



MAYOR AND COUNCIL COMMUNICATION

DATE: 05/17/2016

CONSENT

ITEM #: 7

AGENDA ITEM: Building Department Report

SUBMITTED BY: Mike Bent, Building Official

THROUGH: Mike Bent, Building Official

REVIEWED BY: Cathy Bendel, Finance Director

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the monthly building department report. No specific motion is needed, as this is recommended to be part of the overall approval of the *Consent Agenda*.

STAFF REPORT: Below is a snapshot of the year to date statistics through April 2016. Comparison data is also include from prior years for new home single family construction and total permitting activity. Attached are the system summary reports breaking out this information further, including the statistics related to the inspection activity.

	<u>2016</u>	<u>2015</u>	<u>2014</u>
New homes	79	20	6
Total valuation	\$23,251,774	\$7,551,994	\$3,912,800
Average home value	\$294,326	\$377,599	\$652,133
Total Permit Valuation YTD	\$35,128,916	\$10,760,747	\$5,721,971

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the April 2016 monthly building permit report.

ATTACHMENTS:

1. Valuation Report
2. Permits Issued & Fees Report
3. Inspection statistic report for April 2016

**CITY OF LAKE ELMO
Valuation Report - Summary**

Issued Date From: 4/1/2016 To: 4/30/2016
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units
Permit Type: BUILDING			
COMMERCIAL SIGN	1	\$97,000.00	0
PUBLIC GRADING	1	\$2,000,000.00	0
PUBLIC REMODEL	1	\$3,823,669.00	0
SINGLE FAMILY ALTERATION	1	\$3,200.00	0
SINGLE FAMILY BASEMENT FINISH	2	\$64,000.00	0
SINGLE FAMILY DECK	4	\$116,000.00	0
SINGLE FAMILY DOOR	1	\$6,338.00	0
SINGLE FAMILY NEW CONSTRUCTION	22	\$7,810,909.00	0
SINGLE FAMILY POOL	1	\$52,000.00	0
SINGLE FAMILY REMODEL	5	\$152,500.00	0
SINGLE FAMILY REPLACE/REPAIR	1	\$4,500.00	0
SINGLE FAMILY WINDOWS	3	\$17,738.00	0
Permit Type: BUILDING - Total	Period 43	\$14,147,854.00	0
	YTD 127	\$35,128,916.11	0
Report Total:	Period 43	\$14,147,854.00	0
	YTD 127	\$35,128,916.11	0

CITY OF LAKE ELMO

Permits Issued & Fees Report - Summary

Issued Date From: 4/1/2016 To: 4/30/2016

Permit Type: All Property Type: All Construction Type: All
 Include YTD: Yes Status: Not Voided

