



## STAFF REPORT

DATE: 09/06/2019

**TO:** City Council  
**FROM:** Kevin Murphy, Building Official  
**AGENDA ITEM:** Approve Monthly Building Department Report for August 2019  
**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 the monthly statistics for August 2019. Comparison data is also included from prior years for August new single family construction and total permitting activity for the month. Attached are the system summary reports breaking out this information further, including the statistics to the inspection activity.

	<u>2019</u>	<u>2018</u>	<u>2017</u>
New Homes	24	21	27
Total Evaluation	\$6,563,737	\$7,451,595	\$8,928,401
Average Home Value	\$304,865	\$354,837	\$330,681
Total Permit Valuation YTD	\$47,254,116	\$82,461,781	\$82,535,499
Total Residential Units YTD	155	204	187

#### FISCAL IMPACT:

None

#### OPTIONS:

#### RECOMMENDATION:

**Motion to accept the August 2019 monthly building report as presented.**

#### ATTACHMENTS:

1. Valuation Report
2. Permits Issued and Fees Report
3. Inspection Report for July

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

Issued Date From: 8/1/2019 To: 8/31/2019  
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 ROOFING	1	\$163,000.00	0	
SINGLE FAMILY ACCESSORY BUILDING	2	\$80,000.00	0	
SINGLE FAMILY ADDITION	1	\$36,000.00	0	
SINGLE FAMILY BASEMENT FINISH	1	\$30,000.00	0	
SINGLE FAMILY DECK	9	\$122,357.47	0	
SINGLE FAMILY DOOR	1	\$6,747.00	0	
SINGLE FAMILY DRAIN TILE WATERPROOFING	1	\$3,650.00	0	
SINGLE FAMILY EGRESS WINDOW	2	\$4,300.00	0	
SINGLE FAMILY NEW CONSTRUCTION	24	\$6,563,737.00	0	
SINGLE FAMILY RETAINING WALL	1	\$10,000.00	0	
SINGLE FAMILY ROOFING	2	\$62,017.00	0	
SINGLE FAMILY SIDING	1	\$3,000.00	0	
SINGLE FAMILY SOLAR PANEL INSTALL	1	\$8,000.00	0	
SINGLE FAMILY WINDOWS	6	\$58,083.00	0	
<b>Permit Type: BUILDING - Total</b>	<b>Period</b>	<b>53</b>	<b>\$7,150,891.47</b>	<b>0</b>
	<b>YTD</b>	<b>386</b>	<b>\$56,016,313.14</b>	<b>0</b>
<b>Report Total:</b>	<b>Period</b>	<b>53</b>	<b>\$7,150,891.47</b>	<b>0</b>
	<b>YTD</b>	<b>386</b>	<b>\$56,016,313.14</b>	<b>0</b>

CITY OF LAKE ELMO

Permits Issued & Fees Report - Summary

Issued Date From: 8/1/2019 To: 8/31/2019

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 DEMOLITION</b>									
Period	0								
YTD	2	0		550.00		2.00			552.00
<b>COMMERCIAL NEW CONSTRUCTION</b>									
Period	0								
YTD	1	0	1,860,000.00	17,115.30	6,829.32	844.00	5,000.00	84,305.00	168,273.62
<b>COMMERCIAL REMODEL</b>									
Period	0								
YTD	4	0	449,000.00	4,786.30	2,851.10	224.50			7,861.90
<b>COMMERCIAL ROOFING</b>									
Period	1	0	163,000.00	1,611.90		81.50			1,693.40
YTD	1	0	163,000.00	1,611.90		81.50			1,693.40
<b>COMMERCIAL SIDING</b>									
Period	0								
YTD	1	0	12,000.00	249.00		6.00			255.00
<b>COMMERCIAL TENNANT SPACE REMODEL</b>									
Period	0								
YTD	3	0	360,243.00	4,707.45	2,429.34	177.62			7,314.41
<b>COMMERCIAL VALUATION OTHER</b>									
Period	0								
YTD	2	0	286,154.00	2,960.55	946.82	143.08	11,800.00		15,850.45
<b>PUBLIC ROOFING</b>									
Period	0								
YTD	1	0	415,700.00	3,319.65		207.85			3,527.50
<b>SINGLE FAMILY ACCESSORY BUILDING</b>									
Period	2	0	80,000.00	1,249.05	606.55	40.00			1,895.60

