



To: John Cooley, Chairman, Future Fort Smith Committee.

From: Jimmie Deer, Director of Building Services

Date: September 19, 2022

RE: Status Report

The following report provides information from the Building Services Department to the Future Fort Smith Committee regarding implementation of the Future Fort Smith Plan. The Building Services Department is comprised of two divisions: Building Safety, and Neighborhood Services. Each of the two divisions is integral to the implementation of the Future Fort Smith Plan.

Building Safety

The Building Safety division is responsible for protecting the public's life, health, and welfare in the building environment. The division issues permits for buildings and structures and inspects buildings, structures and property for safety and health and code compliance. The division also reviews business registration application for approval and meets with applicants for new businesses as requested in person or onsite. City staff meets with the Chamber whenever requested to meet prospective companies and business relocating to City. City staff makes itself available to meet with owners, contractors, designers, developers and companies that have projects that they want to submit for plan reviews, permits and inspections. Staff also serves as instructors in the local Electrical and Plumbing apprentices programs. The Building Safety Division also has the responsibility for the oversight of the City construction appeals boards for Building, Electrical, Plumbing and Mechanical Board of Appeals. The boards are in place to hear any appeals to the city adopted construction codes as well as meet and review any proposed new construction codes and standards as needed.

The Building Safety division issued 2053 building permits and reviewed 502 sets of plans submitted for commercial, industrial, and multifamily development and conducted 432 residential construction plan reviews. A set of comments on the plans will be returned to the applicant within seven to ten days of submittal. Included

is a copy of the building permits of significant value for 2021. The Building Safety division also conducted 10,038 inspections at the request of contractors and property owners. This supports the following goal, policy, or action within the Comprehensive Plan:

ED-1	Broaden employment sectors that will drive the City's economy
ED-4	Develop a partnership to coordinate City economic development policies with the Fort Smith Regional Chamber of Commerce
TI-4	Incorporate the Future Land Use Map in the strategic planning of future utility and infrastructure expansions
PFS-1	Promote a business-friendly and citizen-friendly government
PFS-2	Build consistency and trust with the public
PFS-4	Prevent wasteful use of public resources and services
NCR-2	Protect natural resources and reduce their waste and overuse

The Building Safety division is responsible for assessing unsafe structures. If a structure is found to be dilapidated, unsafe, unsightly, unsanitary, obnoxious and detrimental to the public unsafe action is started. Ultimately, unsafe action can order a structure be demolished if the owner of the structure does nothing to make improvements. Structures that go through unsafe action are a detriment to their neighborhood. In 2021, 5 structures were deemed unsafe – two were demolished by the city and three were demolished by the property owner. This supports the following goal, policy, or action within the Comprehensive Plan:

HN 1	Preserve, protect, and revitalize Fort Smith's neighborhoods
HN 3	Foster regional housing strategies to benefit Fort Smith and surrounding communities

Neighborhood Services

The Neighborhood Services division inspects properties for overgrowth of grass and weeds, trash, debris, graffiti, abandoned vehicles and other items affecting the appearance of property and neighborhoods to ensure safe and healthy conditions. The division enforces the 2018 Property Maintenance Code as adopted by the City for existing structures to insure they are being maintained per the regulations.

Neighborhood Services staff performed 9800 environmental code inspections (including inoperable vehicles, graffiti, overgrowth, trash/debris, blind corners, indoor furniture, appliances, and dead limbs) and issued 9432 warnings. They inspected 360 complaints related to the residential parking ordinances and conducted 3908

inspections related to the property maintenance code. The inspectors took 136 cases to court. This supports the following goal, policy, or action within the Comprehensive Plan:

HN 1 HN-3	Preserve, protect, and revitalize Fort Smith's neighborhoods Foster regional housing strategies to benefit Fort Smith and surrounding communities
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This report is a snapshot of the items each division works on throughout the year. For more detailed information, attached to this report are workload statistics for each division.