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING										
COMMERCIAL DEMOLITION										
Period	0									
YTD	1	0		300.00		1.00	1,000.00			1,351.00
COMMERCIAL FIRE ALARM										
Period	0									
YTD	1	0		100.00		1.00				101.00
COMMERCIAL FIRE SUPPRESSION										
Period	1	0		100.00		1.00				101.00
YTD	1	0		100.00		1.00				101.00
COMMERCIAL HVAC										
Period	0									
YTD	1	0		90.00	58.50	1.00				149.50
COMMERCIAL NEW CONSTRUCTION										
Period	0									
YTD	1	0	4,830,000.00	19,823.25	12,732.36	1,483.00	5,000.00	11	71,335.00	156,523.61
COMMERCIAL SIGN										
Period	1	0		972.75		48.50				1,021.25
YTD	1	0	97,000.00	972.75		48.50				1,021.25
COMMERCIAL TENNANT BUILDOUT										
Period	0									
YTD	1	0	48,000.00	623.55	405.31	24.00				1,052.86
COMMERCIAL TENNANT SPACE REMODEL										
Period	0									
YTD	2	0	297,900.00	2,564.50	1,637.68	148.95				4,351.13
MANUFACTURED HOME ROOFING										
Period	1	0		150.00		1.00				151.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING										
PUBLIC ALTERATION										
YTD	1	0	150.00	150.00		1.00				151.00
Period	0									
YTD	1	0	12,500.00	223.25	145.11	6.25				374.61
PUBLIC GRADING										
Period	1	0	2,000,000.00	9,258.75		900.00	46,440.00			56,598.75
YTD	1	0	2,000,000.00	9,258.75		900.00	46,440.00			56,598.75
PUBLIC REMODEL										
Period	1	0	3,823,669.00	15,916.35	10,345.63	1,364.73				27,626.71
YTD	1	0	3,823,669.00	15,916.35	10,345.63	1,364.73				27,626.71
SINGLE FAMILY ALTERATION										
Period	1	0	3,200.00	97.25	63.21	1.60				162.06
YTD	3	0	81,200.00	1,034.25	672.26	40.60				1,747.11
SINGLE FAMILY ATTACHED NEW CONSTRUCTION										
Period	0									
YTD	18	0	3,215,131.00	28,443.90	16,792.08	1,607.55	45,000.00	18	62,730.00	178,873.53
SINGLE FAMILY BASEMENT FINISH										
Period	2	0	64,000.00	810.98	527.14	32.00				1,370.12
YTD	5	0	154,000.00	2,146.33	1,395.12	77.00				3,618.45
SINGLE FAMILY DECK										
Period	4	0	116,000.00	1,481.50	962.97	58.00				2,502.47
YTD	6	0	135,000.00	1,830.00	1,017.08	67.50				2,914.58
SINGLE FAMILY DEMOLITION										
Period	1	0		200.00		1.00	2,000.00			2,201.00
YTD	1	0		200.00		1.00	2,000.00			2,201.00
SINGLE FAMILY DOOR										
Period	1	0	6,338.00	139.25		3.17				142.42
YTD	1	0	6,338.00	139.25		3.17				142.42
SINGLE FAMILY MANUFACTURED HOME										
Period	0									
YTD	3	0		600.00		3.00	750.00			1,353.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Fees	Total Fees
Permit Type: BUILDING									
SINGLE FAMILY NEW CONSTRUCTION									
Period	22	0	7,810,909.00	62,111.80	34,509.72	3,905.46	115,000.00	66,215.00	308,741.98
YTD	61	0	20,036,643.11	153,095.45	90,018.94	10,018.33	310,000.00	202,130.00	844,912.72
SINGLE FAMILY POOL									
Period	1	0	52,000.00	657.75	427.54	26.00	500.00		1,611.29
YTD	1	0	52,000.00	657.75	427.54	26.00	500.00		1,611.29
SINGLE FAMILY REMODEL									
Period	5	0	152,500.00	1,690.75	72.31	76.25			1,839.31
YTD	9	0	202,000.00	2,524.55	424.15	101.00			3,049.70
SINGLE FAMILY REPLACE/REPAIR									
Period	1	0	4,500.00	111.25		2.25			113.50
YTD	3	0	33,319.00	599.75		16.66			616.41
SINGLE FAMILY ROOFING									
Period	9	0		1,350.00		9.00			1,359.00
YTD	12	0		1,800.00		12.00			1,812.00
SINGLE FAMILY SIDING									
Period	3	0		450.00		3.00			453.00
YTD	3	0		450.00		3.00			453.00
SINGLE FAMILY TANK REMOVAL									
Period	1	0		250.00		1.00			251.00
YTD	1	0		250.00		1.00			251.00
SINGLE FAMILY WINDOWS									
Period	3	0	17,738.00	389.75		8.87			398.62
YTD	12	0	104,216.00	1,992.30		52.10			2,044.40
Permit Type: BUILDING - Totals									
Period	59	0	14,147,854.00	96,138.13	46,908.52	6,442.83	163,940.00	66,215.00	406,644.48
YTD	152	0	35,128,916.11	245,885.93	136,071.76	16,010.34	410,690.00	336,195.00	1,295,003.03
Permit Type: MECHANICAL									
COMMERCIAL ALTERATION									

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: MECHANICAL										
Period	1	0		250.00		12.50				262.50
YTD	1	0		250.00		12.50				262.50
COMMERCIAL HVAC										
Period	2	0		8,073.00		2.00				8,075.00
YTD	3	0		8,273.00		3.00				8,276.00
COMMERCIAL NEW CONSTRUCTION										
Period	0									
YTD	1	0		5,000.00		250.00				5,250.00
MANUFACTURED HOME HVAC										
Period	2	0		120.00		2.00				122.00
YTD	2	0		120.00		2.00				122.00
SINGLE FAMILY BASEMENT FINISH										
Period	1	0		180.00		1.00				181.00
YTD	1	0		180.00		1.00				181.00
SINGLE FAMILY FIREPLACE										
Period	0									
YTD	12	0		728.00		12.00				740.00
SINGLE FAMILY HVAC										
Period	6	0		479.00		6.00				485.00
YTD	23	0		1,740.00		22.00				1,762.00
SINGLE FAMILY NEW CONSTRUCTION										
Period	47	0		6,600.00		47.00				6,647.00
YTD	120	0		16,326.00		120.00				16,446.00
SINGLE FAMILY REPLACE/REPAIR										
Period	3	0		300.00		3.00				303.00
YTD	3	0		300.00		3.00				303.00
Permit Type: MECHANICAL - Totals										
Period	62	0		16,002.00		73.50				16,075.50
YTD	166	0		32,917.00		425.50				33,342.50