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Fees	Total Fees
<b>Permit Type: BUILDING</b>									
<b>SINGLE FAMILY ADDITION</b>									
YTD	4	0	116,000.00	2,145.65	1,059.34	58.00			3,262.99
Period	1	0	36,000.00	596.00		18.00			614.00
YTD	4	0	147,608.40	2,739.60	1,146.34	73.80			3,959.74
<b>SINGLE FAMILY ATTACHED NEW CONSTRUCTION</b>									
Period	0								
YTD	6	0	1,644,000.00	18,801.90	9,208.50	822.00	6,000.00	20,910.00	64,505.40
<b>SINGLE FAMILY BASEMENT FINISH</b>									
Period	1	0	30,000.00	644.00	340.60	15.00			999.60
YTD	20	0	367,000.00	8,287.25	3,235.54	185.50			11,708.29
<b>SINGLE FAMILY DECK</b>									
Period	9	0	122,357.47	2,505.80	733.94	61.18			3,300.92
YTD	48	0	679,938.47	13,457.40	6,018.73	339.97			19,816.10
<b>SINGLE FAMILY DOOR</b>									
Period	1	0	6,747.00	166.25		3.37			169.62
YTD	6	0	30,066.00	813.30		15.02			828.32
<b>SINGLE FAMILY DRAIN TILE WATERPROOFING</b>									
Period	1	0	3,650.00	116.60		1.82			118.42
YTD	2	0	13,650.00	332.50		6.82			339.32
<b>SINGLE FAMILY EGRESS WINDOW</b>									
Period	2	0	4,300.00	176.15		2.15			178.30
YTD	5	0	8,600.00	376.60		4.30			380.90
<b>SINGLE FAMILY MANUFACTURED HOME</b>									
Period	13	0		2,600.00		13.00			2,613.00
YTD	18	0		3,600.00		18.00			3,618.00
<b>SINGLE FAMILY NEW CONSTRUCTION</b>									
Period	24	0	6,563,737.00	74,920.35	36,803.24	3,281.86	48,000.00	83,640.00	281,697.45
YTD	155	0	47,254,116.91	516,160.75	253,756.59	23,627.02	306,000.00	515,780.00	1,836,438.86
<b>SINGLE FAMILY POOL - IN GROUND</b>									
Period	1	0		75.00		1.00			226.00
YTD	6	0		450.00		6.00			1,456.00

Permit Kind	Permit Type	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Fees	Total Fees
	<b>Permit Type: BUILDING</b>									
	<b>SINGLE FAMILY PORCH</b>									
		Period	0							
		YTD	2	82,000.00	1,294.40	841.36	41.00			2,176.76
	<b>SINGLE FAMILY REMODEL</b>									
		Period	0							
		YTD	14	432,500.00	7,937.55	3,588.42	216.25			11,742.22
	<b>SINGLE FAMILY RETAINING WALL</b>									
		Period	1	10,000.00	215.90		5.00			220.90
		YTD	2	15,000.00	482.20	86.55	7.50			576.25
	<b>SINGLE FAMILY ROOFING</b>									
		Period	2	62,017.00	997.30		31.01			1,028.31
		YTD	40	668,673.57	12,429.40		334.32			12,763.72
	<b>SINGLE FAMILY SIDING</b>									
		Period	1	3,000.00	100.05		1.50			101.55
		YTD	21	332,959.19	6,449.85		166.46			6,616.31
	<b>SINGLE FAMILY SOLAR PANEL INSTALL</b>									
		Period	1	8,000.00	182.80		4.00			186.80
		YTD	4	57,000.00	1,144.95		28.50			1,173.45
	<b>SINGLE FAMILY THREE SEASON PORCH</b>									
		Period	0							
		YTD	1	35,500.00	656.00	387.40	17.75			1,061.15
	<b>SINGLE FAMILY VALUATION OTHER</b>									
		Period	0							
		YTD	2	6,300.00	179.20		3.15			182.35
	<b>SINGLE FAMILY WINDOWS</b>									
		Period	6	58,083.00	1,258.40		29.04			1,287.44
		YTD	37	579,303.60	10,676.30		289.95			10,966.25
	<b>Permit Type: BUILDING - Totals</b>									
		Period	67	7,150,891.47	87,415.55	38,484.33	3,589.43	48,000.00	83,640.00	296,331.31
		YTD	412	56,016,313.14	643,714.95	292,385.35	27,947.86	328,800.00	620,995.00	2,198,900.66

