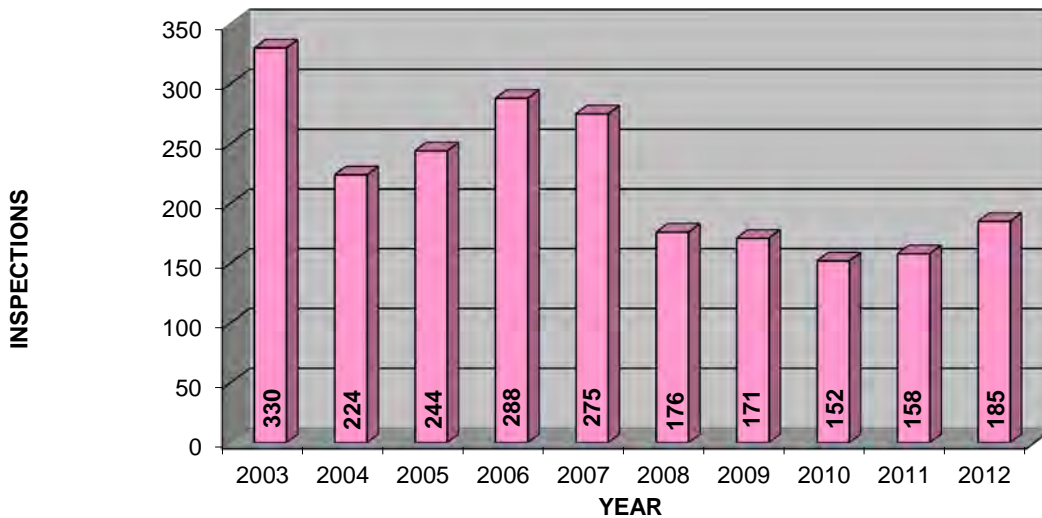
MECHANICAL ROUGH INSPECTIONS



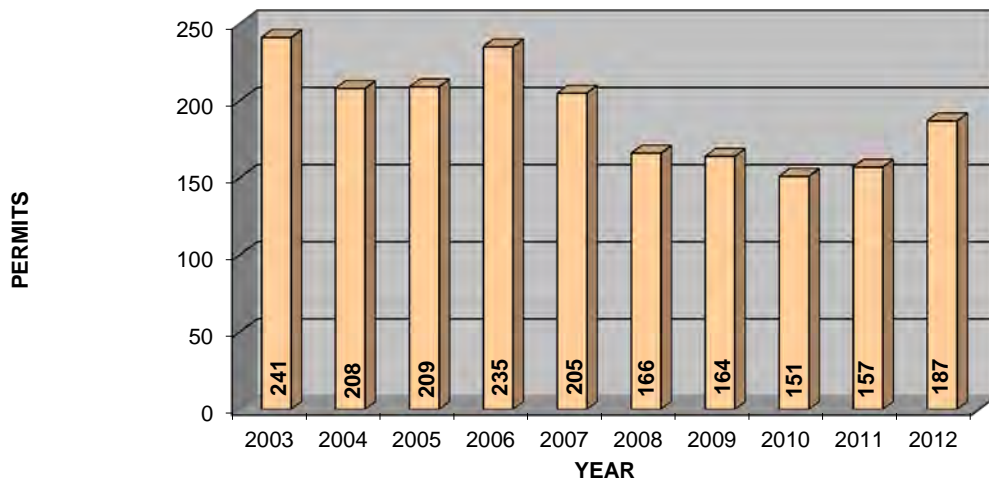
MECHANICAL FINAL INSPECTIONS



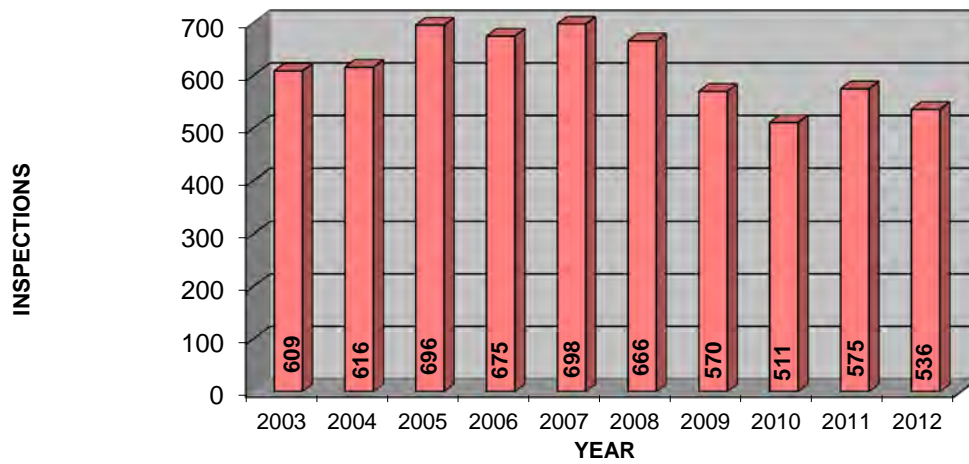
PLUMBING GROUND ROUGH INSPECTIONS



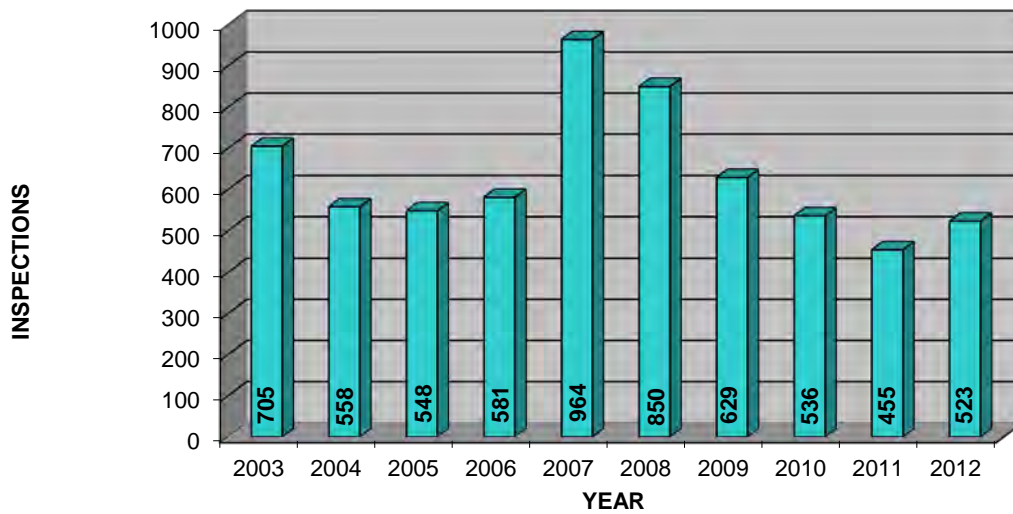
PLUMBING STACK ROUGH INSPECTIONS



PLUMBING FINAL INSPECTIONS



FINAL INSPECTIONS



CHAPTER TWO

INSPECTION REVENUES

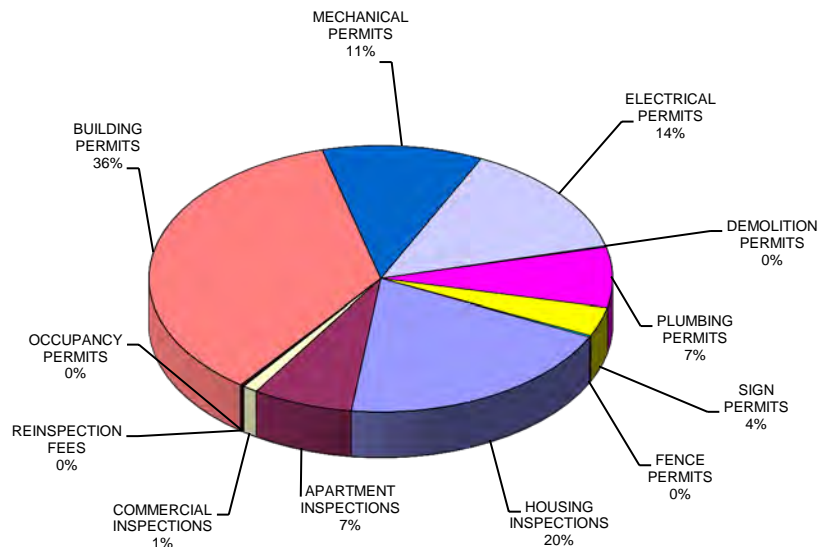
INSPECTION REVENUES

In 2012, \$388,247.00 was budgeted by the Administration Department for the operation of the Code Enforcement Division. Actual expenditures were \$380,249.53.

Revenues collected through inspection and permit fees totaled \$300,339.50. Additionally, there was \$328.39 in interest income generated from the building permit escrow deposit account, \$2,400 in penalties (for move-ins without inspections), \$4,600 in administrative fees for grass cutting, and \$33,384.94 was received from the Sewer Lateral Repair Fund for administration of that program. Revenue from contractor licenses totaled \$30,650.

Total revenue attributable to the activities of the Code Enforcement Division (permit fees, escrow interest, administrative fees, contractor licenses and court fines) totaled \$341,607.29 in 2012.

