



Orion Building Department

Annual Report 2025

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Building Official

Mission & Role

The Building Department's mission is to protect public health, safety, and welfare by ensuring construction in the Township complies with adopted state codes and local ordinances. The Department also prioritizes customer service by helping residents, contractors, and businesses navigate permitting and inspection processes efficiently and fairly. We strive to provide the best customer service in local government.



Safe Spaces

We strive to ensure all buildings meet safety standards according to applicable codes and ordinances.

Community Engagement

Collaborating with residents for better services and feedback.

Sustainable Practices

Provide consistent, code based plan review
Deliver timely inspections

Development Oversight

Monitoring projects to maintain quality and compliance.

Customer Service & Resident Contact



Workload per Staff Member

- 2,200 contacts per staff member per year
- 8–9 public interactions per staff member per workday
- 626 service contacts per 1,000 residents

TEAM VALUES

APPRECIATION
WE RESPECT AND BELIEVE THE BEST IN ONE ANOTHER

COLLABORATION
WE SEEK INPUT FROM DIVERSE SOURCES

COMMUNICATION
WE ARE INTENTIONAL ABOUT COMMUNICATING CLEARLY WITH THE PUBLIC AND ONE ANOTHER

INNOVATION
WE PURSUE INNOVATIVE SOLUTIONS THAT PROMOTE THE WELFARE OF THE COMMUNITY

INSPIRATION
