



## STAFF REPORT

DATE: 4/17/18

**REGULAR #4**

**MOTION**

**TO:** City Council  
**FROM:** Michael Bent, Building Official  
**AGENDA ITEM:** Approve Monthly Building Department Report for March 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 March 2018. Comparison data is also included from prior years for March 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                   | 40           | 13           | 24           |
| Total Valuation             | \$13,692,675 | \$3,925,565  | \$6,520,808  |
| Average Home Value          | \$342,317    | \$301,966    | \$271,700    |
| Total Permit Valuation YTD  | \$30,464,385 | \$21,195,486 | \$20,981,062 |
| Total Residential Units YTD | 76           | 59           | 44           |

#### FISCAL IMPACT:

None

#### OPTIONS:

#### RECOMMENDATION:

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

#### ATTACHMENTS:

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

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

Issued Date From: 3/1/2018 To: 3/31/2018  
Permit Type: All Property Type: All Construction Type: All  
Include YTD: Yes

| Permit Kind                             | Permit Count     | Valuation              | Dwell Units |
|---|------------------|------------------------|-------------|
| <b>Permit Type: BUILDING</b>            |                  |                        |             |
| MANUFACTURED HOME SIDING                | 1                | \$500.00               | 0           |
| SINGLE FAMILY ATTACHED NEW CONSTRUCTION | 10               | \$2,173,000.00         | 0           |
| SINGLE FAMILY BASEMENT FINISH           | 1                | \$29,000.00            | 0           |
| SINGLE FAMILY DECK                      | 1                | \$25,000.00            | 0           |
| SINGLE FAMILY NEW CONSTRUCTION          | 30               | \$11,519,675.00        | 0           |
| SINGLE FAMILY REMODEL                   | 2                | \$27,000.00            | 0           |
| SINGLE FAMILY ROOFING                   | 25               | \$312,986.00           | 0           |
| SINGLE FAMILY SIDING                    | 8                | \$162,879.52           | 0           |
| SINGLE FAMILY WINDOWS                   | 5                | \$119,951.00           | 0           |
| <b>Permit Type: BUILDING - Total</b>    | <b>Period 83</b> | <b>\$14,369,991.52</b> | <b>0</b>    |
|   | <b>YTD 153</b>   | <b>\$30,464,384.87</b> | <b>0</b>    |
| <b>Report Total:</b>                    | <b>Period 83</b> | <b>\$14,369,991.52</b> | <b>0</b>    |
|   | <b>YTD 153</b>   | <b>\$30,464,384.87</b> | <b>0</b>    |

