



MAYOR AND COUNCIL COMMUNICATION

DATE: 10/18/2016
CONSENT
ITEM #: 5

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 September 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	193	88	20
Total valuation	\$59,818,880	\$28,959,699	\$11,951,684
Average home value	\$309,942	\$329,087	\$597,584
Total Permit Valuation YTD	\$100,152,314**	\$33,787,874	\$21,609,205

*Includes one home rebuild due to fire

**Includes ISD 916; \$17M valuation

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

ATTACHMENTS:

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

CITY OF LAKE ELMO
Valuation Report - Summary

Issued Date From: 9/1/2016 To: 9/30/2016
 Permit Type: All Property Type: All Construction Type: All
 Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units
Permit Type: BUILDING			
COMMERCIAL REMODEL	1	\$15,000.00	0
COMMERCIAL ROOFING	1	\$19,400.00	0
COMMERCIAL TENNANT SPACE REMODEL	1	\$325,000.00	0
SINGLE FAMILY ACCESSORY BUILDING	1	\$95,000.00	0
SINGLE FAMILY ADDITION	1	\$208,000.00	0
SINGLE FAMILY ATTACHED NEW CONSTRUCTION	20	\$4,271,000.00	0
SINGLE FAMILY BASEMENT FINISH	3	\$79,000.00	0
SINGLE FAMILY DECK	2	\$38,000.00	0
SINGLE FAMILY NEW CONSTRUCTION	22	\$7,467,782.00	0
SINGLE FAMILY POOL	1	\$40,000.00	0
SINGLE FAMILY PORCH	1	\$7,200.00	0
SINGLE FAMILY WINDOWS	6	\$53,107.00	0
Permit Type: BUILDING - Total	Period 60	\$12,618,489.00	0
	YTD 338	\$100,152,314.11	0
Report Total:	Period 60	\$12,618,489.00	0
	YTD 338	\$100,152,314.11	0

CITY OF LAKE ELMO
Valuation Report - Detail by Address

Issued Date From: 9/1/2016 To: 9/30/2016
 Permit Type: All Property Type: All Construction Type: All
 Include YTD: Yes

Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units
Permit Type: BUILDING								
Permit Kind: COMMERCIAL ALTERATION - Total								
					Period	0	\$0.00	0
					YTD	1	\$15,000.00	0
Permit Kind: COMMERCIAL NEW CONSTRUCTION - Total								
					Period	0	\$0.00	0
					YTD	3	\$30,058,022.00	0
Permit Kind: COMMERCIAL REMODEL								
2016-01115	09/13/2016	4201 MANNING AVE N	12.029.21.44.0005	ZAHL PETROLEUM MAINTENANCE COMPANY	Contractor		\$15,000.00	0
Permit Kind: COMMERCIAL REMODEL - Total								
					Period	1	\$15,000.00	0
					YTD	1	\$15,000.00	0
Permit Kind: COMMERCIAL ROOFING								
2016-01116	09/13/2016	8931 33RD ST N	16.029.21.41.0024	THE CONSTRUCTION GROUP	Contractor		\$19,400.00	0
Permit Kind: COMMERCIAL ROOFING - Total								
					Period	1	\$19,400.00	0
					YTD	2	\$142,900.00	0
Permit Kind: COMMERCIAL SIGN - Total								
					Period	0	\$0.00	0
					YTD	1	\$97,000.00	0
Permit Kind: COMMERCIAL TENNANT BUILDOUT - Total								
					Period	0	\$0.00	0
					YTD	3	\$998,629.00	0
Permit Kind: COMMERCIAL TENNANT SPACE REMODEL								
2016-01151	09/30/2016	11240 STILLWATER BLVD N	13.029.21.21.0006	BAUER DESIGN BUILD	Contractor		\$325,000.00	0

Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units
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Permit Type: BUILDING

Permit Kind: COMMERCIAL TENNANT SPACE REMODEL - Total

Period	1	\$325,000.00	0
YTD	3	\$622,900.00	0

Permit Kind: PUBLIC ALTERATION - Total

Period	0	\$0.00	0
YTD	1	\$12,500.00	0

Permit Kind: PUBLIC GRADING - Total

Period	0	\$0.00	0
YTD	1	\$2,000,000.00	0

Permit Kind: PUBLIC REMODEL - Total

Period	0	\$0.00	0
YTD	1	\$3,823,669.00	0

Permit Kind: SINGLE FAMILY ACCESSORY BUILDING

2016-01145 09/28/2016 2675 LEGION AVE N 24.029.21.13.0004

SHERMAN LUMBER INC

Contractor		\$95,000.00	0
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Permit Kind: SINGLE FAMILY ACCESSORY BUILDING - Total