MONTH	HOUSING INSPECTIONS	APARTMENT INSPECTIONS	COMMERCIAL INSPECTIONS	REINSPECTION FEES	OCCUPANCY PERMITS	BUILDING PERMITS	MECHANICAL PERMITS	ELECTRICAL PERMITS	DEMOLITION PERMITS	PLUMBING PERMITS	SIGN PERMITS	FENCE PERMITS	TOTAL FOR MONTH
January	2,300.00	30.00	100.00	0.00	45.00	6,890.00	1,575.00	1,919.00	200.00	1,205.00	1,405.83	105.00	15,774.83
February	4,600.00	2,130.00	100.00	0.00	0.00	6,645.00	1,350.00	4,029.40	0.00	1,416.25	729.00	350.00	21,349.65
March	5,150.00	1,440.00	209.00	25.00	30.00	22,035.00	1,895.00	3,336.00	50.00	870.00	767.50	0.00	35,807.50
April	5,190.00	1,440.00	324.00	50.00	60.00	2,642.00	2,925.00	2,483.00	0.00	2,072.00	228.00	0.00	17,414.00
May	7,565.00	1,290.00	215.00	0.00	60.00	22,619.00	2,450.00	3,271.00	100.00	2,845.00	922.25	0.00	41,337.25
June	6,020.00	1,740.00	378.00	0.00	0.00	2,982.00	4,635.00	4,860.20	0.00	2,283.75	621.00	0.00	23,519.95
July	6,285.00	2,340.00	100.00	50.00	45.00	2,369.50	4,550.00	4,043.00	0.00	1,640.00	625.50	0.00	22,048.00
August	5,780.00	2,100.00	764.14	0.00	0.00	4,998.00	3,300.00	3,189.00	0.00	1,615.00	888.32	0.00	22,634.46
September	3,350.00	2,220.00	237.50	50.00	60.00	9,530.00	2,525.00	3,690.00	100.00	1,795.00	1,093.66	0.00	24,651.16
October	6,520.00	2,190.00	336.00	60.00	150.00	8,394.00	3,225.00	4,327.50	0.00	2,097.50	2,083.30	0.00	29,383.30
November	3,145.00	1,500.00	268.00	0.00	15.00	8,714.00	2,450.00	3,403.00	0.00	2,590.00	701.00	0.00	22,786.00
December	3,600.00	2,520.00	107.00	50.00	30.00	9,136.00	2,750.00	3,337.00	0.00	1,424.25	539.00	140.00	23,633.25
TOTALS	59,505.00	20,940.00	3,138.64	285.00	495.00	106,954.50	33,630.00	41,888.10	450.00	21,853.75	10,604.36	595.00	300,339.35



CHAPTER THREE

HOUSING CODE PROGRAM

SINGLE FAMILY HOUSING INSPECTIONS

The Code Enforcement Division performed 927 single-family housing inspections in 2012. This was 70 more than in 2011 and represents an 8% increase from the previous year. As evidenced by the graph below, after a gradual slowdown in existing house pre-sale inspections in Ballwin from 2003-2009 and a flattening from 2009-2011, we have finally seen a significant upturn. In the last five annual reports we speculated about whether the last year was the year that the housing market in Ballwin would finally bottom out. It now appears that the bottom occurred in 2011. In 2012, housing inspections increased for the first time since 2003, after eight consecutive years of decline. These numbers reflect a rebounding market in the St. Louis region in 2011.

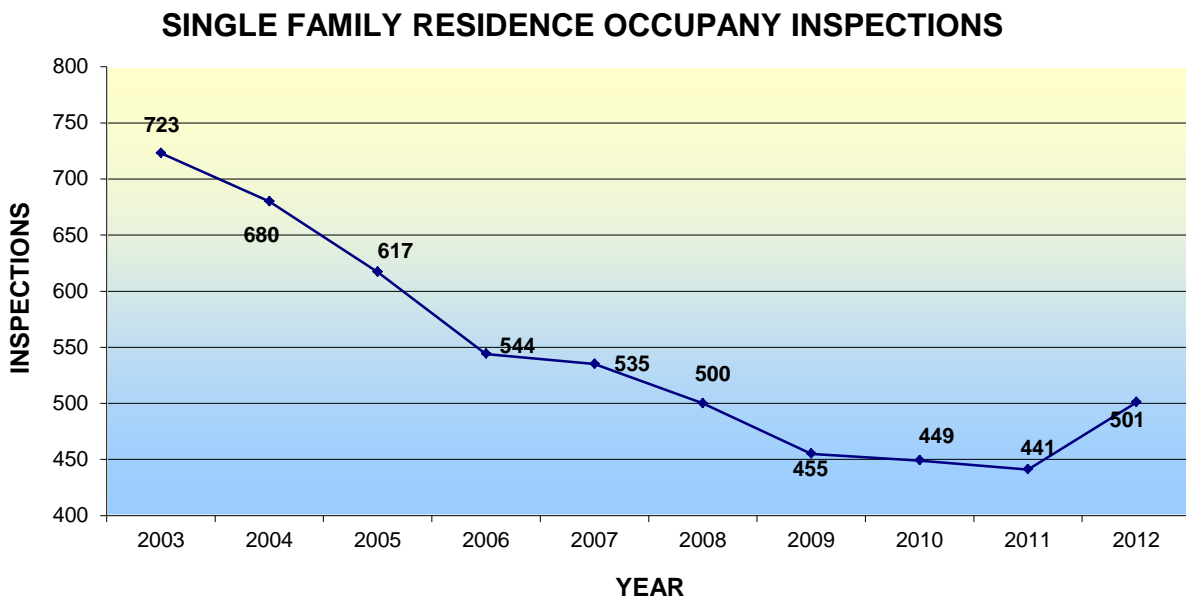
As the housing stock in Ballwin ages, the minimum housing code inspection program grows increasingly important. For the safety of Ballwin residents, their guests, police and fire protection personnel and for the protection of property values, this program provides a valuable service.

