

STAFF REPORT

DATE: August 17, 2021

**CONSENT**

**AGENDA ITEM:** July 2021 Building Department Report

**SUBMITTED BY:** Kristina Handt, City Administrator

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**ISSUE BEFORE COUNCIL:**

As part of the consent agenda, the Council is asked to accept the monthly Building Department report.

**PROPOSAL:**

Below is a snapshot of the monthly statistics for July 2021. Comparison data is also included from prior years for July for new single family home construction and total permitting activity for the month. Attached are the system summary reports breaking out this information further, including the statistics related to inspection activity.

	<u>2021</u>	<u>2020</u>	<u>2019</u>
<u>2018</u>			
New Homes	33	14	22
Total Valuation	\$11,287,354	\$3,847,921	\$6,418,056
Average Home Value	\$342,041	\$274,852	\$291,729
Total Permit Valuation YTD	\$78,561,995	\$56,940,325	\$40,690,379
Total Residential YTD	216	128	131

**RECOMMENDATION:**

If removed from the consent agenda:

***“Motion to accept July 2021 monthly building report.”***

**ATTACHMENT**

- Valuation Report
- Permits Issued & Fees Report
- Inspection Statistics Report for July 2021

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

Issued Date From: 7/1/2021 To: 7/31/2021  
 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 ALTERATION	1	\$15,000.00	0
COMMERCIAL FIRE / STORM DAMAGE	1	\$150,000.00	0
COMMERCIAL REMODEL	1	\$112,633.00	0
COMMERCIAL ROOFING	1	\$164,200.00	0
SINGLE FAMILY ACCESSORY BUILDING	1	\$50,000.00	0
SINGLE FAMILY ALTERATION	1	\$13,000.00	0
SINGLE FAMILY ATTACHED NEW CONSTRUCTION	5	\$1,103,191.70	5
SINGLE FAMILY BASEMENT FINISH	6	\$237,128.00	0
SINGLE FAMILY DECK	11	\$171,957.74	0
SINGLE FAMILY DOOR	1	\$4,971.00	0
SINGLE FAMILY NEW CONSTRUCTION	28	\$10,184,162.69	28
SINGLE FAMILY REMODEL	2	\$870,000.00	0
SINGLE FAMILY ROOFING	6	\$104,145.70	0
SINGLE FAMILY SIDING	3	\$33,542.00	0
SINGLE FAMILY SOLAR PANEL INSTALL	3	\$72,350.00	0
SINGLE FAMILY WINDOWS	4	\$71,007.00	0
<b>Permit Type: BUILDING - Total</b>	<b>Period 75</b>	<b>\$13,357,288.83</b>	<b>33</b>
	<b>YTD 497</b>	<b>\$78,561,994.87</b>	<b>217</b>
<b>Permit Type: FIRE SUPPRESSION</b>			
COMMERCIAL ALTERATION	1	\$1,000.00	0
SINGLE FAMILY ATTACHED FIRE SUPPRESSION	10	\$38,520.00	0
<b>Permit Type: FIRE SUPPRESSION - Total</b>	<b>Period 11</b>	<b>\$39,520.00</b>	<b>0</b>
	<b>YTD 38</b>	<b>\$143,524.00</b>	<b>0</b>
<b>Permit Type: MECHANICAL</b>			
COMMERCIAL FIXTURE INSTALLATION / APPLIANCE	1	\$40,000.00	0
COMMERCIAL HVAC	2	\$14,000.00	0
<b>Permit Type: MECHANICAL - Total</b>	<b>Period 3</b>	<b>\$54,000.00</b>	<b>0</b>
	<b>YTD 8</b>	<b>\$91,832.00</b>	<b>0</b>
<b>Permit Type: PLUMBING</b>			
COMMERCIAL NEW CONSTRUCTION	1	\$5,000.00	0
SINGLE FAMILY SEWER CONNECTION	1	\$0.00	1
<b>Permit Type: PLUMBING - Total</b>	<b>Period 2</b>	<b>\$5,000.00</b>	<b>1</b>
	<b>YTD 9</b>	<b>\$46,207.00</b>	<b>2</b>

Permit Kind		Permit Count	Valuation	Dwell Units
Permit Type: SPRINKLER AND ALARM - Total	Period	0	\$0.00	0
	YTD	14	\$296,500.00	0
Report Total:	Period	91	\$13,455,808.83	34
	YTD	566	\$79,140,057.87	219

