



## STAFF REPORT

DATE:  
**REGULAR #5**  
**MOTION**

**TO:** City Council  
**FROM:** Michael Bent, Building Official  
**AGENDA ITEM:** Approve Monthly Building Department Report for February 2018  
**REVIEWED BY:** Kristina Handt, City Administrator

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### BACKGROUND:

#### ISSUE BEFORE COUNCIL:

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*.

#### PROPOSAL DETAILS/ANALYSIS:

Below is a snapshot of the monthly statistics for February 2018. Comparison data is also include from prior years for February for new home single family construction and total permitting activity for the month. Attached are the system summary reports breaking out this information further, including the statistics related to the inspection activity.

	<u>2018</u>	<u>2017</u>	<u>2016</u>
New Homes	21	25	12
Total Valuation	\$7,857,107	\$9,241,611	\$4,635,932
Average Home Value	\$374,147	\$369,664	\$386,327
Total Permit Valuation YTD	\$16,094,393	\$20,297,310	\$13,751,808
Total Residential Units YTD	36	46	20

#### FISCAL IMPACT:

None

#### OPTIONS:

#### RECOMMENDATION:

**Motion to accept the February 2018 monthly building permit report as presented.**

#### ATTACHMENTS:

1. Valuation Report
2. Permits Issued & Fees Report
3. Inspection statistic report for February 2018
4. YTD Building Department Revenue Report

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

Issued Date From: 2/1/2018 To: 2/28/2018  
Permit Type: All Property Type: All Construction Type: All  
Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units
<b>Permit Type: BUILDING</b>			
COMMERCIAL TENNANT SPACE REMODEL	1	\$1,151,650.00	0
SINGLE FAMILY BASEMENT FINISH	1	\$41,000.00	0
SINGLE FAMILY DOOR	2	\$27,440.00	0
SINGLE FAMILY EGRESS WINDOW	1	\$1,200.00	0
SINGLE FAMILY NEW CONSTRUCTION	21	\$7,857,107.00	0
SINGLE FAMILY REMODEL	3	\$205,225.35	0
SINGLE FAMILY ROOFING	1	\$18,000.00	0
SINGLE FAMILY SIDING	7	\$70,700.00	0
SINGLE FAMILY WINDOWS	4	\$111,912.00	0
<b>Permit Type: BUILDING - Total</b>	<b>Period 41</b>	<b>\$9,484,234.35</b>	<b>0</b>
	<b>YTD 70</b>	<b>\$16,094,393.35</b>	<b>0</b>
<b>Report Total:</b>	<b>Period 41</b>	<b>\$9,484,234.35</b>	<b>0</b>
	<b>YTD 70</b>	<b>\$16,094,393.35</b>	<b>0</b>

**CITY OF LAKE ELMO**  
**Permits Issued & Fees Report - Summary**  
**Issued Date From: 2/1/2018 To: 2/28/2018**  
**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	
<b>Permit Type: BUILDING</b>											
<b>COMMERCIAL TENNANT SPACE REMODEL</b>											
	Period	1	0	1,151,650.00	8,746.70	4,717.47				14,019.37	
	YTD	2	0	1,226,650.00	10,209.60	5,351.48				16,153.78	
<b>SINGLE FAMILY ADDITION</b>											
	Period	0									
	YTD	1	0	120,000.00	1,741.65	859.07	60.00			2,660.72	
<b>SINGLE FAMILY ATTACHED REMODEL</b>											
	Period	0									
	YTD	1	0	40,000.00	1,104.00	418.60	20.00			1,542.60	
<b>SINGLE FAMILY BASEMENT FINISH</b>											
	Period	1	0	41,000.00	836.00	426.40	20.50			1,282.90	
	YTD	2	0	66,000.00	1,300.15	728.10	33.00			2,061.25	
<b>SINGLE FAMILY DECK</b>											
	Period	0									
	YTD	2	0	36,000.00	696.60	452.79	18.00			1,167.39	
<b>SINGLE FAMILY DEMOLITION</b>											
	Period	1	0		200.00		1.00	0.00		201.00	
	YTD	1	0		200.00		1.00	0.00		201.00	
<b>SINGLE FAMILY DOOR</b>											
	Period	2	0	27,440.00	564.20		13.72			577.92	
	YTD	2	0	27,440.00	564.20		13.72			577.92	
<b>SINGLE FAMILY EGRESS WINDOW</b>											
	Period	1	0	1,200.00	53.90		0.60			54.50	
	YTD	1	0	1,200.00	53.90		0.60			54.50	
<b>SINGLE FAMILY NEW CONSTRUCTION</b>											
	Period	21	0	7,857,107.00	79,138.40	40,697.10	3,920.05	42,000.00	20	69,700.00	264,566.05