Throughout 2012, the inspection program identified 4844 housing code violations in the City of Ballwin. Of these, 4292 were found in single-family residences, 492 were found in condominiums and apartments and the commercial inspections program found 60 violations.

SINGLE FAMILY HOUSING INSPECTIONS

Housing Inspection Requests	501*	
Houses Approved (first visit)	59	12%
Houses Disapproved (first visit)	442	88%
Reinspections (after repairs)	426	
Total Inspections	927	8% increase

**This number represents 5% of the current single-family housing stock, which is 10,010.*



MOST COMMON VIOLATIONS FOR 2012

Every year the department assembles a list of the code violations that are most frequently found during inspections. Detailed records on every type of violation are not kept, but the following are indicative of the nature of these violations:

- Garage firewall penetrations that need repair or fire collars.
- Hot/cold water valves reversed.
- Eliminate sidewalk trippers.
- Install 4" address on front of house with font type clearly visible from the street.
- Deteriorated service entry cable.
- Handrails and guards are missing or not installed according to the building code on decks and stairways.
- Use of double-keyed deadbolt locks in place of locks with a thumb turn latch on the interior side of the door.
- Broken window balances.
- Missing or defective smoke detectors.
- Gas shut-off valves missing from gas appliance branch line.
- Exterior brickwork in need of tuck-pointing (most common location is on chimneys).
- Garage door openers not installed per the National Electric Code.
- Fire-stop flashing to drain pipes.
- Various electrical installations not installed according to the National Electric Code. (e.g., open grounds)
- Peeling paint on or rotted wood trim boards.
- Completed basement finish areas not in compliance with the mechanical code requirements for return or combustion air.
- Improperly installed dishwasher drain, failure to loop drain higher than disposal inlet.
- Improper clearance to combustibles for gas flue pipes.
- Improper configuration of gas flue pipes for furnaces and water heaters.
- Deteriorated mortar in fireplace fireboxes.
- Outdated or missing backflow prevention device test tags.
- Rusted basement window frames.
- Missing romex clip on garbage disposal.
- Replace deteriorated bathroom tile grout or caulking.



FORECLOSURES

At the request of the Board of Aldermen, the Department has been tracking the status and condition of foreclosed properties in the City since December, 2008. The St. Louis Block Shoppers website has been used to obtain the addresses of the foreclosures. During this time period there have been 180 properties that were either in foreclosure at the time the tracking started or have gone into foreclosure since monitoring began. Ballwin seems to be averaging approximately 30 foreclosures a year. Of the 180 properties that have been on the list, 135 have been resold to new resident owners, have been inspected and approved and have had occupancy permits issued.



As of this report there are 45 properties on the foreclosure list that have not been approved for occupancy by the Department. Many of these properties are currently for sale or have been purchased and are being rehabbed or repaired.

Most foreclosed properties are sold as-is by the banks or federal agencies and the buyers have the responsibility of bringing the property into compliance with the Housing Code. Few of the properties monitored during this process are considered to be in poor condition or an eyesore to the neighborhood. At the beginning of the tracking period, foreclosure periods averaged about 10 months from the time of foreclosure to the time of a new occupancy permit. The more recent foreclosures are only averaging 3 months.

The department will continue to monitor foreclosures at least until it starts to see a significant decline in the numbers. When deteriorated properties are identified, the owners are notified to make the necessary corrections to keep Ballwin's neighborhoods looking as good as possible during this period of economic downturn.