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC	SAC Fees	Total Fees
<b>Permit Type: MECHANICAL</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										
Period	0									
YTD	1	0		60.00		1.00				61.00
<b>COMMERCIAL HVAC</b>										
Period	1	0		105.00		3.50				108.50
YTD	3	0		333.28		11.15				344.43
<b>SINGLE FAMILY FIREPLACE</b>										
Period	0									
YTD	8	0		480.00		8.00				488.00
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
Period	1	0		60.00		1.00				61.00
YTD	3	0		300.00		3.00				303.00
<b>SINGLE FAMILY HVAC</b>										
Period	6	0		540.00		6.00				546.00
YTD	58	0		4,857.00		58.00				4,915.00
<b>Permit Type: MECHANICAL - Totals</b>										
Period	8	0		705.00		10.50				715.50
YTD	73	0		6,030.28		81.15				6,111.43

<b>Permit Type: PLUMBING</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										
Period	1	0		60.00		2.00				62.00
YTD	5	0		450.00		14.00				1,652.00
<b>COMMERCIAL SEWER CONNECTION</b>										
Period	0									
YTD	1	0		1,060.00		1.00		1	5,485.00	6,546.00
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
Period	3	0		180.00		3.00				183.00
YTD	15	0		1,499.00		15.00				1,514.00
<b>SINGLE FAMILY OTHER FIXED</b>										

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC	SAC Fees	Total Fees
<b>Permit Type: PLUMBING</b>										
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	Period 0									
	YTD 15	0		5,400.00		15.00		18	44,259.00	60,674.00
SINGLE FAMILY WATER HEATER	Period 0									
	YTD 2	0		3,120.00		2.00				4,843.00
SINGLE FAMILY WATER METER	Period 4	0		240.00		4.00				244.00
	YTD 19	0		1,199.00		19.00				1,218.00
<b>Permit Type: PLUMBING - Totals</b>										
	Period 12	0		720.00		13.00				733.00
	YTD 105	0		15,547.00		113.00		19	49,744.00	82,863.00
<b>Permit Type: ZONING</b>										
COMMERCIAL FENCE	Period 0									
	YTD 2	0		150.00						150.00
COMMERCIAL SIGN	Period 2	0		360.00						360.00
	YTD 11	0		2,700.00						2,700.00
<b>COMMERCIAL ZONING USE REVIEW</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: ZONING</b>										
<b>PUBLIC PARKING LOT</b>	YTD	1	0	75.00						75.00
	Period	0								
<b>SINGLE FAMILY ACCESSORY BUILDING</b>	YTD	1	0	175.00			0.00			175.00
	Period	2	0	150.00						150.00
<b>SINGLE FAMILY DRIVEWAY</b>	YTD	4	0	300.00						300.00
	Period	0								
<b>SINGLE FAMILY FENCE</b>	YTD	16	0	800.00						800.00
	Period	0								
<b>SINGLE FAMILY PATIO</b>	YTD	20	0	1,600.00						2,400.00
	Period	2	0	75.00			0.00			150.00
<b>SINGLE FAMILY SOLAR ZONING</b>	YTD	6	0	450.00			0.00			525.00
	Period	0								
<b>Permit Type: ZONING - Totals</b>	YTD	1	0	75.00						75.00
	Period	6	0	585.00			0.00			660.00
	YTD	62	0	6,325.00			0.00			7,200.00
	Period	93	0	89,425.55	38,484.33	3,612.93	48,000.00	24	83,640.00	298,439.81
<b>Report Total</b>	YTD	652	0	671,617.23	292,385.35	28,142.01	328,800.00	186	670,739.00	2,295,075.09
	Period	652	0	671,617.23	292,385.35	28,142.01	328,800.00	186	670,739.00	2,295,075.09