WE LOOK FOR WAYS TO CHAMPION ONE ANOTHER'S PRIORITIES AND PURSUITS



Year-End Snapshot: Key Performance Indicators

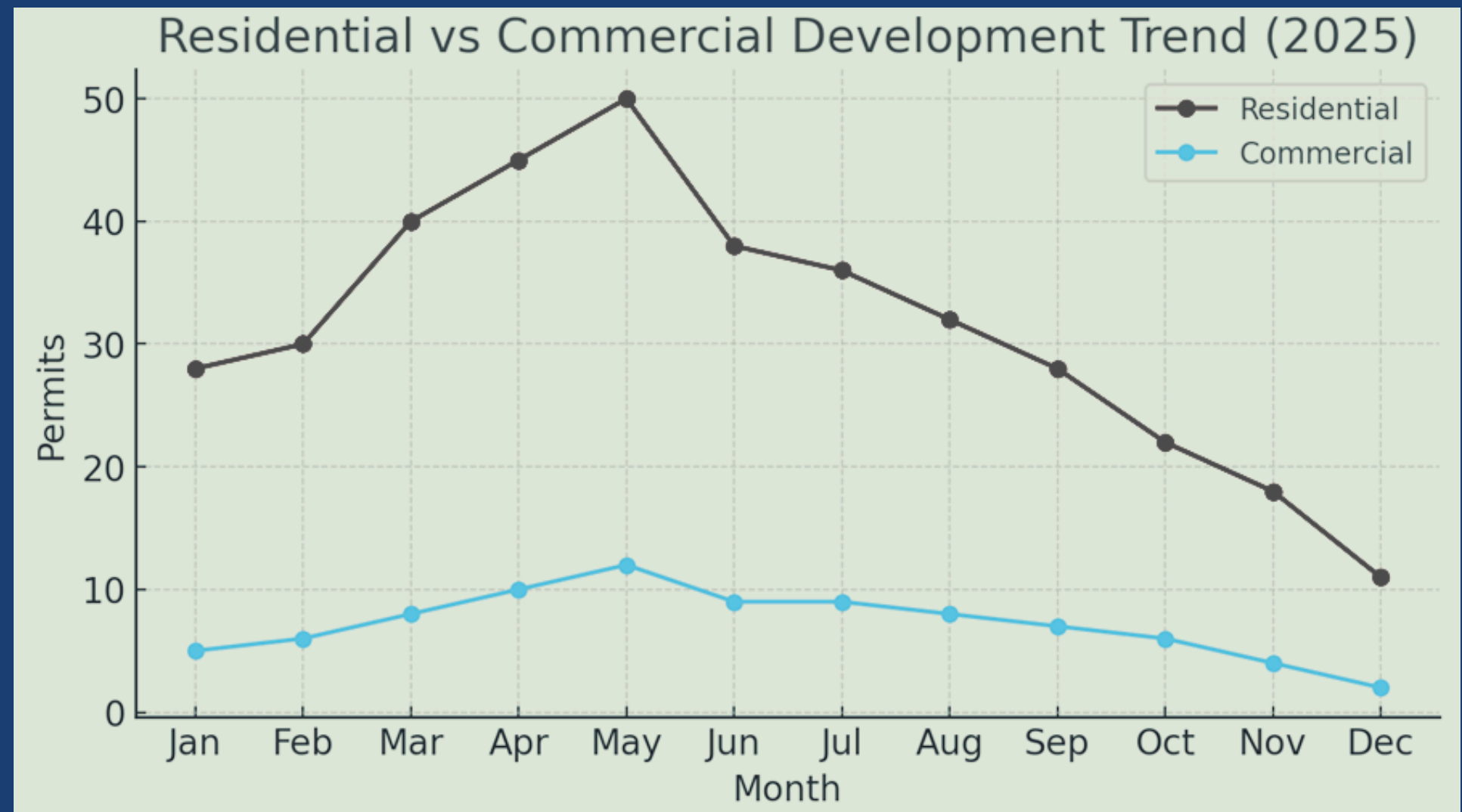
Summary of permit and inspection count

2500+

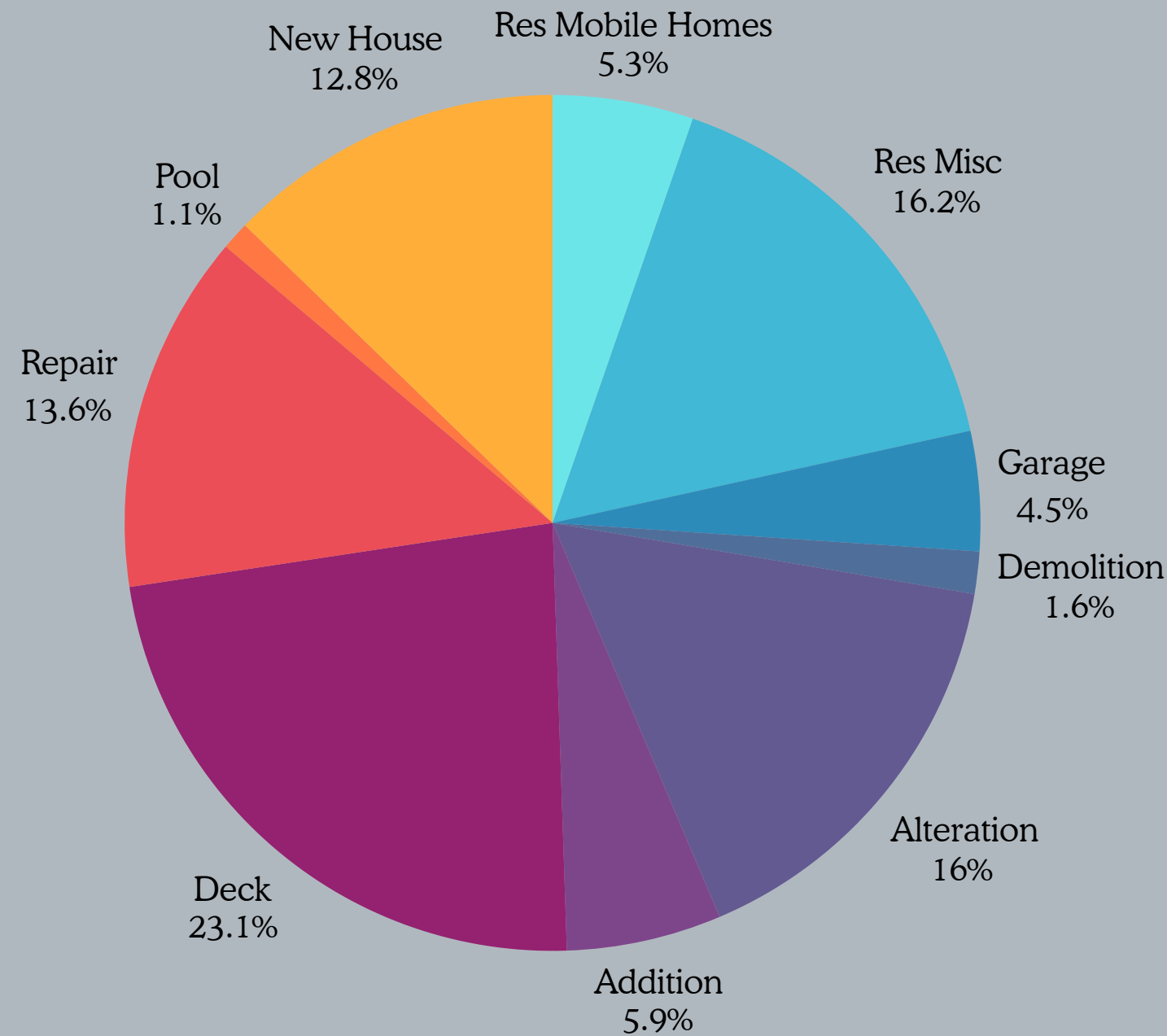
Permits Issued

5300+

Inspections Performed



Residential Development



7.1

Avg. days from application to issuance

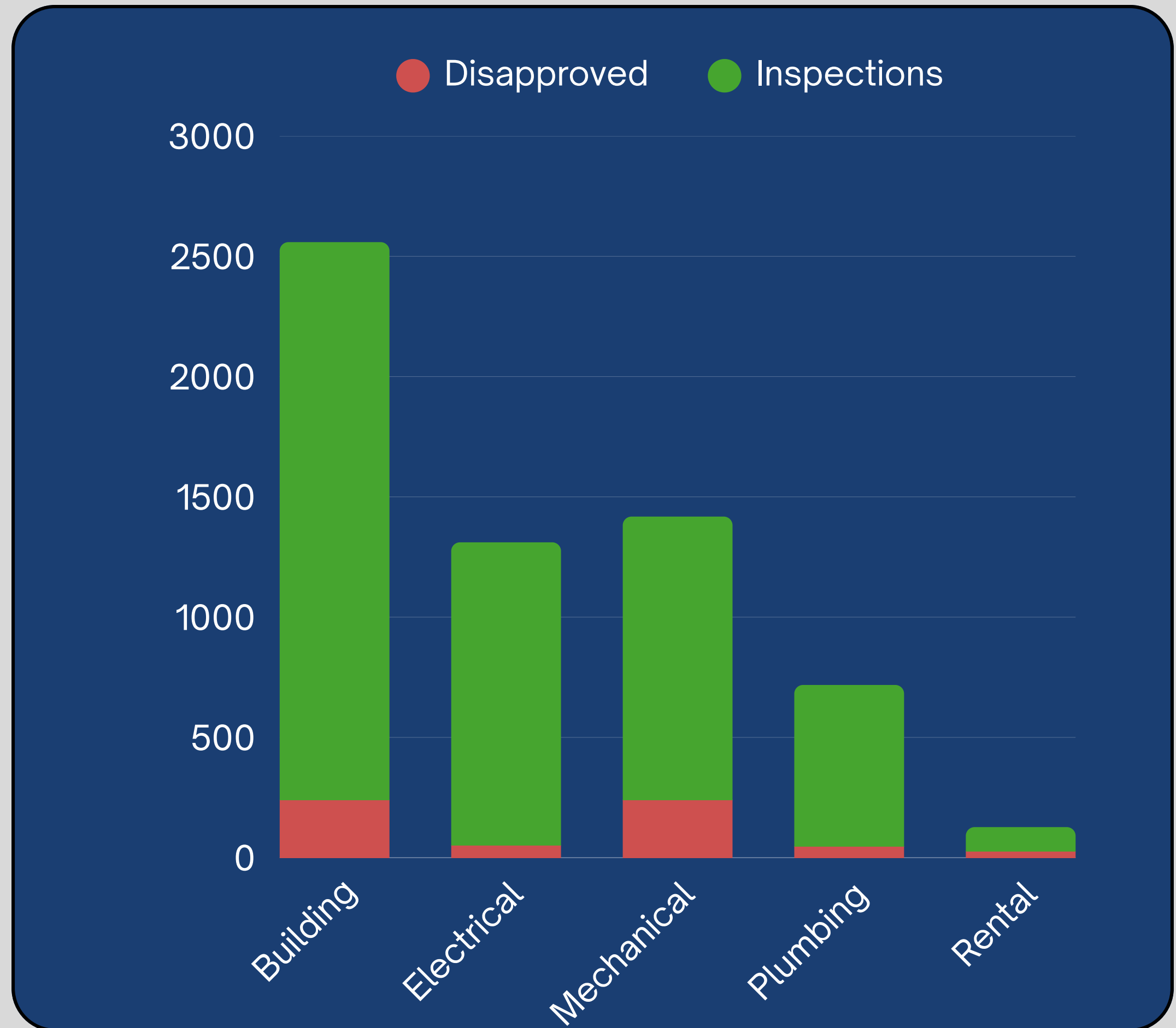
Key Development Trends

- Continued expansion of multi-unit residential development
- Strong homeowner investment in modernization and space optimization
 - Significant surge in solar energy installations
- Decks remain the most common and popular residential improvement
- Large-scale structural repairs reflect both reinvestment and response to major incidents