MULTIPLE FAMILY HOUSING INSPECTIONS

The Code Enforcement Division inspected 640 apartment units in 2012. This is down 17% from 2011. The overall turnover rate for units in the major apartment complexes in Ballwin for 2012 was 37%. The division has a cooperative working relationship with the management and maintenance staff of all the major apartment complexes. A total of 213 code violations were cited during apartment inspections in 2012. It is more difficult to get cooperation from the management at some of the smaller apartment buildings.

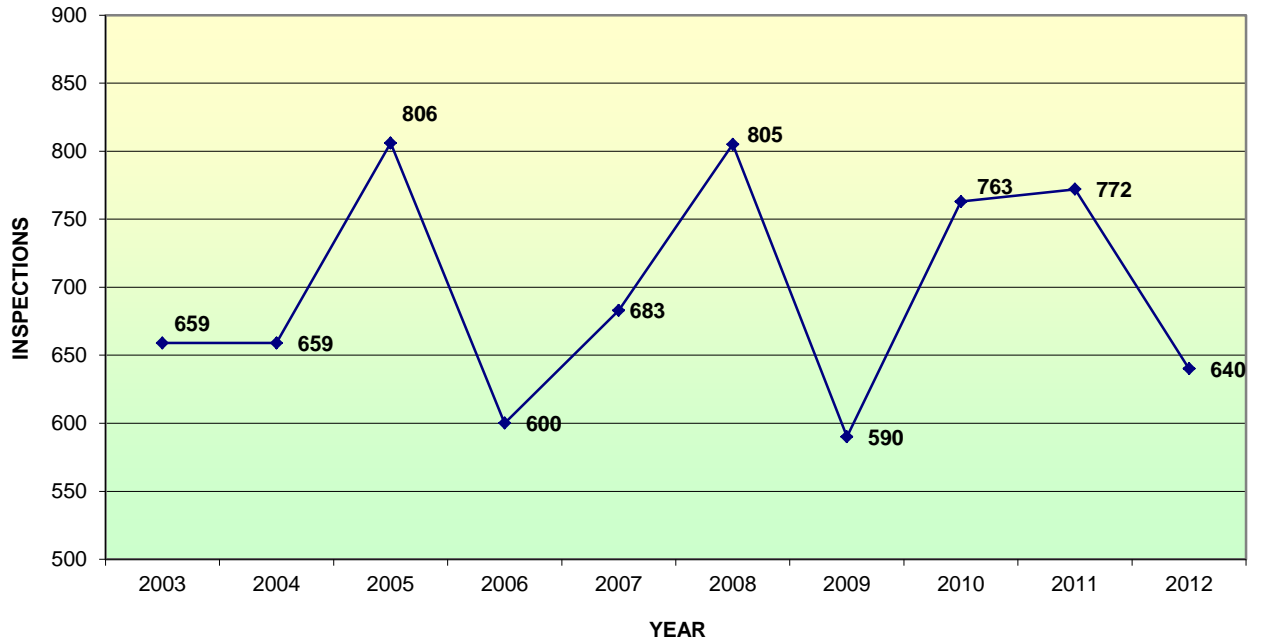
After seeing substantial increases in apartment inspections in 2010 and 2011, there was a decrease of 132 apartment inspections in 2012. It should be noted that apartment rentals seem to be declining in the same year that existing house sales are increasing. Hopefully this means that a larger number of people are now seeing more value in homeownership after the decline of demand for housing over the past 4 years.

MAJOR APARTMENT COMPLEX INSPECTION ACTIVITY

This only includes inspections for the six largest apartment complex developments in the City of Ballwin.

APARTMENT COMPLEX	NUMBER OF UNITS	NUMBER OF INSPECTIONS	PERCENTAGE INSPECTED
Ballwin Manor	128	41	32%
Kensington West	276	130	47%
Village Park	250	92	37%
Seven Trails	532	193	36%
Westglen Village	80	34	43%
Woodsmill Village	205	45	22%
TOTALS	1471	435	36.2% (average)