**CITY OF LAKE ELMO**  
**Permits Issued & Fees Report - Summary**  
**Issued Date From: 3/1/2018 To: 3/31/2018**  
**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 Fees  | Total Fees |
|--|--------------|-------------|--------------|-----------|------------|-----------------|-----------|-----------|------------|
| <b>Permit Type: BUILDING</b>                   |              |             |              |           |            |                 |           |           |            |
| <b>COMMERCIAL TENNANT SPACE REMODEL</b>        |              |             |              |           |            |                 |           |           |            |
|  | Period       | 0           |              |           |            |                 |           |           |            |
|  | YTD          | 2           | 1,226,650.00 | 10,209.60 | 5,351.48   | 592.70          |           |           | 16,153.78  |
| <b>MANUFACTURED HOME SIDING</b>                |              |             |              |           |            |                 |           |           |            |
|  | Period       | 1           | 500.00       | 29.50     |            | 0.25            |           |           | 29.75      |
|  | YTD          | 1           | 500.00       | 29.50     |            | 0.25            |           |           | 29.75      |
| <b>SINGLE FAMILY ADDITION</b>                  |              |             |              |           |            |                 |           |           |            |
|  | Period       | 0           |              |           |            |                 |           |           |            |
|  | YTD          | 1           | 120,000.00   | 1,741.65  | 859.07     | 60.00           |           |           | 2,660.72   |
| <b>SINGLE FAMILY ATTACHED NEW CONSTRUCTION</b> |              |             |              |           |            |                 |           |           |            |
|  | Period       | 10          | 2,173,000.00 | 27,059.25 | 12,859.78  | 1,086.50        | 10,000.00 | 34,850.00 | 100,460.53 |
|  | YTD          | 10          | 2,173,000.00 | 27,059.25 | 12,859.78  | 1,086.50        | 10,000.00 | 34,850.00 | 100,460.53 |
| <b>SINGLE FAMILY ATTACHED REMODEL</b>          |              |             |              |           |            |                 |           |           |            |
|  | Period       | 0           |              |           |            |                 |           |           |            |
|  | YTD          | 1           | 40,000.00    | 1,104.00  | 418.60     | 20.00           |           |           | 1,542.60   |
| <b>SINGLE FAMILY BASEMENT FINISH</b>           |              |             |              |           |            |                 |           |           |            |
|  | Period       | 1           | 29,000.00    | 632.00    | 332.80     | 14.50           |           |           | 979.30     |
|  | YTD          | 3           | 95,000.00    | 1,932.15  | 1,060.90   | 47.50           |           |           | 3,040.55   |
| <b>SINGLE FAMILY DECK</b>                      |              |             |              |           |            |                 |           |           |            |
|  | Period       | 1           | 25,000.00    | 464.15    | 301.70     | 12.50           |           |           | 778.35     |
|  | YTD          | 3           | 61,000.00    | 1,160.75  | 754.49     | 30.50           |           |           | 1,945.74   |
| <b>SINGLE FAMILY DEMOLITION</b>                |              |             |              |           |            |                 |           |           |            |
|  | Period       | 0           |              |           |            |                 |           |           |            |
|  | YTD          | 1           |              | 200.00    |            | 1.00            | 0.00      |           | 201.00     |
| <b>SINGLE FAMILY DOOR</b>                      |              |             |              |           |            |                 |           |           |            |
|  | Period       | 0           |              |           |            |                 |           |           |            |

| Permit Kind                           | Permit Count | Dwell Units | Valuation     | Revenue    | Plan Check | State Surcharge | Park Fees  | SAC | SAC Fees   | Total Fees |
|---------------------------------------|--------------|-------------|---------------|------------|------------|-----------------|------------|-----|------------|------------|
| <b>Permit Type: BUILDING</b>          |              |             |               |            |            |                 |            |     |            |            |
| <b>SINGLE FAMILY EGRESS WINDOW</b>    |              |             |               |            |            |                 |            |     |            |            |
| YTD                                   | 2            | 0           | 27,440.00     | 564.20     |            | 13.72           |            |     |            | 577.92     |
| Period                                | 0            |             |               |            |            |                 |            |     |            |            |
| YTD                                   | 1            | 0           | 1,200.00      | 53.90      |            | 0.60            |            |     |            | 54.50      |
| <b>SINGLE FAMILY NEW CONSTRUCTION</b> |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 30           | 0           | 11,519,675.00 | 113,588.00 | 58,596.21  | 5,693.83        | 60,000.00  | 29  | 101,065.00 | 381,716.04 |
| YTD                                   | 66           | 0           | 25,569,245.00 | 253,702.40 | 131,137.45 | 12,710.11       | 132,000.00 | 64  | 223,040.00 | 846,223.46 |
| <b>SINGLE FAMILY POOL - IN GROUND</b> |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 2            | 0           |               | 150.00     |            | 2.00            |            |     |            | 452.00     |
| YTD                                   | 2            | 0           |               | 150.00     |            | 2.00            |            |     |            | 452.00     |
| <b>SINGLE FAMILY REMODEL</b>          |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 2            | 0           | 27,000.00     | 607.65     | 355.97     | 13.50           |            |     |            | 977.12     |
| YTD                                   | 8            | 0           | 315,225.35    | 5,266.85   | 2,637.60   | 157.61          |            |     |            | 8,062.06   |
| <b>SINGLE FAMILY ROOFING</b>          |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 25           | 0           | 312,986.00    | 6,503.35   |            | 156.49          |            |     |            | 6,659.84   |
| YTD                                   | 27           | 0           | 346,696.00    | 7,166.85   |            | 173.34          |            |     |            | 7,340.19   |
| <b>SINGLE FAMILY SIDING</b>           |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 8            | 0           | 162,879.52    | 3,050.10   |            | 81.44           |            |     |            | 3,131.54   |
| YTD                                   | 18           | 0           | 254,879.52    | 5,085.65   |            | 127.44          |            |     |            | 5,213.09   |
| <b>SINGLE FAMILY WINDOWS</b>          |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 5            | 0           | 119,951.00    | 2,005.50   |            | 59.98           |            |     |            | 2,065.48   |
| YTD                                   | 10           | 0           | 233,549.00    | 3,921.70   |            | 116.78          |            |     |            | 4,038.48   |
| <b>Permit Type: BUILDING - Totals</b> |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 85           | 0           | 14,369,991.52 | 154,089.50 | 72,446.46  | 7,120.99        | 70,000.00  | 39  | 135,915.00 | 497,249.95 |
| YTD                                   | 156          | 0           | 30,464,384.87 | 319,348.45 | 155,079.37 | 15,140.05       | 142,000.00 | 74  | 257,890.00 | 997,996.37 |
| <b>Permit Type: MECHANICAL</b>        |              |             |               |            |            |                 |            |     |            |            |
| <b>COMMERCIAL HVAC</b>                |              |             |               |            |            |                 |            |     |            |            |
| Period                                | 0            |             |               |            |            |                 |            |     |            |            |
| YTD                                   | 1            | 0           |               | 60.00      |            | 1.00            |            |     |            | 61.00      |