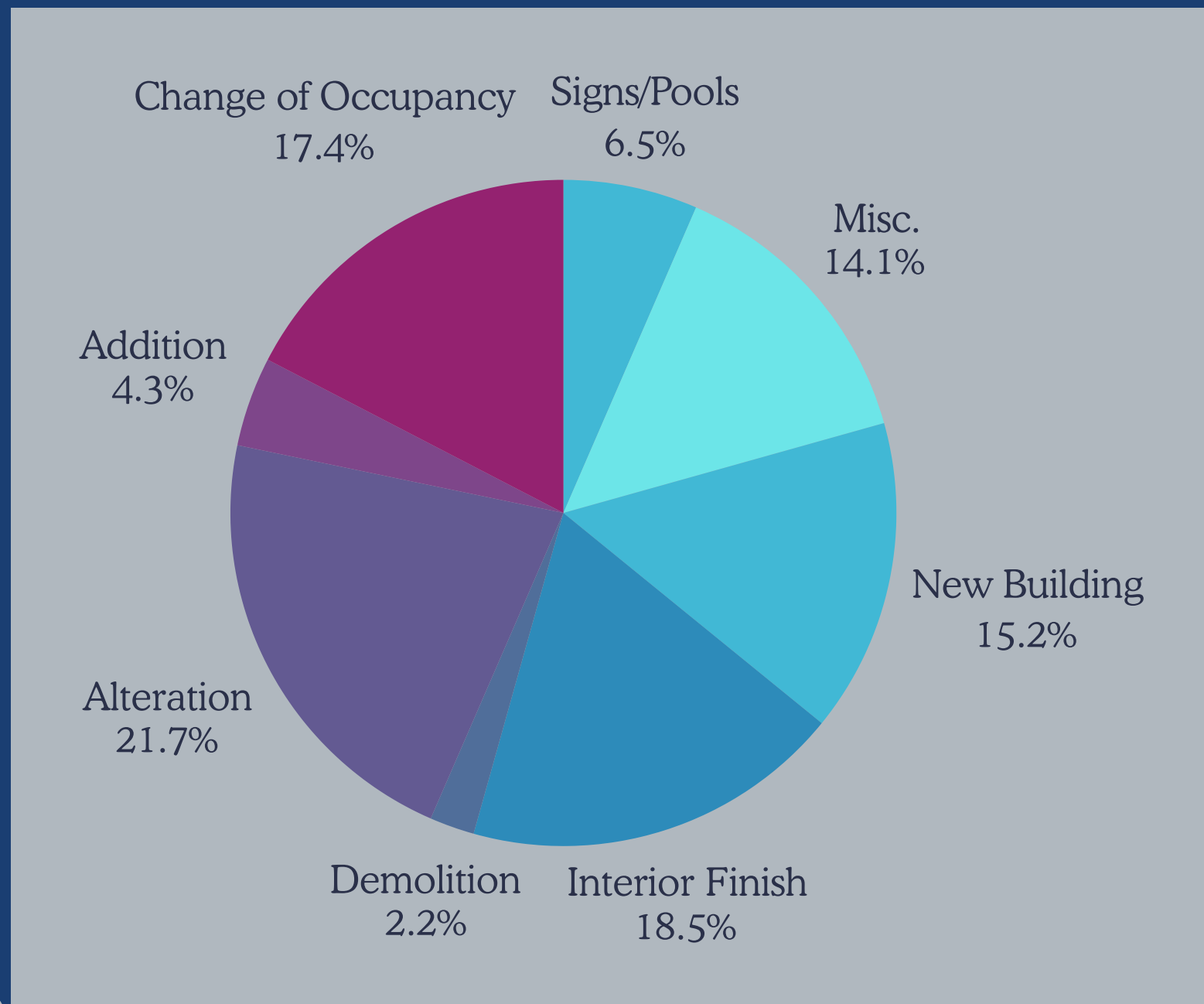


Inspections Performed

The inspection overview reveals the number of inspections and results conducted by the department in 2025. It further demonstrates the frequency of approved vs. disapproved inspections.



Commercial Development



19

Avg. days from application to issuance



Notable Trends

- Growth in wellness and therapeutic services
- Increase in fitness and recreational businesses
- Continued expansion of food and beverage establishments
- Strong presence of retail and specialty shops
- Increase in Multi-family units

New Occupancies & Permits



- True Flourishing – Health & Wellness Coaching
- Orion Area Chamber of Commerce
- Title Boxing – Group Fitness
- Just Massage (Zen Spa Massage)
- Hankki – Korean Restaurant
- EZE-Bikes – Retail Bicycle Shop
- Lake Orion Bike & Adventure Co
- Waterside Social
- Games 4 Life – Recreational Retail
- Thrive Therapy Solutions, PLLC – Therapy Services
- Acoufelt – Acoustical Products
- Bald Mountain Pharmacy
- Heartfelt Impressions Child Care
- The Old Detroit Burger Bar – Restaurant/Bar
- Juliet Chocolate Factory – Food Production & Retail



GM / 4555 Giddings

- GA East Addition (Sanitation Dock) – 6.1M
- Admin Interior Reno (phased)
- Fire-stopping Updates
- New Guard House/Canopy
- Stillwater Apartments --- 4M
- 3800 S Baldwin – Major Reno – 1.66M
- 1115 S Lapeer – Demo + Rebuild/White-box – 1.54M
- 2316 S Lapeer – Ortho Medical Office – 1.32M
- 1601 Joslyn – Major Add/Reno – 1.40M

New Builds

- 303 Stillwater – Just Coffee Beans – 351k
- 1601 Brown – Gateway Building – 804k
- 1338 S Lapeer – Vet Office – 673k
- 1835 Waldon – Utility/Gas Buildings (2)

Routine Volume

- Tenant fit-outs / white-box turns
- Repairs (incl. vehicle damage)
- Re-roofs (multi-site)
- Signs (multi-site)
- Demos (1115 S Lapeer; 780 S Lapeer interior)