2021 Building Permits of Significant Value

Address	Description	Value
1) 10000 Roberts BLVD	– Addition’s and work to Marr’s Pet Care	- \$52,866,393.00
2) 7811 Euper lane	– Addition for Methodist Village	- \$1,400,000.00
3) 1000 Fianna Way	– Interior alterations for Arkansas Colleges of Health	- \$2,350,000.00
4) 5401 Excelsior	– Owens Corning Project-	\$42,863,327.00
5) 7601 S. Zero Street	– New Dollar General-	\$800,000.00
6) 8407 S. Zero Street	– Self-Storage Complex	- \$1,000,000.00
7) 3201 Phoenix Ave.	– New Dollar General-	\$800,000.00
8) 7613 Rogers Ave.	– New First Security Bank	- \$1,873,000.00
9) 2300 S. 58 th Street	– New Specialty Dental Offices	- \$6,298,000.00
10) 7200 Cameron Park Drive	– New Center for Hearing-	\$2,000,000.00
11) 4701 Phoenix Ave.	– New Fort Smith Emergency Hospital	- \$8,129,912.00
12) 8650 Us Hwy 71 S.	– New Auto Zone Store	-\$1,003,435.00
13) 8400 Rogers Ave.	- New Panda Express Restaurant	- \$1,300,000.00
14) 5900 Commerce Dr.	– CNG Fueling Station-Time Fill Fueling	- \$1,203,924.00
15) 4800 Regions Park Dr.	– New DBats Athletic Facility-	\$1,500,000.00
16) 4801 Phoenix Ave	– Newk's Eatery	- \$1,800,000.00
17) 8601 Chad Colley	– New Storage Facility - Phase 2 - (3 buildings)-	\$2,917,914.00
18) 2901 S. 98 th Cir	– Wastewater Pump Station	- \$2,819,322.00
19) 5201 River Front Drive	– Wastewater Pump Station-	\$3,385,803.00
20) 2500 Wheeler Ave	– New Dollar General	- \$800,000.00
21) 6500 Jenny Lind Road.	– Renovations for Hytrol Conveyors	- \$10,050,925.00
22) 7300 S. Zero Street	– Waterslide Addition to Parrot Island	- \$1,088,000.00
23) 3700 River Front Drive	– New Playground Equipment	- \$800,000.00
24) 6300 Jenny Lind road	– Renovations QualServ Offices and Parking	- \$1,367,900.00
25) 5601 Old Greenwood Road	– Renovations Airport Warehouse	- \$5,093,500.00
26) 5900 Painter Lane	- Interior & Exterior Remodel for Peak for School System	- \$13,000,000.00
27) 4301 Harriet Ln.	– Interior remodel for Gerber	- \$1,700,000.00.
28) 2100 N. 62 nd Street	–Remodel New Health Clinic Inside Walmart	- \$1,050,000.00
29) 2100 N. 62 nd Street	– Interior and Exterior Modification Wal-Mart	- \$1,200,000.00
30) 2425 S. Zero Street	– Renovations to Wal-Mart	-\$3,131,729.00
31) 51 S. 6 th Street	– Interior Renovations	- \$2,200,000.00
32) 70 South 7 th Street	– 2 nd Floor Remodel Phase III/office remodel	-\$1,616,000.00

Also the permit activity for the year 2022 from January to June is 1919 Permits issued. Staff has also conducted 248 Commercial and 238 Residential plan reviews and city staff has also conducted 4998 building, plumbing, electrical and mechanical inspections. Listed is a few of the significant permits issued.

2022 Building Permits of Significant Value from January to June

- 01) 1001 Towson Ave – Interior alterations for Baptist Health - \$27,003,874.00
- 02) 10000 Roberts BLVD – Addition and work to Marr’s Pet Care - \$11,273,000.00
- 03) 6500 S. Zero Street – Addition and parking lot for Harry G. Barr - \$5,085,162.00
- 04) 4601 Massard Road - New Midas Muffler Building - \$1,285,000.00
- 05) 4501 Massard Road – New Vet Clinic - \$1,217,500.00
- 06) 9811 Hwy 253 – New Circle K Convenient Store - \$2,200,000.00
- 07) 4101 Brooken Hill Drive – New Circle K Convenient Store - \$2,200,000.00
- 08) 1701 Riverfront Drive – New RV Campground – \$5,000,000.00
- 09) 3914 Massard Road - New First Western Bank - \$3,569,929.00
- 10) 7301 Rogers Ave – New Mercy Hospital Expansion and parking deck - \$56,387,233.00
- 11) 8205 S. Zero Street – New Convenient Store - \$2,000,000.00
- 12) 6417 Rogers Ave – New Car Wash - \$2,000,000.00
- 13) 3120 Jenny Lind - New Circle K Convenient Store - \$1,260,000.00
- 14) 7720 Rogers Ave – New 7 Brew Coffee Shop - \$1,000,000.00