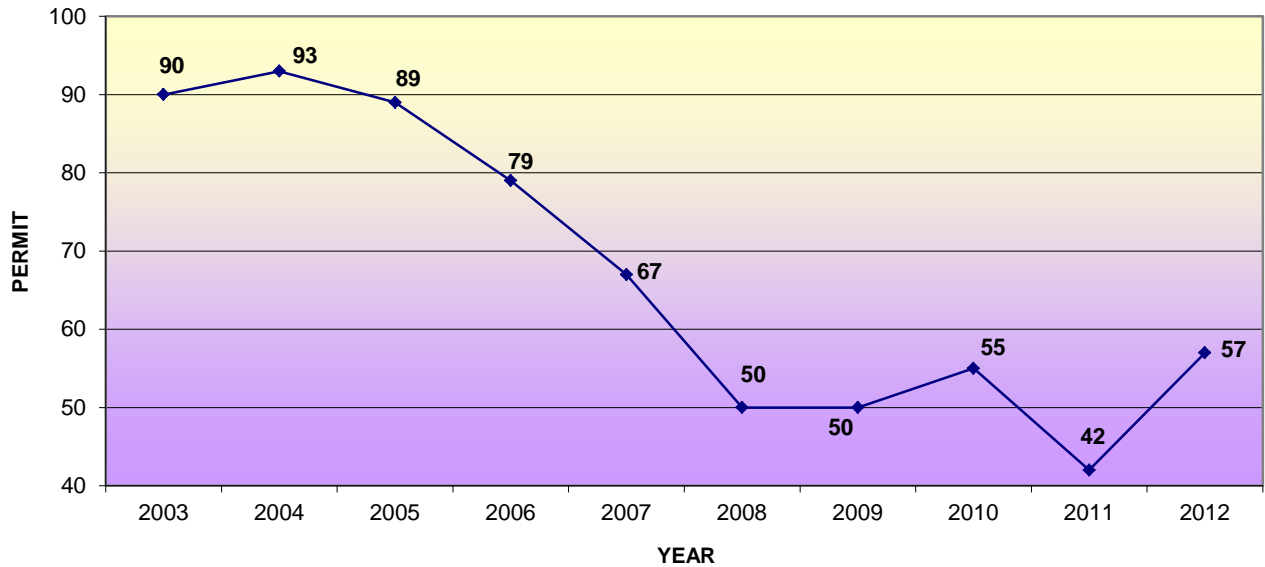
TOTAL MULTI-FAMILY RESIDENCE INSPECTIONS



CONDOMINIUM OCCUPANCY INSPECTIONS

The Code Enforcement Division inspected 57 condominiums for occupancy in 2012, up from 42 in 2011.

CONDOMINIUM OCCUPANCY INSPECTIONS



TURNOVER RATES

It is interesting to note the differences in turnover rates in the three basic kinds of housing in Ballwin:

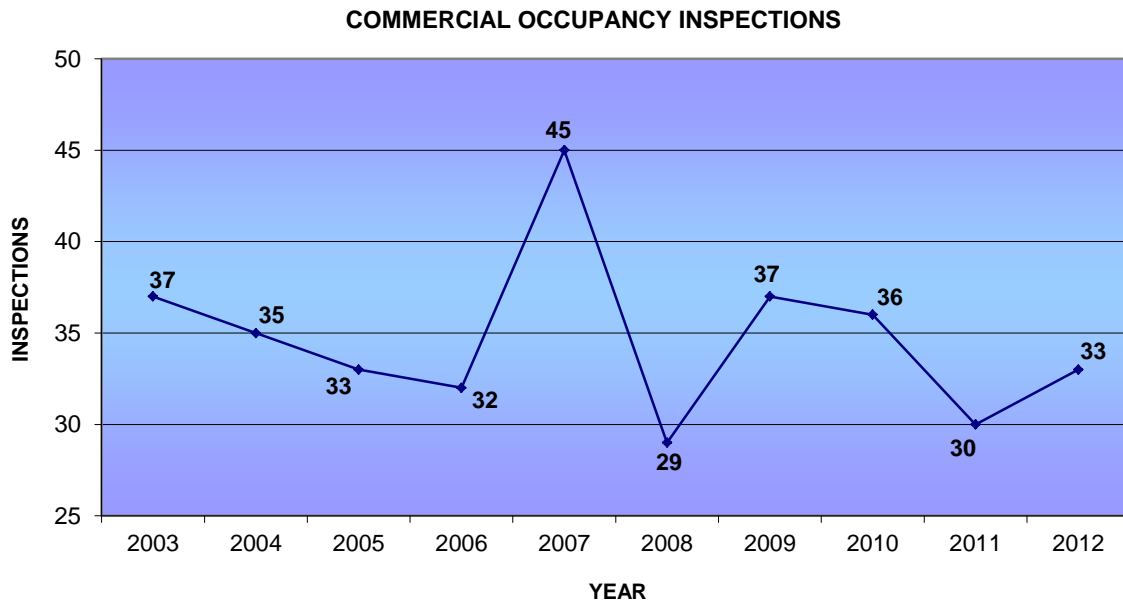
Apartments (rental)37%
 Condominiums (mostly owner occupied).....7.7%
 Single Family Houses (predominantly owner occupied).....5%

Records indicate that there are currently 366 rental houses in Ballwin, which equates to about 3.8% of all single family housing.

KIND OF HOUSING	2006	2007	2008	2009	2010	2011	2012
Apartments	37%	40%	50%	29.8%	45%	45%	37%
Condominiums	11%	9%	7%	6.8%	6.7%	5.7%	7.7%
Single Family Houses	5.4%	5.3%	4.9%	7.9%	4.5%	4.4%	5%

COMMERCIAL OCCUPANCY INSPECTIONS

The Code Enforcement Division inspected 33 commercial buildings for occupancy in 2012.