DEVELOPMENT PROJECT STATUS SUMMARY



Altair Ridge	Building Review	100 Single-Family Townhomes
Acoufelt	Pre-Construction	200,000 sq. ft. Office and Industrial
Villages of Orion	Pre-Construction	66 Units in Three-Story Apartments
Willow Creek	Pre-Construction	104 Two-Story Units
Sheetz	Pre-Construction	Gas Station
Lavender Ridge	Pre-Construction	260 Townhomes
Chick-fil-A & Shake Shack	Pre-Construction	—
Guest House	In Progress	3,000 sq. ft. Expansion
Hills of Woodbridge	In Progress	114 Residential Dwellings and 55 Duplexes
Oxford Bank	In Progress	7,549 sq. ft. Retail
Hudson Square	In Progress	24 Residential Apartments
Brinker Veterinary Clinic	In Progress	—
Lighthouse Dermatology & Skin Cancer Specialist	Engineering Review	—
Orion Ridge	Engineering Review	51 Residential Dwellings
Orion Commons	Engineering Review	2,516 sq. ft. Retail & 9,496 sq. ft. Restaurant
Ridgewood	Engineering Review	30 Residential Units
Kroger Fuel Center	Engineering Review	—



Rental Housing Progress



Initial Assessment



Certification Launch



Inspections



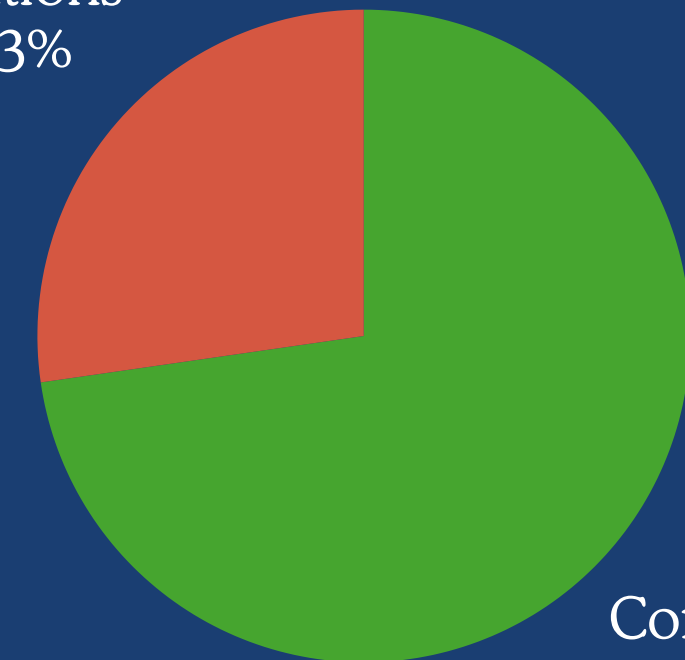
Community Engagement

Rental Property Safety & Maintenance Checklist

- ✓ Handrails & Guardrails – Secure and in good condition
- ✓ Address Numbers – Clearly visible from the street
- ✓ Electrical Safety – Cover plates & light fixtures in place and in good repair
- ✓ Plumbing – No leaks; toilets function properly
- ✓ Fire Safety Clearance – 30” minimum around furnace, water heater & electrical panel
- ✓ Dryer Vent – Properly attached & exhausts outside; proper material
- ✓ Walls, Ceilings & Floors – In good repair and sanitary
- ✓ Interior Handrails – Secure, with new handrails returning to the wall
- ✓ Unit Condition – Sanitary, with no blocked exits
- * Common Areas – Maintained & well-lit
- * Door Closures – Unit & vestibule doors close properly
- ✓ Emergency Lighting – Fire exit lighting is operational
- ✓ Bathroom Ventilation – Window or ventilation system in place
- ✓ GFCI Outlets – Present in bathrooms & kitchen