Period	1	\$95,000.00	0
YTD	4	\$149,024.00	0

Permit Kind: SINGLE FAMILY ADDITION

2016-01149 09/30/2016 2069 LAKE ELMO AVE N 24.029.21.33.0014

SODERBECK DESIGN & CONSTRUCTION I

Contractor		\$208,000.00	0
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Permit Kind: SINGLE FAMILY ADDITION - Total

Period	1	\$208,000.00	0
YTD	3	\$238,500.00	0

Permit Kind: SINGLE FAMILY ALTERATION - Total

Period	0	\$0.00	0
YTD	5	\$90,350.00	0

Permit Kind: SINGLE FAMILY ATTACHED NEW CONSTRUCTION

2016-01058 09/21/2016 9793 5TH ST LANE N 34.029.21.41.0075

LENNAR

Contractor		\$210,000.00	0
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2016-01059 09/21/2016 9795 5TH ST LANE N 34.029.21.41.0076

LENNAR

Contractor		\$204,000.00	0
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2016-01060 09/21/2016 9797 5TH ST LANE N 34.029.21.41.0077

LENNAR

Contractor		\$204,000.00	0
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2016-01061 09/21/2016 9799 5TH ST LANE N 34.029.21.41.0078

LENNAR

Contractor		\$210,000.00	0
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2016-01023 09/02/2016 9892 5TH ST LANE N 34.029.21.41.0148

LENNAR

Contractor		\$216,000.00	0
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Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units	
Permit Type: BUILDING									
Permit Kind: SINGLE FAMILY ATTACHED NEW CONSTRUCTION									
2016-01022	09/02/2016	9894 5TH ST LANE N	34,029.21.41.0149	LENNAR	Contractor		\$214,000.00	0	
2016-01021	09/02/2016	9896 5TH ST LANE N	34,029.21.41.0150	LENNAR	Contractor		\$215,000.00	0	
2016-01017	09/02/2016	9898 5TH ST LANE N	34,029.21.41.0151	LENNAR	Contractor		\$215,000.00	0	
2016-01020	09/02/2016	9900 5TH ST LANE N	34,029.21.41.0152	LENNAR	Contractor		\$216,000.00	0	
2016-01018	09/02/2016	9902 5TH ST LANE N	34,029.21.41.0153	LENNAR	Contractor		\$215,000.00	0	
2016-01019	09/02/2016	9904 5TH ST LANE N	34,029.21.41.0154	LENNAR	Contractor		\$216,000.00	0	
2016-01024	09/02/2016	9906 5TH ST LANE N	34,029.21.41.0155	LENNAR	Contractor		\$215,000.00	0	
2016-01025	09/02/2016	9924 5TH ST LANE N	34,029.21.41.0156	LENNAR	Contractor		\$215,000.00	0	
2016-01026	09/02/2016	9926 5TH ST LANE N	34,029.21.41.0157	LENNAR	Contractor		\$216,000.00	0	
2016-01027	09/02/2016	9928 5TH ST LANE N	34,029.21.41.0158	LENNAR	Contractor		\$214,000.00	0	
2016-01028	09/02/2016	9930 5TH ST LANE N	34,029.21.41.0159	LENNAR	Contractor		\$216,000.00	0	
2016-01029	09/02/2016	9932 5TH ST LANE N	34,029.21.41.0159	LENNAR	Contractor		\$215,000.00	0	
2016-01030	09/02/2016	9934 5TH ST LANE N	34,029.21.41.0160	LENNAR	Contractor		\$215,000.00	0	
2016-01031	09/02/2016	9936 5TH ST LANE N	34,029.21.41.0161	LENNAR	Contractor		\$215,000.00	0	
2016-01032	09/02/2016	9938 5TH ST LANE N	34,029.21.41.0162	LENNAR	Contractor		\$214,000.00	0	
2016-01032	09/02/2016	9938 5TH ST LANE N	34,029.21.41.0163	LENNAR	Contractor		\$216,000.00	0	
Permit Kind: SINGLE FAMILY ATTACHED NEW CONSTRUCTION - Total									
						Period	20	\$4,271,000.00	0
						YTD	47	\$9,426,131.00	0
Permit Kind: SINGLE FAMILY BASEMENT FINISH									
2016-01128	09/22/2016	10891 32ND ST N	14,029.21.44.0017	SBCI CONSTRUCTION SERVICES INC	Contractor		\$29,000.00	0	
2016-01130	09/23/2016	9082 JADE CIR N	34,029.21.32.0003	CREATIVE HOMES	Contractor		\$20,000.00	0	
2016-01093	09/14/2016	2966 JONQUIL TRL N	22,029.21.22.0030	THE FINISHED BASEMENT COMPANY	Contractor		\$30,000.00	0	
Permit Kind: SINGLE FAMILY BASEMENT FINISH - Total									
						Period	3	\$79,000.00	0
						YTD	16	\$481,470.00	0
Permit Kind: SINGLE FAMILY DECK									
2016-01067	09/09/2016	9918 7TH ST N	34,029.21.41.0019	BUILDING DECKS & BEYOND, LLC	Contractor		\$18,000.00	0	
2016-01120	09/15/2016	3509 KELVIN AVE N	14,029.21.24.0011	HAGSTROM BUILDER INC	Contractor		\$20,000.00	0	
Permit Kind: SINGLE FAMILY DECK - Total									
						Period	2	\$38,000.00	0
						YTD	34	\$535,000.00	0
Permit Kind: SINGLE FAMILY DOOR - Total									
						Period	0	\$0.00	0

Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units
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Permit Type: BUILDING

Permit Kind: SINGLE FAMILY DRAIN TILE WATERPROOFING - Total

YTD	3	\$12,888.00	0
Period	0	\$0.00	0
YTD	1	\$10,000.00	0

Permit Kind: SINGLE FAMILY GARAGE - Total

Period	0	\$0.00	0
YTD	5	\$173,000.00	0

Permit Kind: SINGLE FAMILY NEW CONSTRUCTION

2016-01038	09/12/2016	11812 32ND ST N	13.029.21.41.0015	CUSTOM RENOVATIONS AND BUILDERS	Contractor	0	\$304,000.00	0
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2016-01089	09/14/2016	585 6TH STREET LANE N	34.029.21.42.0093	LENNAR	Contractor	0	\$306,000.00	0
2016-01079	09/07/2016	8713 9TH PLACE N	33.029.21.12.0016	M/I Homes of Minn/St. Paul	Contractor	0	\$297,000.00	0
2016-01078	09/07/2016	8768 9TH PLACE N	33.029.21.11.0040	M/I Homes of Minn/St. Paul	Contractor	0	\$342,000.00	0
2016-00991	09/07/2016	8821 9TH PLACE N	33.029.21.11.0033	M/I Homes of Minn/St. Paul	Contractor	0	\$286,000.00	0
2016-00894	09/07/2016	8841 9TH PLACE N	33.029.21.11.0031	M/I Homes of Minn/St. Paul	Contractor	0	\$307,000.00	0
2016-01003	09/07/2016	8842 9TH PLACE N	33.029.21.11.0010	M/I Homes of Minn/St. Paul	Contractor	0	\$334,000.00	0
2016-01016	09/07/2016	8851 9TH PLACE N	33.029.21.11.0030	M/I Homes of Minn/St. Paul	Contractor	0	\$308,000.00	0
2016-00952	09/07/2016	8891 9TH PLACE N	33.029.21.11.0026	M/I Homes of Minn/St. Paul	Contractor	0	\$356,915.00	0
2016-01015	09/07/2016	8901 9TH PLACE N	33.029.21.11.0025	M/I Homes of Minn/St. Paul	Contractor	0	\$301,000.00	0
2016-01014	09/07/2016	8921 9TH PLACE N	33.029.21.11.0023	M/I Homes of Minn/St. Paul	Contractor	0	\$303,867.00	0
2016-01035	09/07/2016	8922 9TH PLACE N	33.029.21.11.0017	M/I Homes of Minn/St. Paul	Contractor	0	\$347,000.00	0
2016-00917	09/07/2016	8931 9TH PLACE N	33.029.21.11.0022	M/I Homes of Minn/St. Paul	Contractor	0	\$378,000.00	0
2016-01071	09/07/2016	8934 9TH PLACE N	33.029.21.11.0018	M/I Homes of Minn/St. Paul	Contractor	0	\$413,000.00	0
2016-01004	09/07/2016	8941 9TH PLACE N	33.029.21.11.0021	M/I Homes of Minn/St. Paul	Contractor	0	\$328,000.00	0
2016-01052	09/07/2016	8946 9TH PLACE N	33.029.21.11.0019	M/I Homes of Minn/St. Paul	Contractor	0	\$308,000.00	0
2016-01048	09/07/2016	8958 9TH PLACE N	33.029.21.11.0020	M/I Homes of Minn/St. Paul	Contractor	0	\$351,000.00	0
2016-01055	09/12/2016	11352 BLAZINGSTAR LN N	12.029.21.34.0004	LANDMARK INC	Contractor	0	\$430,000.00	0
2016-01080	09/09/2016	9124 JADE CIR N	34.029.21.33.0007	CREATIVE HOMES	Contractor	0	\$300,000.00	0
2016-01088	09/27/2016	9557 JUNCO RD N	34.029.21.42.0058	LENNAR	Contractor	0	\$320,000.00	0
2016-01075	09/09/2016	4016 LADY SLIPPER RD N	12.029.21.33.0034	GONYEA HOMES	Contractor	0	\$397,000.00	0
2016-01136	09/29/2016	4080 LADY SLIPPER RD N	12.029.21.33.0042	STONEGATE BUILDERS	Contractor	0	\$450,000.00	0