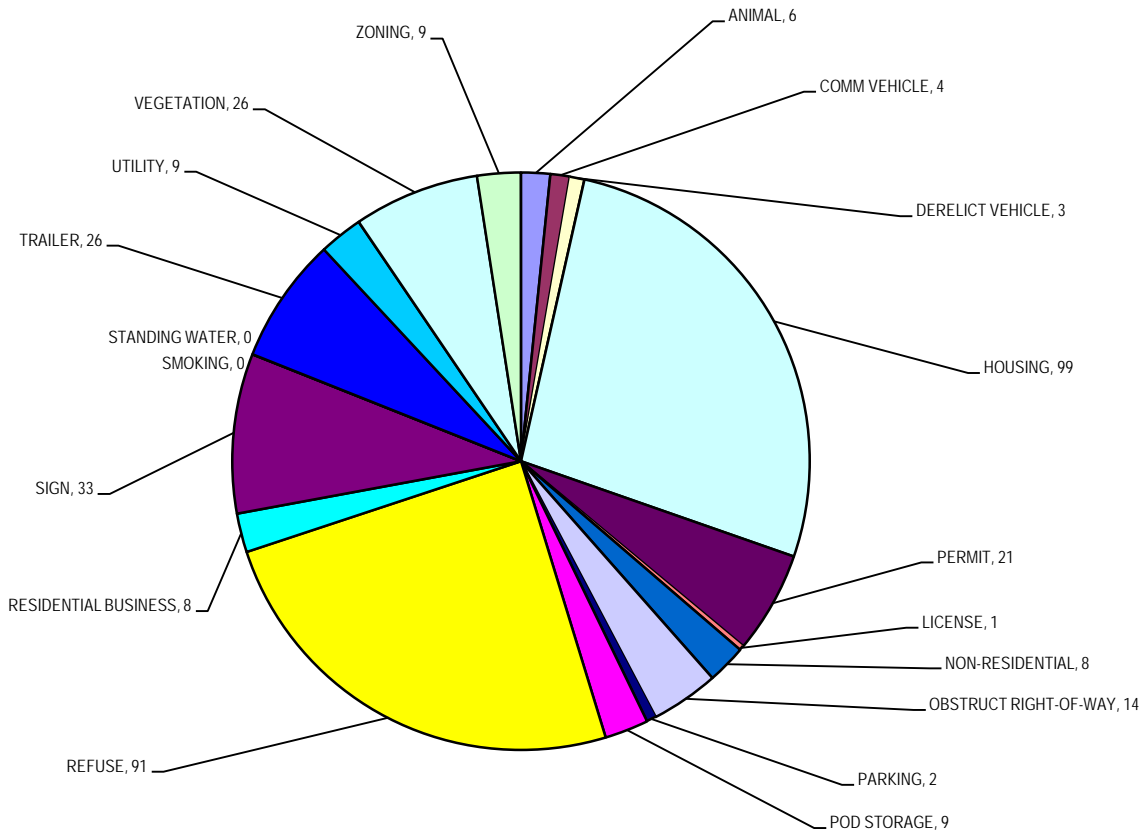
CHAPTER 4

COMPLAINT HANDLING / NUISANCE VIOLATIONS

In 2011 the Code Enforcement Division handled 381 of the complaints processed through the citywide complaint tracking system. Complaints ranged widely. Some of the most frequent complaints were for refuse accumulation, construction activities without a permit, residential businesses, illegal signs, and illegally parked trailers.

Complaints are most commonly received on the telephone or via e-mail. A substantial percentage are anonymous. The complaint is then recorded in the tracking database and an inspector is sent out to investigate. Once the complaint is verified as a violation of a City code, a letter of notification is sent to the property owner or person in violation. Each notification includes a time limit for compliance and a reinspection is automatically scheduled for the follow-up date. Most complaints are resolved relatively quickly, but if there is no response, further action, up to and including the issuance of a municipal court summons, can be taken.

In addition to the logged complaint calls that usually require action, it is estimated that the Code Enforcement staff receives about 10,000 information requests annually. These are answered immediately and require no additional action or follow-up. Below is a chart showing complaints handled by type.



HIGH GRASS & WEEDS

Separate from the vegetation complaints noted in the chart on page 17, the Division enforces the City code limit on high grass or weeds. Through a combination of weekly field inspections and complaints received, the Division posts all properties that exceed the six inch (6") height limit contained in Chapter 27 of the Ballwin Code of ordinances. In 2012, 438 properties were posted for high grass and weeds. Eventually, 36 properties were mowed because the property owner failed to comply.