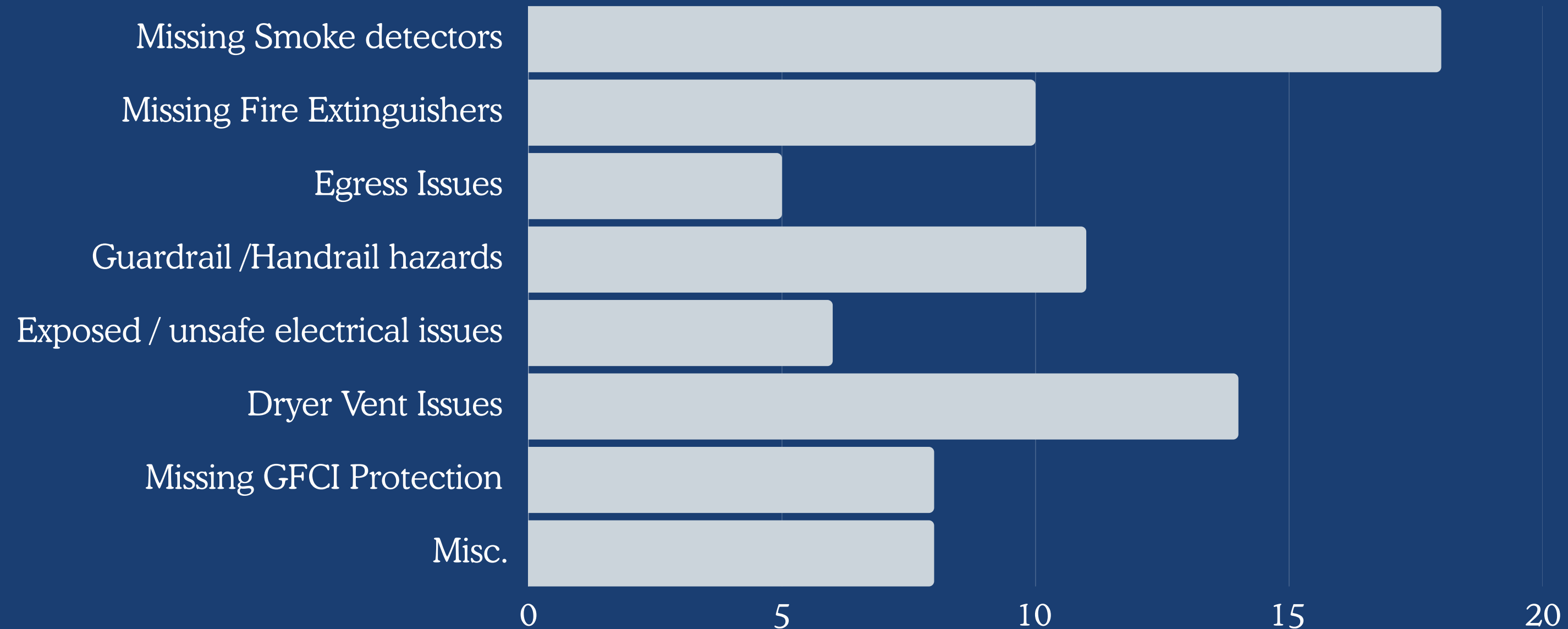
100 Inspections Completed

Violations
27.3%



Complied
72.7%

Rental Inspection Violations



Key Takeaways

Roughly 1 in 4 rental inspections results in identified violations, indicating an ongoing need for landlord education and follow-up enforcement.

The majority of owners (about three-quarters) are either compliant at the time of inspection or achieve compliance promptly.

These results show that while overall compliance is relatively strong, there is still a consistent subset of properties presenting safety and code concerns that justify continuation of the rental inspection program.

Rental Housing Forecast

PROJECTED TOTAL RENTAL INVENTORY (FULL PROGRAM MATURITY)

Based on trends, Orion Township should expect the rental certification system to stabilize at:

1,500 – 2,400 registered rental units

Category Expected Final Count

Multifamily large complexes 1,000–1,800 units

Single-family / condo rentals 300–450 units

Duplex & small MF 8–25 units

General rentals 10–20 units

Code Enforcement Activity



The Department focuses on education-first compliance, escalating to citations only when necessary. Priority areas include unsafe structures, unpermitted work, blight, and repeat violations.