Permit Kind: SINGLE FAMILY NEW CONSTRUCTION - Total

Period	22	\$7,467,782.00	0
YTD	146	\$50,392,749.11	0

Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units
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Permit Type: BUILDING

Permit Kind: SINGLE FAMILY POOL

2016-01123	09/26/2016	4163 MONARCH CT N	12.029.21.34.0033	Paragon Pool	Contractor	0	\$40,000.00	0
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Permit Kind: SINGLE FAMILY POOL - Total

Permit Kind: SINGLE FAMILY PORCH

2016-01063	09/09/2016	9684 7TH ST N	34.029.21.42.0041	HELLER, KYLE & BRITTANY	Pr. Owner	0	\$7,200.00	0
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Permit Kind: SINGLE FAMILY PORCH - Total

Permit Kind: SINGLE FAMILY REMODEL - Total

Permit Kind: SINGLE FAMILY REPLACE/REPAIR - Total

Permit Kind: SINGLE FAMILY ROOFING - Total

Permit Kind: SINGLE FAMILY WINDOWS

2016-01112	09/12/2016	9965 57TH ST N	03.029.21.14.0006	RENEWAL BY ANDERSON	Contractor	0	\$10,904.00	0
2016-01111	09/12/2016	5770 HYTRAIL AVE N	05.029.21.11.0007	RENEWAL BY ANDERSON	Contractor	0	\$20,779.00	0
2016-01140	09/26/2016	5247 JEROME AVE CT N	03.029.21.34.0010	THD AT-HOME SERVICE, INC	Contractor	0	\$1,790.00	0
2016-01113	09/12/2016	1199 LEEWARD AVE N	25.029.21.34.0013	PELLA NORTHLAND	Contractor	0	\$8,334.00	0
2016-01132	09/21/2016	2721 LISBON AVENUE CT N	24.029.21.11.0015	WINDOW CONCEPTS OF MINNESOTA	Contractor	0	\$2,800.00	0
2016-01127	09/19/2016	8404 STILLWATER BLVD N	16.029.21.34.0021	LINDUS CONSTRUCTION	Contractor	0	\$8,500.00	0

Permit Kind: SINGLE FAMILY WINDOWS - Total

Permit Type: BUILDING - Total

Period	6	\$53,107.00	0
YTD	31	\$263,963.00	0
Period	60	\$12,618,489.00	0
YTD	338	\$100,152,314.11	0

Permit#	Date Issued	Site Address	PIN	Applicant	Applicant Type	Permit Count	Valuation	Dwell Units
Report Total								
					Period	60	\$12,618,489.00	0
					YTD	338	\$100,152,314.11	0

CITY OF LAKE ELMO
Inspection Statistics Report - Detail
Actual Date From: 9/1/2016 To: 9/30/2016
Permit Type: All Property Type: All Construction Type: All