| Permit Kind                             | Permit Count | Dwell Units | Valuation | Revenue  | Plan Check | State Surcharge | Park Fees | SAC Fees | Total Fees |
|---|--------------|-------------|-----------|----------|------------|-----------------|-----------|----------|------------|
| <b>Permit Type: MECHANICAL</b>          |              |             |           |          |            |                 |           |          |            |
| <b>MANUFACTURED HOME HVAC</b>           |              |             |           |          |            |                 |           |          |            |
| Period                                  | 0            |             |           |          |            |                 |           |          |            |
| YTD                                     | 3            | 0           |           | 300.00   |            | 3.00            |           |          | 303.00     |
| <b>SINGLE FAMILY FIREPLACE</b>          |              |             |           |          |            |                 |           |          |            |
| Period                                  | 1            | 0           |           | 60.00    |            | 1.00            |           |          | 61.00      |
| YTD                                     | 4            | 0           |           | 300.00   |            | 4.00            |           |          | 304.00     |
| <b>SINGLE FAMILY HVAC</b>               |              |             |           |          |            |                 |           |          |            |
| Period                                  | 5            | 0           |           | 480.00   |            | 5.00            |           |          | 485.00     |
| YTD                                     | 26           | 0           |           | 2,040.00 |            | 26.00           |           |          | 2,066.00   |
| <b>Permit Type: MECHANICAL - Totals</b> |              |             |           |          |            |                 |           |          |            |
| Period                                  | 6            | 0           |           | 540.00   |            | 6.00            |           |          | 546.00     |
| YTD                                     | 34           | 0           |           | 2,700.00 |            | 34.00           |           |          | 2,734.00   |

|   |    |   |  |          |  |       |  |           |           |
|---|----|---|--|----------|--|-------|--|-----------|-----------|
| <b>Permit Type: PLUMBING</b>                          |    |   |  |          |  |       |  |           |           |
| <b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b> |    |   |  |          |  |       |  |           |           |
| Period  | 0  |   |  |          |  |       |  |           |           |
| 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  |  | 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  | 4  | 0 |  | 240.00   |  | 4.00  |  |           | 244.00    |
| YTD   | 6  | 0 |  | 360.00   |  | 6.00  |  |           | 366.00    |
| <b>SINGLE FAMILY WATER SOFTNER</b>                    |    |   |  |          |  |       |  |           |           |
| Period  | 11 | 0 |  | 660.00   |  | 11.00 |  |           | 671.00    |
| YTD   | 27 | 0 |  | 1,619.00 |  | 27.00 |  |           | 1,646.00  |