801

Enforcement Investigations

372

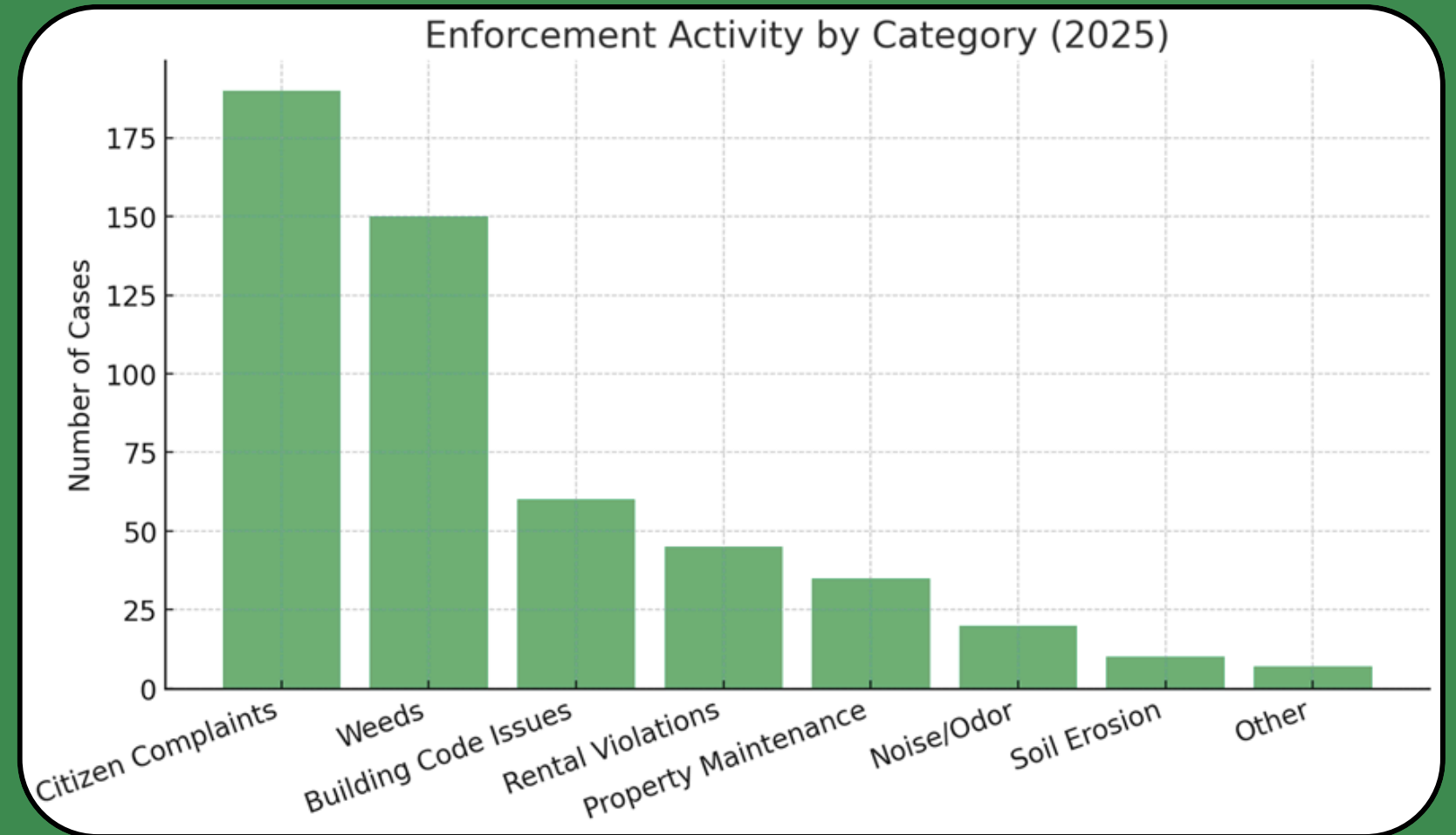
Enforcement Actions



Enforcement Category



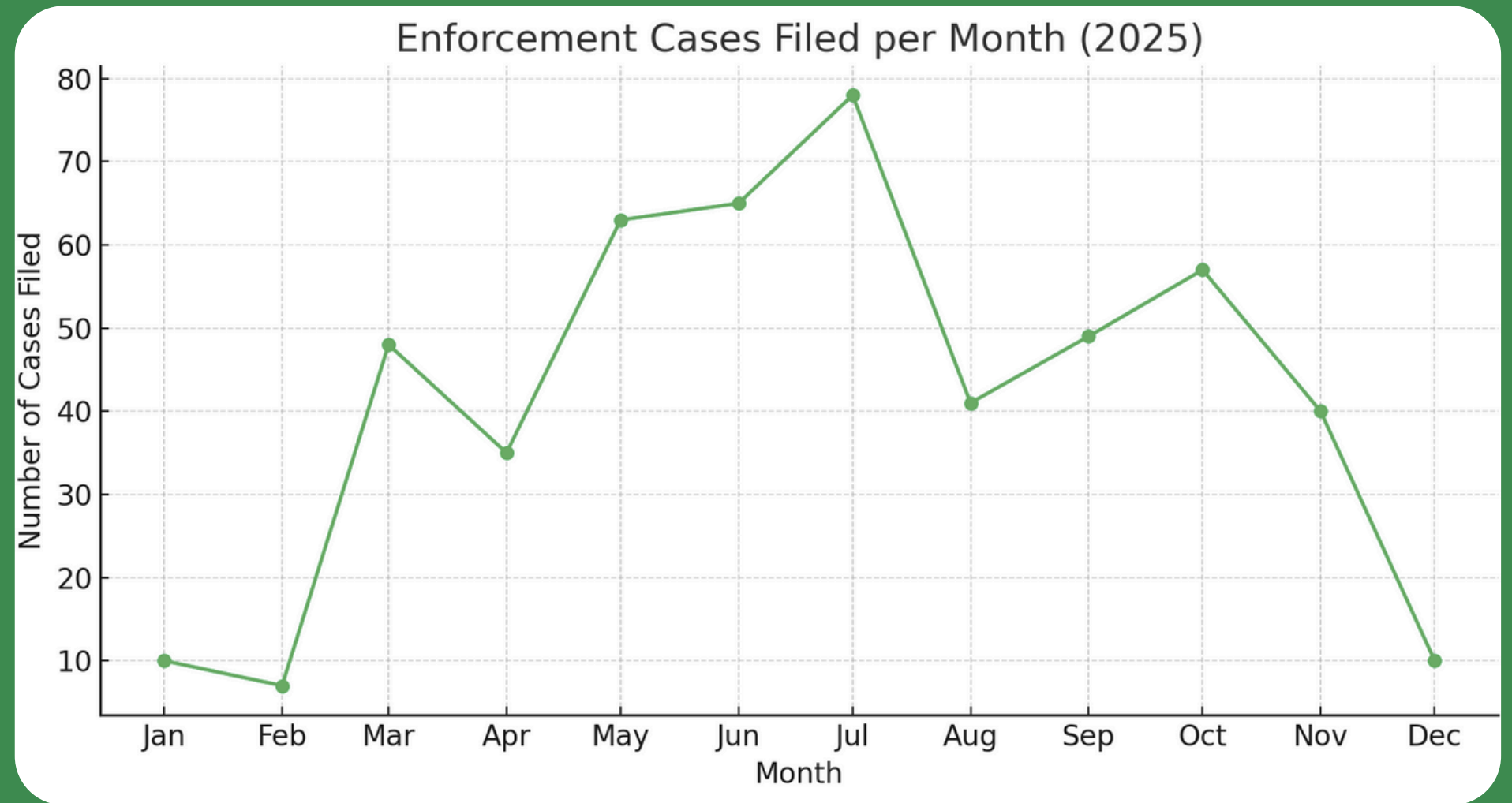
- Citizen Complaints & General Nuisance – Includes junk, debris, inoperable vehicles, noise, lighting, animals, and neighbor disputes.
- Weeds & Exterior Maintenance – Seasonal workload with tall grass and exterior upkeep violations.
- Building Code & Permit Compliance – Work without permits, unsafe construction, and unfinalized projects.
- Rental Program Violations – Unregistered rentals, inspection failures, and expired certificates.
- Dangerous Buildings & Unsafe Living Conditions – Fire damage, hoarding, mold, and structural decay.
- Environmental & Soil Erosion Issues – Drainage changes, wetland disturbances, and unpermitted grading.
- Noise, Odor & Miscellaneous – Barking dogs, marijuana odor, industrial smells, and late-night noise.