Neighborhood Services Division Yearly 2021 Report

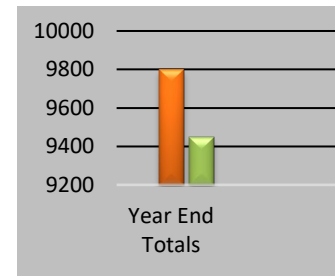
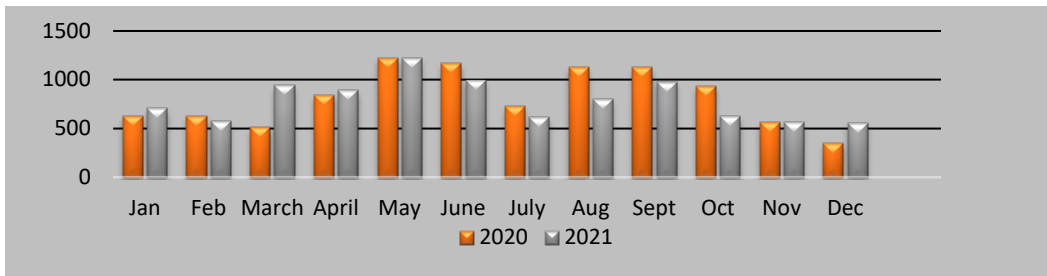
The charts below represent the progress of Neighborhood Services Division for the previous year 2020 and year to date for comparison purposes.

Environmental Code Violations

	2020			2021		
	Inspections	Warnings	Assigned to Contractor	Inspections	Warnings	Assigned to Contractor
January	629	610	6	705	681	2
February	626	617	10	571	544	10
March	510	481	5	942	909	13
April	836	810	41	890	858	61
May	1224	1190	89	1215	1188	67
June	1163	1115	112	993	944	109
July	723	675	71	616	541	79
August	1128	1090	76	800	706	78
September	1127	1060	90	976	892	90
October	928	900	38	621	567	56
November	562	547	9	563	537	32
December	344	337	3	556	234	9
Year End Total	9800	9432	550	9,448	8,641	606

The chart above is representative of the following violations: inoperable vehicles, graffiti, overgrowth, trash/debris, blind corners, indoor furniture, appliances, and dead limbs.

Environmental Comparison Charts



Parking Ordinances

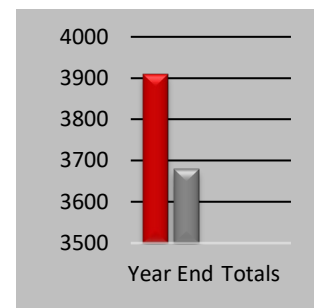
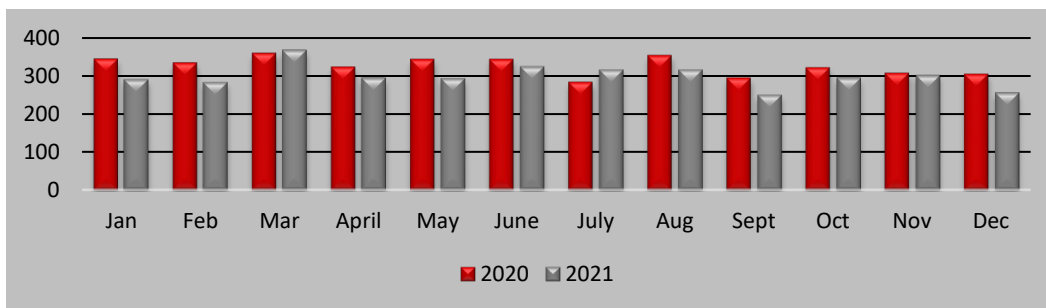
Year	Commercial Vehicles		Recreation and Utility Vehicles		General Parking	
	2020	2021	2020	2021	2020	2021
December	0	0	8	6	8	2
Year To Date	25	19	179	162	156	154