| Permit Kind                                      | Permit Count | Dwell Units | Valuation       | Revenue    | Plan Check | State Surcharge | Park Fees  | SAC Units | SAC Fees   | Total Fees   |
|--|--------------|-------------|-----------------|------------|------------|-----------------|------------|-----------|------------|--------------|
| <b>Permit Type: PLUMBING - Totals</b>            |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 15           | 0           |                 | 900.00     |            | 15.00           |            |           |            | 915.00       |
| YTD  | 41           | 0           |                 | 5,079.00   |            | 39.00           |            | 4         | 12,452.00  | 26,720.00    |
| <b>Permit Type: SPRINKLER AND ALARM</b>          |              |             |                 |            |            |                 |            |           |            |              |
| <b>COMMERCIAL NEW CONSTRUCTION</b>               |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 0            |             |                 |            |            |                 |            |           |            |              |
| YTD  | 1            | 0           |                 | 320.00     |            | 8.00            |            |           |            | 328.00       |
| <b>Permit Type: SPRINKLER AND ALARM - Totals</b> |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 0            |             |                 |            |            |                 |            |           |            |              |
| YTD  | 1            | 0           |                 | 320.00     |            | 8.00            |            |           |            | 328.00       |
| <b>Permit Type: ZONING</b>                       |              |             |                 |            |            |                 |            |           |            |              |
| <b>COMMERCIAL SIGN</b>                           |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 1            | 0           |                 | 180.00     |            |                 |            |           |            | 180.00       |
| YTD  | 1            | 0           |                 | 180.00     |            |                 |            |           |            | 180.00       |
| <b>SINGLE FAMILY BED AND BREAKFAST</b>           |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 1            | 0           |                 |            |            |                 |            |           |            | 100.00       |
| YTD  | 1            | 0           |                 |            |            |                 |            |           |            | 100.00       |
| <b>Permit Type: ZONING - Totals</b>              |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 2            | 0           |                 | 180.00     |            |                 |            |           |            | 280.00       |
| YTD  | 2            | 0           |                 | 180.00     |            |                 |            |           |            | 280.00       |
| <b>Report Total</b>                              |              |             |                 |            |            |                 |            |           |            |              |
| Period   | 108          | 0           | \$14,369,991.52 | 155,709.50 | 72,446.46  | 7,141.99        | 70,000.00  | 39        | 135,915.00 | 498,990.95   |
| YTD  | 234          | 0           | \$30,464,384.87 | 327,627.45 | 155,079.37 | 15,221.05       | 142,000.00 | 78        | 270,342.00 | 1,028,058.37 |

**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 3/1/2017 To: 3/31/2017**  
**Permit Type: All Property Type: All Construction Type: All**