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees	
<b>Permit Type: BUILDING</b>											
	YTD	36	0	14,049,570.00	140,114.40	72,541.24	7,016.28	72,000.00	35	121,975.00	464,507.42
<b>SINGLE FAMILY REMODEL</b>											
	Period	3	0	205,225.35	2,796.55	1,343.91	102.61				4,243.07
	YTD	6	0	288,225.35	4,659.20	2,281.63	144.11				7,084.94
<b>SINGLE FAMILY ROOFING</b>											
	Period	1	0	18,000.00	348.30		9.00				357.30
	YTD	2	0	33,710.00	663.50		16.85				680.35
<b>SINGLE FAMILY SIDING</b>											
	Period	7	0	70,700.00	1,544.40		35.35				1,579.75
	YTD	10	0	92,000.00	2,035.55		46.00				2,081.55
<b>SINGLE FAMILY WINDOWS</b>											
	Period	4	0	111,912.00	1,843.80		55.96				1,899.76
	YTD	5	0	113,598.00	1,916.20		56.80				1,973.00
<b>Permit Type: BUILDING - Totals</b>											
	Period	42	0	9,484,234.35	96,072.25	47,184.88	4,713.99	42,000.00	20	69,700.00	288,781.62
	YTD	71	0	16,094,393.35	165,258.95	82,632.91	8,019.06	72,000.00	35	121,975.00	500,746.42
<b>Permit Type: MECHANICAL</b>											
<b>COMMERCIAL HVAC</b>											
	Period	0									
	YTD	1	0		60.00		1.00				61.00
<b>MANUFACTURED HOME HVAC</b>											
	Period	1	0		60.00		1.00				61.00
	YTD	3	0		300.00		3.00				303.00
<b>SINGLE FAMILY FIREPLACE</b>											
	Period	2	0		120.00		2.00				122.00
	YTD	3	0		240.00		3.00				243.00
<b>SINGLE FAMILY HVAC</b>											
	Period	9	0		601.00		9.00				610.00
	YTD	21	0		1,560.00		21.00				1,581.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
<b>Permit Type: MECHANICAL - Totals</b>										
Period	12	0		781.00		12.00				793.00
YTD	28	0		2,160.00		28.00				2,188.00
<b>Permit Type: PLUMBING</b>										
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
Period	2	0		300.00		2.00				302.00
YTD	3	0		360.00		3.00				363.00
<b>SINGLE FAMILY SEWER CONNECTION</b>										
Period	0									
YTD	4	0		1,740.00		3.00		4	12,452.00	14,195.00
<b>SINGLE FAMILY WATER CONNECTION</b>										
Period	0									
YTD	1	0		1,000.00						10,150.00
<b>SINGLE FAMILY WATER HEATER</b>										
Period	0									
YTD	2	0		120.00		2.00				122.00
<b>SINGLE FAMILY WATER SOFTNER</b>										
Period	11	0		660.00		11.00				671.00
YTD	16	0		959.00		16.00				975.00
<b>Permit Type: PLUMBING - Totals</b>										
Period	13	0		960.00		13.00				973.00
YTD	26	0		4,179.00		24.00		4	12,452.00	25,805.00
<b>Permit Type: SPRINKLER AND ALARM</b>										
<b>COMMERCIAL NEW CONSTRUCTION</b>										
Period	1	0		320.00		8.00				328.00
YTD	1	0		320.00		8.00				328.00
<b>Permit Type: SPRINKLER AND ALARM - Totals</b>										
Period	1	0		320.00		8.00				328.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees	
	YTD	1	0			320.00		8.00		328.00	
<b>Report Total</b>	Period	68	0	\$9,484,234.35	98,133.25	47,184.88	4,746.99	42,000.00	20	69,700.00	290,875.62
	YTD	126	0	\$16,094,393.35	171,917.95	82,632.91	8,079.06	72,000.00	39	134,427.00	529,067.42

**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 2/1/2018 To: 2/28/2018**  
**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	1
ACCESSIBILITY	1	0	0	0	1	1
AIRTEST	0	0	0	0	0	2
BUILDING FINAL	38	7	0	5	45	67
DECK FINAL	1	0	0	0	1	1
ELECTRICAL FINAL	12	0	0	0	12	25
ELECTRICAL ROUGH IN	0	0	0	0	0	3
EMERGENCY LIGHTING	1	0	0	0	1	1
ESCROW FINAL	1	0	0	1	1	2
FIRE ALARM FINAL	0	0	0	0	0	1
FINAL	1	0	0	0	1	5
FIREPLACE ROUGH IN	22	3	0	3	25	38
FOOTINGS/SLAB	24	1	0	0	25	37
FIREPLACE FINAL	0	0	0	0	0	2
FRAMING 2	1	0	0	0	1	2
FRAMING	25	5	0	1	30	52
FIRE SEPERATION WALL	10	0	0	0	10	15
FIRE SUPPRESSION FINAL	8	0	0	0	8	8
GASLINE / PRESSURE TEST	24	4	0	2	28	57
HEATING ROUGH 2	1	0	0	0	1	2
HOUSE WRAP	5	0	0	0	5	11
HYDROSTATIC TEST	1	0	0	0	1	1
INSULATION	21	1	0	1	22	41
LATH	30	3	0	2	33	52
HEATING FINAL	42	6	0	4	48	80
HEATING ROUGH IN	22	3	0	2	25	50
FIRE SPRINKLER ROUGH	0	0	0	0	0	5
PLUMBING FINAL	43	4	0	2	47	93
PLUMBING ROUGH IN	29	0	0	1	29	47
PLUMBING ROUGH 2	0	0	0	0	0	3
PLUMBING UNDERGROUND	22	0	0	0	22	37
PLUMBING VISUAL	1	0	0	0	1	2
POLY/UNDER SLAB	19	0	0	0	19	33
POURED WALL	19	0	0	0	19	27
RADON UNDERGROUND	7	0	0	0	7	21
ROOFING FINAL	2	0	0	0	2	12
ICE & WATER	5	0	0	0	5	9
SEWER & WATER	10	0	0	0	10	14
SEWER	0	0	0	0	0	3
SIDING FINAL	6	0	0	0	6	11
SILT FENCE	1	0	0	0	1	16
SPRINKLER FINAL	1	0	0	0	1	3
SPRINKLER ROUGH IN	0	0	0	0	0	2
VISUAL	1	0	0	0	1	2
WINDOW REPLACEMENT	3	0	0	0	3	8
WATERPROOF / DRAINTILE	13	1	0	0	14	21
WEATHER RESISTIVE BARRIER	19	0	0	0	19	32
<b>Report Totals</b>	<b>492</b>	<b>38</b>	<b>0</b>	<b>24</b>	<b>530</b>	<b>958</b>