The cost of mowing these properties is placed as a special assessment on the real estate tax bill for the following year.

COURT CASES

The Code Enforcement Division makes every attempt to work with the residents, property owners and businesses of the City to obtain voluntary compliance with the City's codes and ordinances. Unfortunately, in a small percentage of cases compliance cannot be obtained. When it becomes apparent that a code violation problem is not going to be resolved through negotiation, the last resort is to issue a summons to Municipal Court.



In 2011, the Code Enforcement Division took three (3) cases to Ballwin's municipal court. All three have been favorably resolved with guilty verdicts and fines totaling \$250.

CHAPTER 5 SEWER LATERAL REPAIRS

Ballwin collects approximately \$300,000 in sewer lateral funds every year. Each single family house owner or condominium owner pays a \$28 fee on their real estate tax bill to fund this program. Making this contribution entitles them to apply for a sewer lateral repair should they encounter a failure. In 2011 the City of Ballwin approved and inspected 87 repairs. This was an average year. The cost of each repair varies, but the majority of them come in under the cap amount of \$3000.

For the last six years, the City has had more demand for repairs than available funds. This has caused some applicants to be put on a waiting list for repair funding or reimbursement in the following year. This waiting list has grown each year and at the end of 2011, the City of Ballwin was very close to having a waiting list that obligated all the expected funds for the 2012 Sewer Lateral Repair Program.

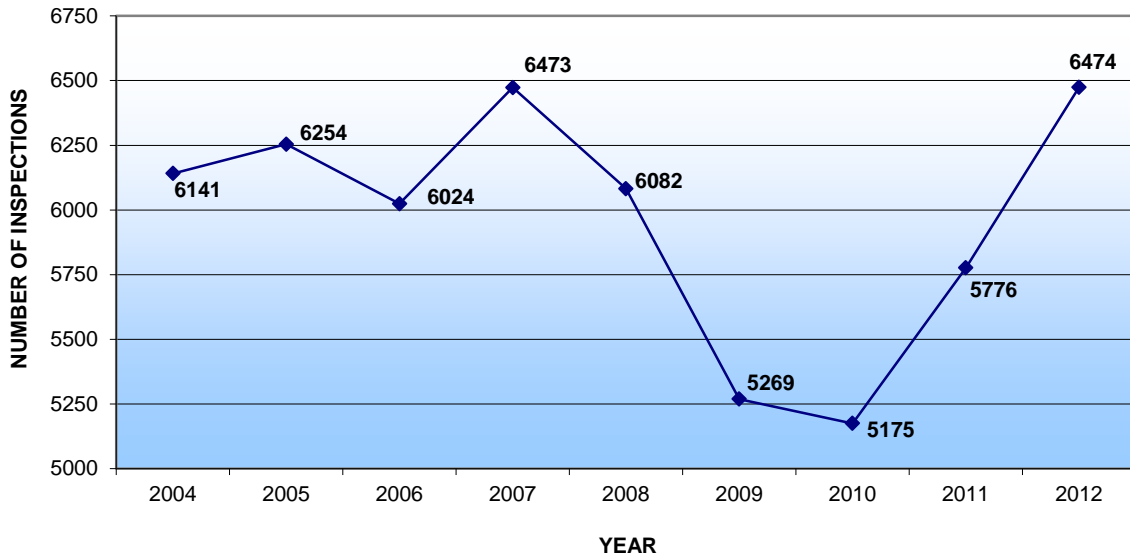
Some statistics from the first 11 years of the program:

- ✓ Almost \$3.9 million has been collected and spent on the City's aging sewer laterals.
- ✓ 1240 sewer laterals have been repaired - not **replaced**, just **repaired**!
- ✓ An estimated 4.6 miles of sewer laterals have been repaired.
- ✓ Approximately 9420 sewer laterals have not been repaired, and many are probably nearing a stage of deterioration that will require a repair.



CHAPTER 6 DEPARTMENTAL INSPECTIONS

TOTAL DEPARTMENTAL INSPECTIONS



This table shows the historical levels of inspection department activity since 2004. The data shown includes all inspections for new construction of all kinds, nuisance inspections and inspections for changes in occupancy. This graph should not be interpreted as accurately reflecting total departmental effort. Certain inspections are more time consuming than others, and the administrative functions of the operation are not necessarily reflected by the number of inspections. As an example, a nuisance complaint may generate one or two inspections, but there is also a corresponding administrative time commitment for the issuance of notices of violation. A similar complaint that resulted in a court summons will have a more significant administrative time commitment but will also commonly have substantially more inspections during the course of the enforcement process than does a simple notice of violation. Unfortunately, inspections are the only available surrogate measure of overall departmental activity.