Property Maintenance Code Enforcement

	2020				2021			
	New Cases	Active Cases	Inspections	Court	New Cases	Active Cases	Inspections	Court
January	8	364	344	6	6	300	290	8
February	28	320	334	7	6	296	282	8
March	9	316	359	8	37	323	367	15
April	4	309	323	0	12	317	294	9
May	13	307	343	0	18	330	292	12
June	10	302	343	13	13	330	324	16
July	18	309	283	10	21	341	315	8
August	16	306	353	15	13	339	315	8
September	9	306	294	9	14	340	349	5
October	19	310	321	14	11	331	294	13
November	9	304	307	1	9	335	301	9
December	7	304	304	10	7	336	255	11
Year To Date	127	304	3908	93	139	336	3678	122

The chart above is representative of the following violations but not limited to: Exterior: Roof damage, siding, windows, painting, accessory structures, fences, doors, porches, and unsecured structures. Interior: Mold, sanitary conditions, plumbing, electrical, mechanical and infestation of insects and rodents.

Property Maintenance Comparison Charts



Environmental Court

Month	2020			2021		
	Court Cases	Court Fines	Compliance	Court Cases	Court Fines	Compliance
January	15	730.00	3	16	1,430.00	2

February	15	400.00	0	8	750.00	1
March	17	1060.00	3	23	3,000.00	0
April	0	0	0	30	5,111.18	6
May	3	0	0	16	805.00	1
June	23	400.00	4	23	380.00	3
July	18	1995.00	1	21	1,380.00	3
August	30	2920.00	9	20	1,315.00	2
September	17	830.00	2	13	11,000.00	1
October	19	2510.00	4	37	1,735.00	7
November	November	Court	Postponed	19	5630.00	0
December	17	1195.00	3	16	1545.00	2
Year Total	143	12,040.00	25	196	32,506.18	28

2020 Vs 2021 Additional Year End Totals

CATEGORY	2020	2021
Environmental Inspections	9800	9448
Environmental Notices Issued	9432	8641
Environmental Property Abatements	550	606
Commercial Vehicle Violations	25	19
Recreation/Utility Violations	179	162
General Parking Violations	156	154
Graffiti Cases	28	11
Vehicles Towed	11	4
Nuisance Property Abatement	550	606
Property Maintenance Inspections	3908	3678
Property Maintenance New Cases	127	139
Property Maintenance Active Cases	304	336
Citations/Summons Issued	31	43
Warning Tickets Issued	263	297
Variance Hearings	3	4
Search Warrant/Order of Entry	12	15
District Court Cases/Hearings	143	196
Court Fines Issued	\$12,0404.00	\$32,506.18

Neighborhood Services Division Yearly January to June 2022 Report

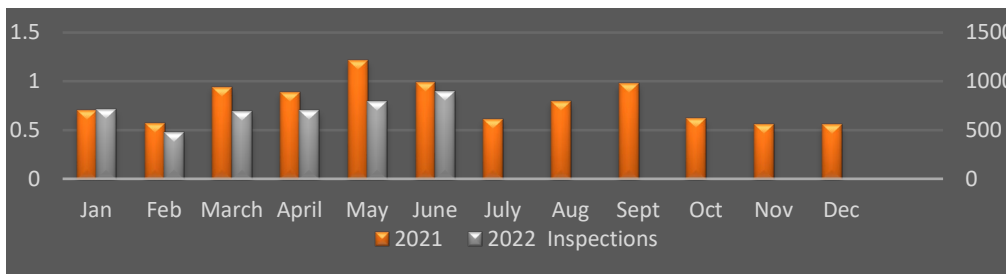
As of June 2022 is the results and actions being taken by city Neighborhood Services staff. The report was updated to include all follow up inspections conducted by staff.