**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 8/1/2019 To: 8/30/2019**  
**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	40	11	0	4	51	162
AIRTEST	0	0	0	0	0	1
BUILDING FINAL REINSPECTION	0	0	0	0	0	1
BUILDING FINAL	30	10	1	8	41	231
DECK FINAL	7	3	0	2	10	30
DECK FOOTING	0	0	0	0	0	2
DRAINTILE	0	0	1	0	1	2
ELECTRICAL FINAL	2	0	0	0	2	41
ELECTRICAL ROUGH IN	0	0	0	0	0	7
ESCROW FINAL	38	3	1	0	42	124
EXIT SIGNS	0	0	0	0	0	1
FIRE ALARM FINAL	0	0	0	0	0	3
FIRE ALARM ROUGH	0	0	0	0	0	2
FOUNDATION INSULATION	0	0	0	0	0	2
FENCE FINAL	3	0	0	0	3	10
FINAL	4	0	0	0	4	25
FIREPLACE ROUGH IN	19	1	0	2	20	142
FOOTINGS	25	0	0	1	25	212
FINAL/ORSAT	0	0	0	0	0	1
FIREPLACE FINAL	0	0	0	0	0	3
FRAMING 2	0	1	0	0	1	8
FRAMING	25	8	1	3	34	220
FRAMING ROUGH IN	0	0	0	0	0	1
FIRE SEPERATION WALL	1	0	0	0	1	12
FIRE SUPPRESSION FINAL	0	0	0	0	0	6
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	3
GASLINE / PRESSURE TEST	23	10	1	3	34	204
HEATING ROUGH 2	0	0	0	0	0	9
HOUSE WRAP	3	0	0	0	3	26
HYDROSTATIC TEST	0	0	0	0	0	1
INSULATION	23	0	0	1	23	174
LATH	14	1	0	1	15	109
EMERGENCY LIGHTING	0	0	0	0	0	2
HEATING FINAL	28	3	0	3	31	218
HEATING ROUGH IN	24	1	1	0	26	180
OTHER	0	0	0	0	0	2
PLUMBING BASEMENT ROUGH	0	0	0	0	0	1
PLUMBING FINAL	27	2	0	0	29	213
POOL FINAL	1	0	0	0	1	3
PLUMBING ROUGH IN	25	1	1	1	27	185
PLUMBING ROUGH 2	0	0	0	0	0	3
PLUMBING UNDERGROUND	16	0	1	0	17	158
PLUMBING VISUAL	0	0	0	0	0	2
POLY/UNDER SLAB	19	0	0	0	19	143
PORCH FOOTING	0	0	0	0	0	1
POURED WALL	20	0	0	0	20	146
RADON UNDERGROUND	1	0	0	0	1	11
REINSPECTION	0	0	0	0	0	1
RESTORATION	1	0	0	0	1	1

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
ROOFING FINAL	4	0	0	0	4	58
ICE & WATER	0	0	0	0	0	2
SEWER & WATER	20	0	0	0	20	143
SEWER	0	0	0	0	0	20
SIDING FINAL	2	0	0	1	2	26
FOOTINGS SIGN	0	0	0	0	0	1
SILT FENCE	0	0	0	0	0	3
SITE MEETING	0	0	0	0	0	1
SPRINKLER ROUGH IN	0	0	0	0	0	1
VISUAL	0	0	0	0	0	4
WALL FOOTING	0	0	0	0	0	1
POURED WALL	1	0	0	0	1	1
WINDOW REPLACEMENT	6	0	0	0	6	35
WATER METER	0	0	0	0	0	1
WATERPROOF / DRAINTILE	19	3	0	1	22	151
WEATHER RESISTIVE BARRIER	3	0	0	0	3	58
<b>Report Totals</b>	<b>474</b>	<b>58</b>	<b>8</b>	<b>31</b>	<b>540</b>	<b>3,554</b>