



NASSAU COUNTY BUILDING DEPARTMENT APRIL NEWSLETTER

Permit Activity	Active Commercial	Active Residential Projects
Revenue Total 195,244.77 Permits Issued Total 1,096 Single Family Residence 60 Multi Family 0 Manufactured/Modular Homes 6 Total Inspections 3,829	<ul style="list-style-type: none"> ● 90,000 SF— Storage Facility 462400 SR 200 ● 6,436 SF— Robinson 24 Hour Veterinary Hospital 942440 Old Nassauville Rd. ● 81,457 SF – Assisted Living Facility 942338 Old Nassauville Rd. ● 82,920 SF— Storage Facility 76080 William Burgess Blvd. ● 5,089 SF— Gate Express Car Wash— 85887 Miner Rd ● 1,519 SF— Claire’s 463897 SR 200 / Ste. 9 ● 1,139 SF— Great Clips Salon— 20 Homegrown Way / Ste. C ● Many other new commercial, interior build-outs and renovations. 	<p>939 Total Active Single Family Residence (SFR) Permits</p> <p>1979 Total Active Accessory Permits</p> <ul style="list-style-type: none"> 22 SF Amelia National - Ph. 1 C & E 30 SF Barnwell Manor 2 SF Blackrock Park PH - 1 & 2 52 SF Concourse Crossing 10 SF Del Webb Wildlight PH - 1 6 SF East Nassau Wildlight PH - 1A 33 SF E. Nassau Wildlight PH - 1C1 & 2 11 SF Hampton Lakes Ph. IV-A & IV-B 1 SF Hideaway Unit 1 C 6 SF Miner Pines 154 SF River Glen PH - 2-5 13 SF Sandy Pointe Preserve 3 SF Sandy Ridge 12 SF Southern Pines 60 SF Tributary 20 SF Villages of Woodbridge Ph. V
<h2>Permitting Department</h2> <p>New Single-Family Residence Permits - Construction Valuation</p> <p>A 1 less than \$250,000</p> <p>B 55 between \$250,000 to \$500,000</p> <p>C 4 above \$500,000</p>		
<h2>Daily Operations</h2> <ul style="list-style-type: none"> ● Continue to process permit applications and issue permits. ● Verify Contractor Licensing and Insurance requirements. ● Perform Class 1 Zoning and verify zoning district, setbacks, lot coverage, etc. ● Perform Flood Zone Determination on all building permit applications. ● Perform detailed plan review of all plans for code compliance. ● Scan approved plans into DocStar system for record retention requirements. ● Issue approved permit applications to contractor and owner/builders. ● Respond to Public questions, complaints and records request. ● Perform all required inspections to ensure code compliance. 		
		<h2>Customer Service Comments</h2> <p>We continue to receive positive comments relating to customer service.</p>

Unsafe Building Violations Ordinance 2019-15

- Respond to complaints of unsafe structures, perform field inspection to determine if structures are in violation.
- Take photos of structures that are in violation of this ordinance.
- Verify current owners of subject properties and send courtesy letter for voluntary compliance.
- Send notification to property owners requiring abatement of nuisance/unsafe structures by repair, rehabilitation or demolition.
- Issue repair/demolition permits and perform required inspections to bring structure into compliance.
- Request Title/Lien search prior to setting a hearing date.
- Failure to comply will result in a hearing set to go before the Construction Board of Adjustments and Appeals.

Unsafe Structure Activity

Total Unsafe Active Cases	93
Unsafe Inspections Performed	12
Total New Cases This Month	2
Active Permits for Violation	93
Active Lien/Title Search	0
Posting of Property for Violations	0
Courtesy Letter Sent	4
Compliant / Closed Cases	4

86018 Clyde Street / Before



86018 Clyde Street / After



NASSAU COUNTY BUILDING DEPARTMENT

	APRIL 2023		Fiscal Year to Date	
	# Permits	Fees Collected	# Permits	Fees Collected
SINGLE FAMILY RESIDENCE PERMITS ISSUED				
NEW MOBILE & MODULAR HOMES				
On Island	0		0	
Off Island	1		17	
Replacement Manufactured/Modular	5		39	
NEW SINGLE FAMILY RESIDENCE				
On Island	1		21	
Off Island	55		476	
NEW MULTI FAMILY RESIDENCE	0		12	
NEW SENIOR SINGLE-FAM RESIDENCE	4		57	

PERMIT TYPE	PERMIT BREAK-DOWN		PERMIT BREAK-DOWN	
Total Building Permits	297	139,897.03	2,402	1,513,262.01
(New, Add, R/R, Roof, Sign, Siding, Demo, etc.)				
MH & modular permits(\$ incl in Bld)	6		67	
Electrical Permits	284	20,200.00	2,001	147,478.00
Mechanical Permits	210	18,117.99	1,301	72,105.15
Plumbing Permits (including Gas & Irrigation)	299	16,654.75	2,338	142,513.38
<u>Total Permits Issued</u>	1,096	194,869.77	8,199	1,875,358.54
CONTRACTOR LICENSES -(renewals & new)	29	375.00	334	6,430.00
Total Fees Collected		195,244.77		1,881,788.54
INSPECTIONS PERFORMED	3,829		27,102	
CERTIFICATE OF OCCUPANCY ISSUED	145		1,091	
Plan Review Performed				
Single Family Residence	33		324	
Other/ Small permit/screen enclosure etc.	73		642	
Manufactured Homes	5		49	
Private Provider Administrative Reviews	14		188	
Commercial Plans (all)	25		224	
Total Unsafe Structures				
Unsafe Structures Violations	2		38	
Unsafe Structures in Compliance	4		19	