Environmental Nuisance Code Violations

	2021			2022			
	Property Inspections	Warnings Issued	Contractor Abatement	Property Inspections	Warnings Issued	Follow-Up Inspections	Contractor Abatement
Jan	705	681	2	715	686	443	5
Feb	571	544	10	474	459	515	12
March	942	909	13	695	673	805	24
April	890	858	61	707	676	580	28
May	1215	1188	67	793	701	738	59
June	993	944	109	895	833	872	105
July	616	541	79				
Aug	800	706	78				
Sept	976	892	90				
Oct	621	567	56				
Nov	563	537	32				
Dec	556	234	9				
Totals	9,448	8,641	606	4,279	4,028	3,953	233
						Total Inspections	8,232

The chart above is representative of the following violations: inoperable vehicles, graffiti, overgrowth, trash/debris, blind corners, indoor furniture, appliances, and dead limbs.

Environmental Nuisance Comparison Charts



Parking Ordinance Violations

Year	Commercial Vehicles		Recreation and Utility Vehicles		General Parking	
	2021	2022	2021	2022	2021	2022
June	1	15	13	16	16	17
Year To Date	9	87	80	109	80	157

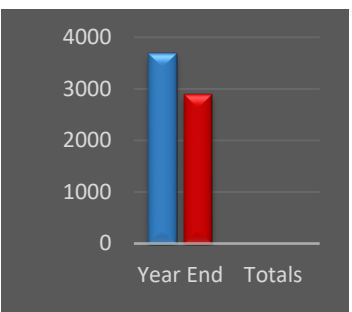
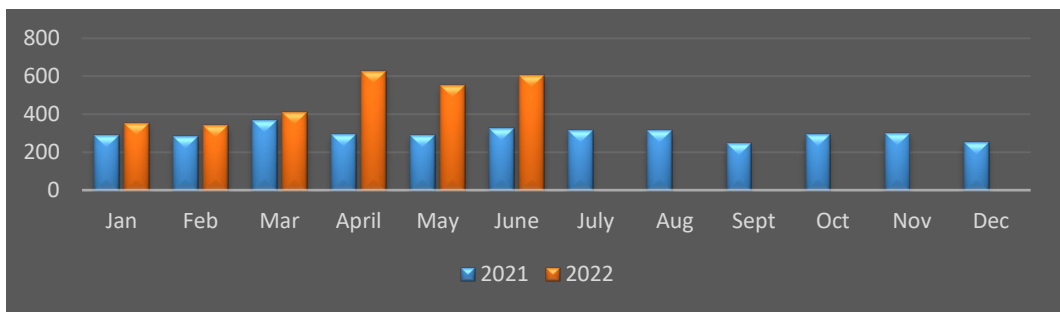
Property Maintenance Code Enforcement – Structures

	2021					2022				
	New	Active	Inspections	Cleared	Court	New	Active	Inspections	Cleared	Court
January	6	300	290	10	8	20	330	354	26	15
February	6	296	282	10	8	40	344	340	26	14
March	37	323	367	10	15	26	363	408	7	12
April	12	317	294	18	9	44	393	628	14	20

May	18	330	292	5	12	13	384	551	22	28
June	13	330	324	13	16	26	396	605	14	16
July	21	341	315	10	8					
August	13	339	315	15	8					
September	14	340	349	13	5					
October	11	331	294	20	13					
November	9	335	301	6	9					
December	7	336	255	6	11					
Year To Date	139	336	3,678	136	122	169	396	2,886	109	105

The chart above is representative of the following violations but not limited to: Exterior: Roof damage, siding, windows, painting, accessory structures, fences, doors, porches, and unsecured structures. Interior: Mold, sanitary conditions, plumbing, electrical, mechanical and infestation of insects and rodents.

Property Maintenance Comparison Charts



Environmental District Court

Month	2021			2022		
	Court Cases	Court Fines	Compliance	Court Cases	Court Fines	Compliance
January	16	1,430.00	2	21	2,035.00	3
February	8	750.00	1	20	2,445.00	2
March	23	3,000.00	0	15	1,915.00	1
April	30	5,111.18	6	32	4,010.00	4
May	16	805.00	1	37	2,185.00	5
June	23	380.00	3	25	1,850.00	4
July	21	1,380.00	3			
August	20	1,315.00	2			
September	13	11,000.00	1			
October	37	1,735.00	7			
November	19	5630.00	0			
December	16	1545.00	2			
Year Total	196	32,506.18	28	175	14,440.00	19