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: PLUMBING										
COMMERCIAL FIXTURE INSTALLATION / APPLIANCE										
Period	0									
YTD	3	0		360.00		3.00				363.00
COMMERCIAL NEW CONSTRUCTION										
Period	0									
YTD	2	0		3,680.00		176.00				3,856.00
MANUFACTURED HOME FIXTURE INSTALLATION / APPLIANCE										
Period	0									
YTD	1	0		60.00		1.00				61.00
PUBLIC SEWER CONNECTION										
Period	1	0								
YTD	1	0								
SINGLE FAMILY BASEMENT FINISH										
Period	1	0		180.00		1.00				181.00
YTD	2	0		360.00		2.00				362.00
SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE										
Period	2	0		240.00		2.00				242.00
YTD	9	0		1,200.00		9.00				1,209.00
SINGLE FAMILY NEW CONSTRUCTION										
Period	28	0		3,240.00		28.00				3,268.00
YTD	142	0		16,680.00		142.00				16,822.00
SINGLE FAMILY REMODEL										
Period	0									
YTD	1	0		180.00		1.00				181.00
SINGLE FAMILY REPLACE/REPAIR										
Period	3	0		540.00		3.00				543.00
YTD	6	0		720.00		6.00				726.00
SINGLE FAMILY SEWER CONNECTION										
Period	1	0		60.00		1.00				61.00
YTD	1	0		60.00		1.00				61.00
SINGLE FAMILY WATER CONNECTION										

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: PLUMBING										
Period	2	0		120.00		2.00				122.00
YTD	2	0		120.00		2.00				122.00
SINGLE FAMILY WATER HEATER										
Period	2	0		120.00		2.00				122.00
YTD	2	0		120.00		2.00				122.00
SINGLE FAMILY WATER SOFTNER										
Period	0									
YTD	1	0		60.00		1.00				61.00
Permit Type: PLUMBING - Totals										
Period	40	0		4,500.00		39.00				4,539.00
YTD	173	0		23,600.00		346.00				23,946.00
Permit Type: ZONING										
COMMERCIAL FENCE										
Period	1	0		75.00						75.00
YTD	1	0		75.00						75.00
COMMERCIAL SIGN										
Period	2	0		360.00						360.00
YTD	3	0		540.00						540.00
SINGLE FAMILY DRIVEWAY										
Period	3	0		210.00						210.00
YTD	3	0		210.00						210.00
SINGLE FAMILY FENCE										
Period	1	0		75.00						75.00
YTD	2	0		150.00						150.00
Permit Type: ZONING - Totals										
Period	7	0		720.00						720.00
YTD	9	0		975.00						975.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees	
	Period	168	0	\$14,147,854.00	117,360.13	46,908.52	6,555.33	19	163,940.00	66,215.00	427,978.98
	YTD	500	0	\$35,128,916.11	303,377.93	136,071.76	16,781.84	87	410,690.00	336,195.00	1,353,266.53
Report Total											

CITY OF LAKE ELMO
Inspection Statistics Report - Detail by Permit Kind
Actual Date From: 4/1/2016 To: 4/30/2016
Permit Type: All Property Type: All Construction Type: All

