



## STAFF REPORT

DATE:  
**CONSENT #3**  
**MOTION**

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

---

### **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 May 2018. Comparison data is also include 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	27	19	19
Total Valuation	\$9,509,769	\$6,896,000	\$8,057,000
Average Home Value	\$352214	\$362,947	\$424,052
Total Permit Valuation YTD	\$50,495,800	\$50,802,333	\$43,478,797
Total Residential Units YTD	124	112	98

#### **FISCAL IMPACT:**

None

#### **OPTIONS:**

#### **RECOMMENDATION:**

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

#### **ATTACHMENTS:**

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

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

Issued Date From: 5/1/2018 To: 5/31/2018  
Permit Type: All Property Type: All Construction Type: All  
Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units	
<b>Permit Type: BUILDING</b>				
COMMERCIAL RETAINING WALL	2	\$60,000.00	0	
SINGLE FAMILY ACCESSORY BUILDING	1	\$25,000.00	0	
SINGLE FAMILY DECK	15	\$157,000.00	0	
SINGLE FAMILY DOOR	1	\$10,330.00	0	
SINGLE FAMILY NEW CONSTRUCTION	27	\$9,509,769.00	0	
SINGLE FAMILY REMODEL	1	\$45,000.00	0	
SINGLE FAMILY ROOFING	93	\$1,406,269.26	0	
SINGLE FAMILY SIDING	7	\$161,880.00	0	
SINGLE FAMILY SOLAR PANEL INSTALL	1	\$11,688.00	0	
SINGLE FAMILY WINDOWS	7	\$270,861.36	0	
<b>Permit Type: BUILDING - Total</b>	<b>Period</b>	<b>155</b>	<b>\$11,657,797.62</b>	<b>0</b>
	<b>YTD</b>	<b>382</b>	<b>\$50,495,800.21</b>	<b>0</b>
<b>Report Total:</b>	<b>Period</b>	<b>155</b>	<b>\$11,657,797.62</b>	<b>0</b>
	<b>YTD</b>	<b>382</b>	<b>\$50,495,800.21</b>	<b>0</b>

**CITY OF LAKE ELMO**  
**Permits Issued & Fees Report - Summary**  
**Issued Date From: 5/1/2018 To: 5/31/2018**  
**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 Units	SAC Fees	Total Fees
<b>Permit Type: BUILDING</b>										
<b>COMMERCIAL RETAINING WALL</b>										
Period	2	0	60,000.00	1,016.30		30.00				1,046.30
YTD	2	0	60,000.00	1,016.30		30.00				1,046.30
<b>COMMERCIAL TENNANT SPACE REMODEL</b>										
Period	0									
YTD	2	0	1,226,650.00	10,209.60	5,351.48	592.70				16,153.78
<b>MANUFACTURED HOME SIDING</b>										
Period	0									
YTD	1	0	500.00	29.50		0.25				29.75
<b>SINGLE FAMILY ACCESSORY BUILDING</b>										
Period	1	0	25,000.00	564.15	301.70	12.50				878.35
YTD	1	0	25,000.00	564.15	301.70	12.50				878.35
<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 NEW CONSTRUCTION</b>										
Period	0									
YTD	16	0	3,484,000.00	43,343.40	20,607.24	1,742.00	22,000.00	16	55,760.00	166,820.64
<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	0									
YTD	5	0	108,950.00	2,564.65	1,277.03	54.47				3,896.15
<b>SINGLE FAMILY DECK</b>										
Period	15	0	157,000.00	3,370.90	2,191.10	78.50				5,640.50