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
ABOVE CEILING	0	0	0	0	0	3
ACCESSIBILITY	0	0	0	0	0	2
ACCESSORY BLDG FINAL	0	0	0	0	0	1
ENGINEER ACCEPTANCE LETTER	0	0	0	0	0	2
ACCESSORY FRAMING	0	0	0	0	0	1
ADDITION FINAL	0	0	0	0	0	1
AS BUILT	28	0	0	0	28	119
AIRTEST	0	0	0	0	0	12
BUILDING FINAL	23	10	0	4	37	252
DECK FINAL	4	2	0	0	6	35
DECK FOOTING	0	0	0	0	0	5
DEMOLITION FINAL	0	0	0	0	0	4
DECK FRAMING	0	0	0	0	0	3
DRAINTILE	0	0	0	0	0	1
ELECTRICAL FINAL	14	0	0	0	14	154
ELECTRICAL ROUGH IN	0	0	0	0	0	77
EMERGENCY LIGHTING	0	0	0	0	0	3
ESCROW FINAL	28	0	0	1	29	124
FIRE ALARM FINAL	0	0	0	0	0	1
FIRE ALARM ROUGH	0	1	0	0	1	2
FOUNDATION INSULATION	0	0	0	0	0	12
FENCE FINAL	2	0	0	0	2	20
FINAL	6	1	0	0	7	43
FIREPLACE ROUGH IN	14	0	0	0	14	156
FIRE	0	0	0	0	0	3
FOUNDATION	41	0	0	0	41	208
FOOTINGS/SLAB	51	5	0	7	63	308
FIREPLACE FINAL	0	0	0	0	0	3
FOUNDATION PRIOR TO BACKFILL	0	0	0	0	0	5
FRAMING 2	0	0	0	0	0	8
FRAMING	23	7	1	6	37	298
FRAMING ROUGH IN	1	0	0	0	1	8
FIRE RATED WALL ASSEMBLY	0	0	0	0	0	2
FIRE SEPERATION WALL	2	0	0	0	2	49
FIRE SUPPRESSION FINAL	0	0	0	0	0	35
FIRE SUPPRESSION ROUGH IN	1	0	0	0	1	3
FOUNDATION / WATERPROOF / DRAIN	30	1	0	1	32	176
GASLINE / PRESSURE TEST	14	3	0	1	18	198
GRADING	0	0	0	0	0	2
HEATING ROUGH 2	3	0	0	0	3	17
HOUSE WRAP	0	0	0	0	0	8
HYDRONIC PIPE AIR TEST	0	0	0	0	0	1
HYDROSTATIC TEST	1	0	0	0	1	1
IN FLOOR HEAT AIR TEST	0	0	0	0	0	7
INSULATION	18	2	0	2	22	220
KLMA ACCEPTANCE REPORT	0	0	0	0	0	1
LATH	14	0	0	0	14	132
HEATING FINAL	22	4	0	0	26	233
HEATING ROUGH IN	26	3	0	2	31	268
FIRE SPRINKLER ROUGH	4	0	0	0	4	24
OCCUPANCY FINAL	0	0	0	0	0	3

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
OTHER	0	0	0	0	0	2
PIER FOOTINGS	0	0	0	0	0	1
PLUMBING BASEMENT ROUGH	0	0	0	0	0	3
PLUMBING FINAL	28	2	0	3	33	256
POOL FINAL	1	0	0	0	1	9
PLUMBING ROUGH IN	21	0	0	0	21	236
PLUMBING ROUGH 2	0	0	0	0	0	2
PLUMBING UNDERGROUND	27	0	0	0	27	189
PLUMBING VISUAL	0	0	0	0	0	1
RADON POLY	31	1	0	5	37	187
REINSPECTION	0	0	0	0	0	1
REMODEL FINAL	0	0	0	0	0	5
ROOFING FINAL	8	0	0	0	8	41
ICE & WATER	8	0	0	0	8	42
ROUGH	2	0	0	0	2	7
SEWER & WATER	42	0	0	0	42	186
SEWER	1	0	0	0	1	2
SHEATHING	0	0	0	0	0	2
SIDING FINAL	1	0	0	0	1	10
FOOTINGS SIGN	0	0	0	0	0	1
SILT FENCE	7	0	0	0	7	59
SITE MEETING	0	0	0	0	0	1
SPRINKLER FINAL	0	0	0	0	0	2
SPRINKLER ROUGH IN	0	0	0	0	0	4
STRUCTURAL STEEL	0	0	0	0	0	16
STORM SEWER	0	0	0	0	0	10
15" Buoy per ordinance	0	0	0	0	0	2
TANK REMOVAL	0	0	0	0	0	2
UNDERGROUND	0	0	0	0	0	9
VBWD PERMIT	0	0	0	0	0	1
VISUAL	0	0	0	0	0	1
WATER SOFTNER	0	0	0	0	0	4
WINDOW REPLACEMENT	4	0	0	0	4	27
Report Totals	551	42	1	32	626	4,575