**CITY OF LAKE ELMO**  
**Permits Issued & Fees Report - Summary**

Issued Date From: 7/1/2021 To: 7/31/2021  
 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 ACCESSORY BUILDING</b>	Period	0								
	YTD	1	3,100.00	116.60	75.79	1.55				193.94
<b>COMMERCIAL ALTERATION</b>	Period	1	0	15,000.00	298.65	194.12	7.50			500.27
	YTD	3	54,500.00	1,029.60	669.24	27.25				1,726.09
<b>COMMERCIAL FIRE / STORM DAMAGE</b>	Period	1	0	150,000.00	1,524.15	990.70	75.00			2,589.85
	YTD	1	150,000.00	1,524.15	990.70	75.00				2,589.85
<b>COMMERCIAL NEW CONSTRUCTION</b>	Period	0								
	YTD	3	200,000.00	3,172.20	1,579.31	100.00	15,000.00			20,151.51
<b>COMMERCIAL POOL - IN GROUND</b>	Period	0								
	YTD	1	260,000.00	150.00	97.50	1.00				248.50
<b>COMMERCIAL REMODEL</b>	Period	1	0	112,633.00	1,274.40	828.36	56.32			2,159.08
	YTD	4	341,484.00	4,174.85	2,648.66	170.75				6,994.26
<b>COMMERCIAL RETAINING WALL</b>	Period	0								
	YTD	1	100,000.00	1,186.65	771.32	50.00				2,007.97
<b>COMMERCIAL ROOFING</b>	Period	1	0	164,200.00	1,625.40	82.10				1,707.50
	YTD	4	272,310.28	3,266.25	136.15					3,402.40
<b>COMMERCIAL SIGN</b>	Period	0								
	YTD	0								

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 TENANT SPACE REMODEL</b>	YTD	3	0	1,000.00	540.00	234.00	3.00			894.00
	Period	0								
	YTD	3	0	106,394.00	1,660.60	1,079.40	53.19			2,793.19
<b>MANUFACTURED HOME ROOFING</b>	Period	0								
	YTD	4	0	19,855.00	549.15		9.93			559.08
<b>SINGLE FAMILY ACCESSORY BUILDING</b>	Period	1	0	50,000.00	864.15	496.70	25.00			1,385.85
	YTD	7	0	538,100.00	7,039.75	4,185.85	269.05			11,494.65
<b>SINGLE FAMILY ADDITION</b>	Period	0								
	YTD	8	0	788,000.00	9,191.30	5,520.65	394.00			15,105.95
<b>SINGLE FAMILY ALTERATION</b>	Period	1	0	13,000.00	265.55	172.61	6.50			444.66
	YTD	4	0	140,256.00	2,290.30	986.51	70.13			3,346.94
<b>SINGLE FAMILY ATTACHED NEW CONSTRUCTION</b>	Period	5	5	1,103,191.70	13,911.25	6,515.45	551.60	5,000.00	5	17,425.00
	YTD	45	45	10,437,213.61	129,196.50	53,290.26	5,218.66	45,000.00	45	156,825.00
<b>SINGLE FAMILY BASEMENT FINISH</b>	Period	6	0	237,128.00	3,704.55	2,407.97	118.56			6,231.08
	YTD	28	0	807,100.77	13,503.25	8,777.37	406.49			22,687.11
<b>SINGLE FAMILY DECK</b>	Period	11	0	171,957.74	3,370.40	2,190.78	85.98			5,647.16
	YTD	74	0	1,191,511.03	23,157.15	14,954.71	595.74			38,707.60
<b>SINGLE FAMILY DEMOLITION</b>	Period	0								
	YTD	3	0		860.00		3.00	5,000.00		5,863.00
<b>SINGLE FAMILY DOOR</b>	Period	1	0	4,971.00	133.15		2.49			135.64
	YTD	9	0	146,006.00	2,549.18		73.00			2,622.18