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>SINGLE FAMILY DEMOLITION</b>										
YTD	24	0	282,173.00	5,909.80	3,841.40	141.09				9,892.29
Period	0									
YTD	1	0		200.00		1.00	0.00			201.00
<b>SINGLE FAMILY DOOR</b>										
Period	1	0	10,330.00	232.45		5.16				237.61
YTD	3	0	37,770.00	796.65		18.88				815.53
<b>SINGLE FAMILY EGRESS WINDOW</b>										
Period	0									
YTD	2	0	2,700.00	118.90		1.35				120.25
<b>SINGLE FAMILY MANUFACTURED HOME</b>										
Period	0									
YTD	9	0		1,800.00		9.00				1,809.00
<b>SINGLE FAMILY NEW CONSTRUCTION</b>										
Period	27	0	9,509,769.00	100,105.05	50,363.67	4,754.88	52,000.00	25	87,125.00	340,221.60
YTD	108	0	41,347,993.00	415,774.70	213,789.68	20,599.48	214,000.00	104	362,440.00	1,388,017.86
<b>SINGLE FAMILY POOL - IN GROUND</b>										
Period	1	0		175.00		1.00	1,683.10			2,009.10
YTD	3	0		325.00		3.00	1,683.10			2,461.10
<b>SINGLE FAMILY PORCH</b>										
Period	0									
YTD	2	0	82,000.00	1,141.65	742.07	41.00				1,924.72
<b>SINGLE FAMILY REMODEL</b>										
Period	1	0	45,000.00	824.00	457.60	22.50				1,304.10
YTD	11	0	406,225.35	7,068.25	3,343.11	203.11				10,614.47
<b>SINGLE FAMILY ROOFING</b>										
Period	93	0	1,406,269.26	28,109.00		703.12				28,812.12
YTD	147	0	2,134,154.26	43,087.55		1,067.05				44,154.60
<b>SINGLE FAMILY SIDING</b>										
Period	7	0	161,880.00	2,977.33		80.94				3,058.27
YTD	32	0	500,509.24	9,855.63		250.25				10,105.88

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>SINGLE FAMILY SOLAR PANEL INSTALL</b>										
Period	1	0	11,688.00	249.00	161.85	5.84				416.69
YTD	1	0	11,688.00	249.00	161.85	5.84				416.69
<b>SINGLE FAMILY WINDOWS</b>										
Period	7	0	270,861.36	3,655.59		135.44				3,791.03
YTD	23	0	625,487.36	9,808.74		312.75				10,121.49
<b>Permit Type: BUILDING - Totals</b>										
Period	156	0	11,657,797.62	141,278.77	53,475.92	5,829.88	53,683.10	25	87,125.00	387,415.67
YTD	395	0	50,495,800.21	556,709.12	250,693.23	25,165.72	237,683.10	120	418,200.00	1,673,683.17
<b>Permit Type: MECHANICAL</b>										
<b>COMMERCIAL HVAC</b>										
Period	1	0		130.50		4.35				134.85
YTD	2	0		190.50		5.35				195.85
<b>MANUFACTURED HOME HVAC</b>										
Period	0									
YTD	3	0		300.00		3.00				303.00
<b>SINGLE FAMILY FIREPLACE</b>										
Period	3	0		240.00		3.00				243.00
YTD	8	0		600.00		8.00				608.00
<b>SINGLE FAMILY HVAC</b>										
Period	10	0		840.00		10.00				850.00
YTD	45	0		3,719.00		45.00				3,764.00
<b>Permit Type: MECHANICAL - Totals</b>										
Period	14	0		1,210.50		17.35				1,227.85
YTD	58	0		4,809.50		61.35				4,870.85
<b>Permit Type: PLUMBING</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
<b>Permit Type: PLUMBING</b>										
COMMERCIAL SEWER CONNECTION	Period	1	0	60.00		1.00				1,101.00
	YTD	1	0	60.00		1.00				1,101.00
PUBLIC FIXTURE INSTALLATION / APPLIANCE	Period	1	0	1,560.00		1.00		3	11,955.00	13,516.00
	YTD	1	0	1,560.00		1.00		3	11,955.00	13,516.00
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
	Period	1	0	60.00		1.00				61.00
	YTD	1	0	60.00		1.00				61.00
<b>SINGLE FAMILY WATER CONNECTION</b>										
	Period	1	0	180.00		1.00				181.00
	YTD	4	0	540.00		4.00				544.00
<b>SINGLE FAMILY SEWER CONNECTION</b>										
	Period	1	0	560.00		1.00		1	3,985.00	4,546.00
	YTD	6	0	2,860.00		5.00		6	20,422.00	23,287.00
<b>SINGLE FAMILY WATER HEATER</b>										
	Period	0	0							
	YTD	1	0	1,000.00						10,150.00
<b>SINGLE FAMILY WATER SOFTNER</b>										
	Period	0	0							
	YTD	9	0	540.00		9.00				549.00
<b>Permit Type: PLUMBING - Totals</b>										
	Period	14	0	2,960.00		14.00		4	15,940.00	19,954.00
	YTD	71	0	9,499.00		69.00		9	32,377.00	52,135.00
<b>Permit Type: SPRINKLER AND ALARM</b>										
<b>COMMERCIAL NEW CONSTRUCTION</b>										
	Period	0								