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
<i>BUILDING/COMMERCIAL/ALTERATION</i>	0	0	0	0	0	1
<i>BUILDING/COMMERCIAL/NEW CONSTRUCTION</i>	10	0	0	0	10	30
<i>BUILDING/COMMERCIAL/TENNANT BUILDOUT</i>	0	0	0	0	0	3
<i>BUILDING/COMMERCIAL/TENNANT SPACE REMODEL</i>	0	0	0	0	0	12
<i>BUILDING/MANUFACTURED HOME/ROOFING</i>	4	0	0	0	4	4
<i>BUILDING/PUBLIC/GRADING</i>	0	0	2	0	2	2
<i>BUILDING/PUBLIC/SOLAR PANEL INSTALL</i>	0	0	0	0	0	2
<i>BUILDING/SINGLE FAMILY ATTACHED/NEW CONSTRUCTION</i>	58	1	0	1	60	198
<i>BUILDING/SINGLE FAMILY/ACCESSORY BUILDING</i>	0	0	0	0	0	5
<i>BUILDING/SINGLE FAMILY/ADDITION</i>	0	0	0	0	0	4
<i>BUILDING/SINGLE FAMILY/ALTERATION</i>	4	0	0	0	4	16
<i>BUILDING/SINGLE FAMILY/BASEMENT FINISH</i>	4	1	0	0	5	49
<i>BUILDING/SINGLE FAMILY/DECK</i>	6	0	0	0	6	11
<i>BUILDING/SINGLE FAMILY/DEMOLITION</i>	1	0	0	0	1	3
<i>BUILDING/SINGLE FAMILY/MANUFACTURED HOME</i>	0	0	0	0	0	10
<i>BUILDING/SINGLE FAMILY/NEW CONSTRUCTION</i>	241	10	2	11	264	1,112
<i>BUILDING/SINGLE FAMILY/POOL</i>	0	0	0	0	0	3

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
<i>BUILDING/SINGLE FAMILY/REMODEL</i>	21	1	0	2	24	36
<i>BUILDING/SINGLE FAMILY/REPLACE/REPAIR</i>	6	0	0	0	6	6
<i>BUILDING/SINGLE FAMILY/ROOFING</i>	12	0	0	0	12	15
<i>BUILDING/SINGLE FAMILY/SIDING</i>	5	0	0	0	5	5
<i>BUILDING/SINGLE FAMILY/TANK REMOVAL</i>	2	0	0	0	2	2
<i>BUILDING/SINGLE FAMILY/WINDOWS</i>	3	0	0	0	3	13
<i>ELECTRICAL/COMMERCIAL/ALTERATION</i>	0	0	0	0	0	1
<i>ELECTRICAL/MANUFACTURED HOME/ALTERATION</i>	0	0	0	0	0	1
<i>ELECTRICAL/SINGLE FAMILY/ALTERATION</i>	1	0	0	0	1	3
<i>ELECTRICAL/SINGLE FAMILY/NEW CONSTRUCTION</i>	0	0	0	0	0	1
<i>MECHANICAL/COMMERCIAL/ALTERATION</i>	1	0	0	0	1	1
<i>MECHANICAL/COMMERCIAL/HVAC</i>	2	0	0	0	2	3
<i>MECHANICAL/MANUFACTURED HOME/HVAC</i>	1	0	0	0	1	3
<i>MECHANICAL/SINGLE FAMILY/FIREPLACE</i>	0	0	0	0	0	8
<i>MECHANICAL/SINGLE FAMILY/HVAC</i>	5	1	0	1	7	20
<i>PLUMBING/COMMERCIAL/FIXTURE INSTALLATION / APPLIAN</i>	1	0	0	0	1	2
<i>PLUMBING/PUBLIC/SEWER CONNECTION</i>	2	0	0	0	2	2
<i>PLUMBING/SINGLE FAMILY/FIXTURE INSTALLATION / APPLI</i>	1	1	0	0	2	6
<i>PLUMBING/SINGLE FAMILY/NEW CONSTRUCTION</i>	0	0	0	0	0	4
<i>PLUMBING/SINGLE FAMILY/OTHER FIXED</i>	0	0	0	0	0	1

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
<i>PLUMBING/SINGLE FAMILY/REMODEL</i>	1	0	0	0	1	1
<i>PLUMBING/SINGLE FAMILY/REPLACE/REPAIR</i>	1	0	0	0	1	1
<i>PLUMBING/SINGLE FAMILY/SEWER CONNECTION</i>	2	0	0	0	2	2
<i>PLUMBING/SINGLE FAMILY/WATER CONNECTION</i>	2	0	0	0	2	2
<i>PLUMBING/SINGLE FAMILY/WATER SOFTNER</i>	0	0	0	0	0	1
<i>ZONING/COMMERCIAL/FENCE</i>	1	0	0	0	1	1
<i>ZONING/COMMERCIAL/SIGN</i>	2	0	0	0	2	2
<i>ZONING/SINGLE FAMILY/ACCESSORY BUILDING</i>	0	0	0	0	0	1
<i>ZONING/SINGLE FAMILY/FENCE</i>	1	0	0	0	1	1
Report Total	401	15	4	15	435	1,610