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING										
SINGLE FAMILY DRAIN TILE WATERPROOFING										
	Period	0								
	YTD	2	17,525.00	398.70		8.76				407.46
SINGLE FAMILY EGRESS WINDOW										
	Period	0								
	YTD	1	500.00	29.50	19.18	0.25				48.93
SINGLE FAMILY MANUFACTURED HOME										
	Period	0								
	YTD	6		1,200.00		6.00				1,206.00
SINGLE FAMILY NEW CONSTRUCTION										
	Period	28	10,184,162.69	104,810.70	53,901.72	5,092.10	140,000.00	28	97,580.00	442,730.44
	YTD	172	59,587,039.94	623,920.30	318,393.10	29,793.55	815,000.00	171	595,935.00	2,635,405.29
SINGLE FAMILY OTHER FIXED										
	Period	0								
	YTD	4	25,692.00	648.45	421.50	12.85				1,082.80
SINGLE FAMILY POOL - IN GROUND										
	Period	1				1.00				248.50
	YTD	8	15,000.00	0.00	195.00	8.00				1,988.00
SINGLE FAMILY PORCH										
	Period	0								
	YTD	7	280,500.00	4,301.15	2,747.01	140.25				7,188.41
SINGLE FAMILY REMODEL										
	Period	2	870,000.00	6,469.80	4,205.37	435.00				11,110.17
	YTD	17	1,366,630.90	13,984.35	9,089.82	683.32				23,757.49
SINGLE FAMILY ROOFING										
	Period	6	104,145.70	1,985.55		52.07				2,037.62
	YTD	36	747,288.15	13,980.00		373.63				14,353.63
SINGLE FAMILY SIDING										
	Period	3	33,542.00	713.90		16.77				730.67
	YTD	16	326,773.99	5,863.15	226.40	163.38				6,252.93
SINGLE FAMILY SOLAR PANEL INSTAL.L										

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>										
SINGLE FAMILY WINDOWS	Period	3	0	72,350.00	1,316.75	855.89	36.18			2,208.82
	YTD	8	0	163,264.20	3,018.40	1,961.97	81.64			5,062.01
	Period	4	0	71,007.00	1,355.15		35.51			1,390.66
Permit Type: BUILDING - Totals	YTD	30	0	474,950.00	9,157.90	140.82	237.48			9,536.20
	Period	76	33	13,357,288.83	143,623.50	72,759.67	6,679.68	145,000.00	33	115,005.00
	YTD	513	217	78,561,994.87	881,659.38	429,056.07	39,167.00	880,000.00	216	752,760.00
<b>Permit Type: FIRE SUPPRESSION</b>										
<b>COMMERCIAL ALTERATION</b>										
SINGLE FAMILY ATTACHED FIRE SUPPRESSION	Period	1	0	1,000.00	47.50	30.23				77.73
	YTD	1	0	1,000.00	47.50	30.23				77.73
	Period	10	0	38,520.00	1,185.30	757.90				1,943.20
Permit Type: FIRE SUPPRESSION - Totals	YTD	37	0	142,524.00	4,385.61	2,804.23				7,189.84
<b>Permit Type: MECHANICAL</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										
COMMERCIAL HVAC	Period	1	0	40,000.00	600.00		1.00			601.00
	YTD	5	0	69,832.00	1,223.70	243.75	16.50			1,483.95
	Period	2	0	14,000.00	247.50	121.88	7.25			376.63
COMMERCIAL NEW CONSTRUCTION	YTD	2	0	14,000.00	247.50	121.88	7.25			376.63
	Period	0								
	YTD	0								

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surchage	Park Fees	SAC Units	SAC Fees	Total Fees
<b>Permit Type: MECHANICAL</b>										
<b>MANUFACTURED HOME HVAC</b>										
YTD	1	0	8,000.00	120.00	78.00	4.00				202.00
Period	0									
YTD	1	0		59.00		1.00				60.00
<b>SINGLE FAMILY FIREPLACE</b>										
Period	3	0		180.00		3.00				183.00
YTD	18	0		1,080.00		18.00				1,098.00
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
Period	18	0		1,199.00		18.00				1,217.00
YTD	88	0		6,296.00		88.00				6,384.00
<b>SINGLE FAMILY HVAC</b>										
Period	1	0		60.00		1.00				61.00
YTD	11	0		660.00		11.00				671.00
<b>SINGLE FAMILY OTHER FIXED</b>										
Period	0									
YTD	1	0		60.00		1.00				61.00
<b>Permit Type: MECHANICAL - Totals</b>										
Period	25	0	54,000.00	2,286.50	121.88	30.25				2,438.63
YTD	127	0	91,832.00	9,746.20	443.63	146.75				10,336.58

<b>Permit Type: PLUMBING</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										
Period	0									
YTD	6	0	41,207.00	828.00		23.60				851.60
<b>COMMERCIAL NEW CONSTRUCTION</b>										
Period	1	0	5,000.00	75.00		2.50				1,404.00
YTD	2	0	5,000.00	345.00		11.50				4,467.34
<b>MULTI - FAMILY NEW CONSTRUCTION</b>										
Period	0									
YTD	1	0		1,425.00		47.50				1,472.50



Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: PLUMBING										
SINGLE FAMILY BASEMENT FINISH										
	Period	1	0	60.00		1.00				61.00
	YTD	7	0	420.00		7.00				427.00
SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE										
	Period	6	0	360.00		6.00				366.00
	YTD	48	0	2,999.00		47.00				3,046.00
SINGLE FAMILY OTHER FIXED										
	Period	0								
	YTD	1	0	60.00		1.00				61.00
SINGLE FAMILY REMODEL										
	Period	0								
	YTD	2	0	120.00		2.00				122.00
SINGLE FAMILY RPZ										
	Period	1	0	60.00		1.00				61.00
	YTD	2	0	120.00		2.00				122.00
SINGLE FAMILY SEWER CONNECTION										
	Period	1	1	560.00		1.00		1	3,985.00	4,546.00
	YTD	3	2	1,680.00		3.00		3	9,967.00	11,650.00
SINGLE FAMILY WATER CONNECTION										
	Period	9	0	1,540.00		9.00				8,476.36
	YTD	30	0	2,800.00		30.00				22,432.56
SINGLE FAMILY WATER HEATER										
	Period	0								
	YTD	16	0	960.00		16.00				976.00
SINGLE FAMILY WATER SOFTENER										
	Period	4	0	240.00		4.00				244.00
	YTD	34	0	2,039.00		34.00				2,073.00
Permit Type: PLUMBING - Totals										
	Period	23	1	5,000.00		24.50		1	3,985.00	15,158.36
	YTD	152	2	46,207.00		224.60		3	9,967.00	47,701.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surchage	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: SPRINKLER AND ALARM										
COMMERCIAL NEW CONSTRUCTION										
	Period	0								17,939.25
	YTD	16	296,500.00	10,710.00	6,961.50	267.75				
Permit Type: SPRINKLER AND ALARM - Totals										
	Period	0								17,939.25
	YTD	16	296,500.00	10,710.00	6,961.50	267.75				

Permit Type: ZONING										
COMMERCIAL SIGN										
	Period	0								671.00
	YTD	3		669.00		2.00				
COMMERCIAL ZONING USE REVIEW										
	Period	0								75.00
	YTD	1	0	75.00						
PUBLIC FENCE										
	Period	0								75.00
	YTD	1	0	75.00						
SINGLE FAMILY ACCESSORY BUILDING										
	Period	1	0	75.00						75.00
	YTD	12	0	900.00						900.00
SINGLE FAMILY DRIVEWAY										
	Period	1	0	50.00						50.00
	YTD	20	0	1,050.00						1,050.00
SINGLE FAMILY FENCE										
	Period	6	0	450.00						750.00
	YTD	34	0	2,550.00						3,650.00
SINGLE FAMILY PATIO										
	Period	0								300.00
	YTD	4	0	300.00						

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: ZONING - Totals										
	Period	8	0	575.00						875.00
	YTD	75	0	5,619.00		2.00				6,721.00
Report Total	Period	143	34	\$13,455,808.83	150,612.80	6,734.43	145,000.00	34	118,990.00	552,537.39
	YTD	921	219	\$79,140,057.87	925,963.69	39,808.10	880,000.00	219	762,727.00	3,393,525.15

**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 7/1/2021 To: 7/31/2021**  
**Permit Type: All Property Type: All Construction Type: All**