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
<b>Permit Type: SPRINKLER AND ALARM</b>										
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	2	0		360.00						360.00
<b>SINGLE FAMILY ACCESSORY BUILDING</b>										
Period	0									
YTD	1	0		75.00						75.00
<b>SINGLE FAMILY BED AND BREAKFAST</b>										
Period	1	0								100.00
YTD	2	0								200.00
<b>SINGLE FAMILY DRIVEWAY</b>										
Period	2	0		120.00						120.00
YTD	2	0		120.00						120.00
<b>SINGLE FAMILY FENCE</b>										
Period	6	0		745.00						745.00
YTD	8	0		995.00						995.00
<b>SINGLE FAMILY GRADING</b>										
Period	0									
YTD	1	0		125.00			500.00			625.00
<b>Permit Type: ZONING - Totals</b>										
Period	10	0		1,045.00						1,145.00
YTD	16	0		1,675.00			500.00			2,375.00
<b>Report Total</b>										
Period	194	0	\$11,657,797.62	146,494.27	53,475.92	5,861.23	53,683.10	29	103,065.00	409,742.52

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
YTD	541	0	\$50,495,800.21	573,012.62	250,693.23	25,304.07	238,183.10	129	450,577.00	1,733,392.02



**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 5/1/2018 To: 5/31/2018**  
**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	2
ACCESSIBILITY	0	0	0	0	0	1
AS BUILT	1	0	0	0	1	2
AIRTEST	2	0	0	0	2	7
BUILDING FINAL	27	9	0	9	36	187
DECK FINAL	8	1	0	1	9	19
DECK FOOTING	1	0	0	0	1	2
DECK FRAMING	0	0	0	0	0	1
DRYWALL	0	0	0	0	0	12
ELECTRICAL FINAL	4	0	0	0	4	74
ELECTRICAL ROUGH IN	2	0	0	0	2	30
EMERGENCY LIGHTING	1	0	0	0	1	2
ESCROW FINAL	3	2	0	0	5	7
EXIT SIGNS	0	0	0	0	0	1
FIRE ALARM FINAL	1	0	0	0	1	3
FIRE ALARM ROUGH	0	0	0	0	0	1
FINAL	2	0	0	0	2	12
FIREPLACE ROUGH IN	24	3	1	2	28	120
FOOTINGS/SLAB	44	1	1	0	46	143
FIREPLACE FINAL	0	0	0	0	0	7
FRAMING 2	1	0	0	1	1	5
FRAMING	28	3	1	1	32	146
FIRE SEPERATION WALL	4	0	1	0	5	41
FIRE SUPPRESSION FINAL	1	0	0	0	1	19
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	1
GASLINE / PRESSURE TEST	26	2	1	2	29	151
HEATING ROUGH 2	1	0	0	0	1	4
HOUSE WRAP	11	1	0	3	12	36
HYDROSTATIC TEST	0	0	0	0	0	1
IN FLOOR HEAT AIR TEST	0	0	0	0	0	3
INSULATION	23	4	0	2	27	124
LATH	28	2	0	2	30	120
HEATING FINAL	25	1	0	2	26	180
HEATING ROUGH IN	27	2	1	2	30	142
FIRE SPRINKLER ROUGH	0	0	0	0	0	5
PLUMBING BASEMENT ROUGH	1	0	0	0	1	1
PLUMBING FINAL	30	1	0	1	31	196
PLUMBING ROUGH IN	23	1	0	0	24	126
PLUMBING ROUGH 2	0	0	0	0	0	4
PLUMBING UNDERGROUND	47	2	0	1	49	140
PLUMBING VISUAL	0	0	0	0	0	2
POLY/UNDER SLAB	38	4	0	3	42	128
POURED WALL	33	0	0	0	33	114
RADON UNDERGROUND	9	0	0	0	9	75
ROOFING FINAL	24	2	0	0	26	64
ICE & WATER	47	3	0	1	50	83
SEWER & WATER	27	3	0	0	30	98
SEWER	0	0	0	0	0	6
SIDING FINAL	8	0	0	0	8	26
SILT FENCE	1	0	0	0	1	67
SPRINKLER FINAL	0	0	0	0	0	3

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
SPRINKLER ROUGH IN	0	0	0	0	0	2
VISUAL	0	0	0	0	0	2
POURED WALL	0	0	0	0	0	1
WINDOW REPLACEMENT	6	0	0	0	6	19
WATERPROOF / DRAINTILE	28	0	0	0	28	95
WEATHER RESISTIVE BARRIER	15	0	1	0	16	104
<b>Report Totals</b>	<b>632</b>	<b>47</b>	<b>7</b>	<b>33</b>	<b>686</b>	<b>2,967</b>