| Inspection Type              | Pass | Fail | No Status | Reinsp | Period Total | YTD Total |
|------------------------------|------|------|-----------|--------|--------------|-----------|
| AS BUILT                     | 0    | 0    | 0         | 0      | 0            | 3         |
| AIRTEST                      | 0    | 0    | 0         | 0      | 0            | 2         |
| BALANCE REPORT               | 0    | 0    | 0         | 0      | 0            | 1         |
| BUILDING FINAL               | 38   | 7    | 0         | 11     | 45           | 99        |
| DECK FINAL                   | 1    | 0    | 0         | 0      | 1            | 4         |
| ELECTRICAL FINAL             | 29   | 0    | 0         | 0      | 29           | 69        |
| ELECTRICAL ROUGH IN          | 17   | 0    | 0         | 0      | 17           | 61        |
| ESCROW FINAL                 | 0    | 0    | 0         | 0      | 0            | 2         |
| FIRE ALARM ROUGH             | 0    | 1    | 0         | 0      | 1            | 2         |
| FENCE FINAL                  | 0    | 0    | 0         | 0      | 0            | 1         |
| FINAL                        | 3    | 0    | 0         | 0      | 3            | 8         |
| FIREPLACE ROUGH IN           | 20   | 0    | 0         | 0      | 20           | 68        |
| FOOTINGS/SLAB                | 22   | 0    | 0         | 0      | 22           | 59        |
| FIREPLACE FINAL              | 4    | 0    | 0         | 0      | 4            | 6         |
| FOUNDATION PRIOR TO BACKFILL | 0    | 0    | 0         | 0      | 0            | 1         |
| FRAMING 2                    | 2    | 0    | 0         | 0      | 2            | 4         |
| FRAMING                      | 37   | 7    | 0         | 9      | 44           | 132       |
| FRAMING ROUGH IN             | 0    | 0    | 0         | 0      | 0            | 1         |
| FIRE RATED WALL ASSEMBLY     | 3    | 0    | 0         | 1      | 3            | 6         |
| FIRE SEPERATION WALL         | 8    | 0    | 0         | 0      | 8            | 47        |
| FIRE SUPPRESSION FINAL       | 13   | 3    | 0         | 2      | 16           | 28        |
| FIRE SUPPRESSION ROUGH IN    | 4    | 1    | 0         | 0      | 5            | 5         |
| GASLINE / PRESSURE TEST      | 23   | 8    | 0         | 8      | 31           | 99        |
| TYPE 1 HOOD ROUGH IN         | 0    | 0    | 0         | 0      | 0            | 1         |
| HEATING ROUGH 2              | 1    | 0    | 0         | 0      | 1            | 2         |
| HTG RI ABOVE CEILING         | 2    | 1    | 0         | 1      | 3            | 5         |
| HOUSE WRAP                   | 3    | 0    | 0         | 0      | 3            | 8         |
| HYDRONIC PIPE AIR TEST       | 1    | 0    | 0         | 0      | 1            | 2         |
| IN FLOOR HEAT AIR TEST       | 1    | 0    | 0         | 0      | 1            | 1         |
| INSULATION                   | 30   | 3    | 0         | 2      | 33           | 100       |
| LATH                         | 30   | 0    | 0         | 0      | 30           | 67        |
| HEATING FINAL                | 43   | 4    | 0         | 7      | 47           | 105       |
| HEATING ROUGH IN             | 30   | 1    | 0         | 1      | 31           | 100       |
| FIRE SPRINKLER ROUGH         | 6    | 1    | 0         | 1      | 7            | 27        |
| OTHER                        | 1    | 0    | 0         | 0      | 1            | 10        |
| PLUMBING FINAL               | 41   | 3    | 0         | 2      | 44           | 104       |
| PLUMBING ROUGH IN            | 24   | 0    | 0         | 0      | 24           | 90        |
| PLUMBING ROUGH 2             | 3    | 0    | 0         | 0      | 3            | 4         |
| PLUMBING UNDERGROUND         | 32   | 0    | 0         | 0      | 32           | 68        |
| POLY/UNDER SLAB              | 25   | 2    | 0         | 3      | 27           | 61        |
| POURED WALL                  | 18   | 1    | 0         | 1      | 19           | 49        |
| RADON UNDERGROUND            | 22   | 0    | 0         | 0      | 22           | 37        |
| ROOFING FINAL                | 1    | 0    | 0         | 0      | 1            | 4         |
| ICE & WATER                  | 2    | 0    | 0         | 0      | 2            | 4         |
| SEWER & WATER                | 16   | 0    | 0         | 0      | 16           | 44        |
| SEWER                        | 1    | 0    | 0         | 0      | 1            | 2         |
| SHEATHING                    | 3    | 0    | 0         | 0      | 3            | 10        |
| SIDING FINAL                 | 1    | 0    | 0         | 1      | 1            | 5         |
| SILT FENCE                   | 10   | 0    | 0         | 0      | 10           | 59        |
| SITE MEETING                 | 1    | 0    | 0         | 0      | 1            | 1         |
| SPANCRETE                    | 0    | 0    | 0         | 0      | 0            | 1         |

| <b>Inspection Type</b>    | <b>Pass</b> | <b>Fail</b> | <b>No Status</b> | <b>Reinsp</b> | <b>Period Total</b> | <b>YTD Total</b> |
|---------------------------|-------------|-------------|------------------|---------------|---------------------|------------------|
| SPRINKLER FINAL           | 0           | 0           | 0                | 0             | 0                   | 1                |
| STRUCTURAL STEEL          | 0           | 0           | 0                | 0             | 0                   | 1                |
| VISUAL                    | 1           | 0           | 0                | 0             | 1                   | 1                |
| WINDOW REPLACEMENT        | 2           | 1           | 0                | 0             | 3                   | 7                |
| WATERPROOF / DRAINTILE    | 13          | 0           | 0                | 0             | 13                  | 40               |
| WEATHER RESISTIVE BARRIER | 16          | 2           | 0                | 2             | 18                  | 29               |
| <b>Report Totals</b>      | <b>604</b>  | <b>46</b>   | <b>0</b>         | <b>52</b>     | <b>650</b>          | <b>1,758</b>     |