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
ACCESSIBILITY	0	0	0	0	0	2
ACCESSORY BLDG FINAL	0	1	0	0	1	1
FIRE ALARM FINAL	0	0	0	0	0	2
AS BUILT	25	30	0	1	55	97
AIRTEST	10	0	0	0	10	23
BROWNS CREEK WATERSHED	0	0	0	0	0	1
BUILDING FINAL	28	13	0	13	41	312
BACTERIOLOGICAL & HYDRO	0	0	0	0	0	1
INSUL CARD OR CERT LTR-WATERPRO	0	0	0	0	0	1
CO2 INSPECTION	0	0	0	0	0	1
DECK FINAL	11	1	0	0	12	63
DECK FOOTING	1	0	0	0	1	3
DEMOLITION FINAL	0	0	0	0	0	3
DECK FRAMING	0	0	0	0	0	3
DRAINTILE	0	0	0	0	0	4
DRYWALL	5	2	0	1	7	44
ELECTRICAL FINAL	1	0	0	0	1	7
ELECTRICAL ROUGH IN	0	0	0	0	0	2
EMERGENCY LIGHTING	0	0	0	0	0	1
ESCROW FINAL	26	0	0	3	26	48
FIRE ALARM FINAL	0	0	0	0	0	6
FIRE ALARM ROUGH	0	0	0	0	0	2
FIRE CAULK/STOP	0	3	0	1	3	18
FOUNDATION INSULATION	1	0	0	0	1	2
FENCE FINAL	0	0	0	0	0	3
FINAL	6	0	0	0	6	38
FIREPLACE ROUGH IN	23	1	0	2	24	181
FIRE SPRINKLER FINAL	4	0	0	0	4	10
FOOTINGS	53	1	0	2	54	339
FINAL/ORSAT	10	1	0	0	11	52
FIREPLACE FINAL	6	0	0	0	6	28
FOUNDATION PRIOR TO BACKFILL	0	0	0	0	0	1
FRAMING 2	0	0	0	0	0	8
FRAMING	42	15	1	17	58	395
FRAMING ROUGH IN	1	0	0	0	1	18
FIRE RATED WALL ASSEMBLY	0	0	0	0	0	4
FIRE SUP 24 HR AIR TEST START	0	0	0	0	0	1
FIRE SUP 24 AIR TEST FINISH	0	0	0	0	0	1
FIRE SEPARATION WALL	3	0	0	0	3	27
FIRE SUPPRESSION FINAL	0	0	0	0	0	25
FIRE SUPPRESSION FLOW TEST	1	0	0	0	1	6
FIRE SUPPRESSION HYDRO TEST	1	0	0	0	1	6
FIRE SUPPRESSION LOW AIR ALARM	0	0	0	0	0	1
FIRE SUPPRESSION ROUGH IN	1	0	0	0	1	12
GASLINE / PRESSURE TEST	37	2	0	5	39	263
HEATING ROUGH 2	0	1	0	0	1	12
HOUSE WRAP	1	0	0	0	1	12
IN FLOOR HEAT AIR TEST	1	0	0	0	1	2
INSULATION	30	9	0	8	39	271
LATH	16	1	0	1	17	125
HEATING FINAL	27	4	0	3	31	255

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
HEATING ROUGH IN	34	4	0	8	38	261
FIRE SPRINKLER ROUGH	15	0	0	0	15	49
OTHER	0	0	0	0	0	6
PIER FOOTINGS	0	0	0	0	0	1
PLUMBING BASEMENT ROUGH	0	0	0	0	0	4
PLUMBING FINAL	43	8	0	2	51	313
POOL FINAL	0	0	0	0	0	1
PLUMBING ROUGH IN	41	6	0	8	47	265
PLUMBING ROUGH 2	2	0	0	0	2	9
PLUMBING UNDERGROUND	33	0	0	0	33	241
PLUMBING VISUAL	0	0	0	0	0	1
POLY/UNDER SLAB	34	2	0	1	36	208
PRE FINAL	0	0	0	0	0	1
POURED WALL	41	0	0	1	41	235
RADON UNDERGROUND	33	0	0	0	33	209
REINSPECTION	0	1	0	1	1	2
ROOFING FINAL	3	0	0	0	3	32
ICE & WATER	3	0	0	0	3	27
ROUGH	9	0	0	0	9	53
SEWER & WATER	39	0	0	0	39	230
SEWER	0	0	0	0	0	2
SHEATHING	0	0	0	0	0	6
SIDING FINAL	0	0	0	0	0	18
SILT FENCE	1	0	0	1	1	5
SOLAR PANEL FINAL	0	0	0	0	0	2
SOLAR FINAL	0	0	0	0	0	1
SPRINKLER FINAL	0	0	0	0	0	3
SPRINKLER ROUGH IN	0	0	0	0	0	3
VISUAL	0	0	0	0	0	2
WALL BRACING	0	0	0	0	0	3
WATER CONNECTION	10	0	0	0	10	23
POURED WALL	0	0	0	0	0	6
WINDOW REPLACEMENT	4	2	0	1	6	33
WINDOW WELL EGRESS	0	0	0	0	0	1
WATER METER	9	3	0	1	12	25
WATERPROOF / DRAINTILE	44	8	0	7	52	238
WEATHER RESISTIVE BARRIER	25	3	0	4	28	191
<b>Report Totals</b>	<b>794</b>	<b>122</b>	<b>1</b>	<b>92</b>	<b>917</b>	<b>5,453</b>