Trends & Seasonal Patterns



- **Winter:** Nuisance issues, unsafe interiors, early rental enforcement.
- **Spring Surge:** Highest growth period, issues such as tall grass, drainage issues, and building without permits.
- **Summer Plateau:** High volume continues with rental enforcement and exterior complaints.
- **Fall:** Shift toward rental violations, odor/noise issues, and chronic problem properties.



Fleet Technology Upgrade

Mobile Command & Inspection Consoles



Our Code enforcer, Dave Curry spearheaded the upgrade of our fleet by outfitting our trucks with state-of-the-art mobile command consoles. Each unit includes a secure workstation with a mounted laptop and keyboard, allowing staff to access inspection software and complete reports directly in the field. The system also integrates improved communication equipment and organized power management to keep operations efficient and reliable.

These enhancements reduce administrative time, improve accuracy, and strengthen real-time coordination with the office and emergency response. Overall, this upgrade increases our team's productivity and supports our commitment to providing high-quality service to the community.

Budget Summary

Revenue Stability

Revenues remain stable overall, with building permits continuing to be the primary driver. Investment-related revenue (interest & gains) provides meaningful supplemental revenue.

Controlled Expenditure Growth

Several major cost categories including; contractual assistance, software, vehicle maintenance all show moderate increases with a higher permit volume being expected.

Personnel costs Remain Dominant

Salary and benefits continue to represent the largest share of expenditures, typical for code enforcement and building departments.

Administrative Charges Are Significant

Combined rent/utilities and administrative overhead exceed \$328,000, making them the second-largest cost group after personnel.

Capital Outlay and Equipment

A combined \$64,000 for vehicles and equipment supports ongoing fleet and technology updates.

Goals for Next Year

01

Modernization & AI
Integration

- Add AI-assisted permit review
- Predictive analytics for staffing & workload forecasting
- Automated compliance tracking
- AI-generated applicant guidance materials
- AI-powered customer self-service support
- Continued modernization of digital workflows
- Staff training to ensure responsible, effective AI use

02

Improve
Metrics

- Target recurring enforcement issues proactively
- Strengthen customer service by reducing response times, increasing transparency, and providing clearer guidance for applicants
- Establish performance benchmarks to track progress, measure efficiency, and identify areas needing improvement.

03

Rentals

- Expand landlord education and rental compliance efficiency
- Improve applicant guidance materials
- Increase Field Efficiency
- Enhance Transparency and Public Confidence

Conclusion

The Orion Building Department remains committed to ensuring safe, responsible development and providing excellent customer service to residents, contractors, and businesses. We appreciate the community's partnership in supporting compliance, safety, and continued growth.

For questions or additional information, please contact:
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