

BUILDING DEPARTMENT

As projected in last years report, 2004 was a very busy year. Growth in residential construction was down however, additions and alterations where at an all time high. New commercial construction held it's own with minor expansion to some businesses. The amount of permits issued exceeded

all other years. With the recent approval by the Planning Board of several sub-divisions, 2005 promises to be another large growth year.

The following is a report of permits issued by the Building Commissioner for the calendar year 2004.

# Of Permits	Type of Permit	Estimated Value
47	SINGLE FAMILY DWELLINGS.....	7,947,900
8	CONDOMINIUMS.....	1,310,400
61	DWELLING, ADDITIONS.....	1,638,660
50	DWELLING, ALTERATIONS.....	776,660
4	COMMERICAL-NEW CONSTRUCTION.....	432,300
15	COMMERICAL RENOVATIONS/ADDITIONS.....	782,596
16	GARAGES.....	219,650
41	DECKS.....	151,540
64	SWIMMING POOLS.....	604,777
17	PORCHES.....	89,030
65	FENCES.....	123,009
110	RESHINGLE.....	555,799
70	SIDING.....	503,697
53	WINDOW REPLACEMENT.....	302,330
64	STORAGE SHEDS.....	146,285
1	GAZEBO.....	6,000
4	CHIMNEYS, WOOD-BURNING STOVES, ETC.....	6,110
24	PELLET STOVES.....	48,702
54	SIGNS.....	78,279
3	REPAIR FIRE-DAMAGED STRUCTURES.....	145,000
2	BARNS.....	31,000
3	RE-ROOF—COMMERCIAL.....	23,055
6	HANDICAP RAMPS.....	16,200
5	KITCHEN REMODEL.....	21,427
2	INTERIOR ALTERATIONS-COMMERICAL.....	18,500
50	MISCELLANEOUS.....	179,902
28	PERMITS TO DEMOLISH.....	0
47	CERTIFICATES OF INSPECTION – PAID.....	0
914	PERMITS ISSUED at an estimated value of	\$16,158,808

The following is a listing of **ELECTRICAL PERMITS** issued.

SINGLE FAMILY DWELLINGS.....	40
ADDITIONS TO DWELLINGS.....	46
ALTERATIONS TO DWELLINGS.....	82
ANNUAL PERMIT TO JAIL.....	1
BUSINESS/INDUSTRIAL, NEW.....	2
ADDITIONS/ALTERATIONS TO BUSINESS BLDGS.....	34
REPAIRS TO FIRE DAMAGED STRUCTURES.....	7
GARAGES.....	6
CENTRAL AIR CONDITIONING.....	9
FURNACES.....	7
HOT WATER HEATERS.....	2
SECURITY SYSTEMS.....	34

BARNs.....	2
BOILERS.....	3
DRYERS.....	2
HOT TUBS.....	4
FIRE DAMAGE REPAIR.....	6
PANEL CHANGE.....	13
SHEDS.....	2
SIGNS.....	4
SMOKE DETECTORS.....	2
SWIMMING POOL HEATERS.....	4
SWIMMING POOLS.....	39
SERVICE, NEW.....	40
SERVICE CHANGE.....	50
SERVICE RESTORATION.....	7
SERVICE TEMPORARY.....	8
SERVICE UPGRADE.....	43
TRAFFIC LIGHTS.....	3
MISCELLANEOUS.....	3
Total Number of ELECTRICAL Permits Issued:.....	505

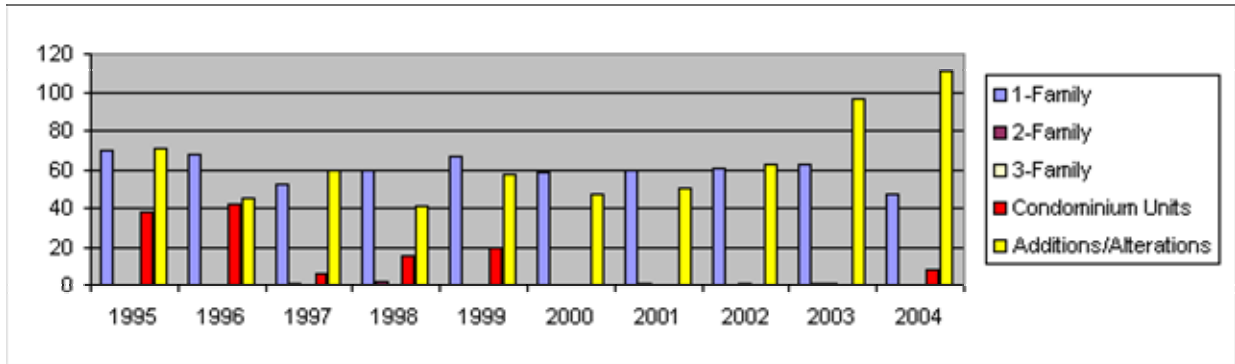
The following is a listing of **PLUMBING & GAS-FITTING PERMITS** issued.

SINGLE FAMILY DWELLINGS.....	54
SINGLE FAMILY DWELLING, GAS.....	46
ADDITIONS DWELLINGS.....	1
ADDITIONS DWELLINGS, GAS.....	7
ALTERATIONS TO DWELLING.....	92
ALTERATIONS TO DWELLING, GAS.....	13
ALTERATIONS TO COMMERCIAL.....	17
ALTERATIONS TO COMMERCIAL, GAS.....	18
HOT WATER TANKS.....	42
HOT WATER TANKS, GAS.....	8
FIREPLACE, GAS.....	6
FURNACES.....	16
FURNACE-COMMERCIAL.....	4
GAS LOGS.....	2
GENERATOR, GAS.....	1
BOILERS.....	14
BACKFLOW PREVENTERS.....	32
MISCELLANEOUS GAS.....	20
MISCELLANEOUS PLUMBING.....	14
REINSPECTION.....	8
ROOF TOP HEATING UNITS, GAS.....	1
SWIMMING POOL HEATERS, GAS.....	5
COOKING RANGE, GAS.....	5
VENTLESS ROOM HEATER, GAS.....	1
Total Number of PLUMBING & GAS-FITTING Permits Issued:	427

Fees Collected by the Building Department for 2004 are as follows:

Building Permit Fees	\$57,739.00
Electrical Permit Fees	\$16,102.00
Plumbing Permit Fees	\$13,465.00
TOTAL FEES FOR 2004	\$87,306.00

	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
1-Family	70	68	52	59	67	58	59	61	63	47
2-Family	0	0	1	2	0	0	1	0	1	0
3-Family	0	0	0	0	0	0	0	1	1	0
Condominium Units	38	42	6	15	19	0	0	0	0	8
Additions/Alterations	71	45	59	41	57	47	50	63	96	111



I would like to thank my staff, Joseph (Sam) Kozicki, Antonio (Tony) Portelada and Lorraine Czapienski for their outstanding service to the public. Also Mr. Kevin Douville, Assistant Plumbing Inspector and Mr. Richard Chenevert, Assistant Electrical Inspector for their professionalism and support of this department.

As the single family chart above shows, Ludlow has grown by 700 new homes in the past 10 years. Since 1947 to the present day the building department with it's present staff has been able to

adjust to this continual growth however, the time is here to recognize that this growth is now overwhelming the department. With this growth comes more complaints and request for zoning enforcement and this has become a major contributor to the workload as well as enforcement of the town bylaws. I would also like to acknowledge and thank all other persons and boards that have worked with this department and made it a pleasure to be part of a great team.