



STAFF REPORT

DATE: 1/17/2017

CONSENT

ITEM #: 4

TO: Lake Elmo City Council
FROM: Mike Bent, Building Official
AGENDA ITEM: Monthly Building Department Report
REVIEWED BY: Cathy Bendel, Finance Director

SUMMARY AND ACTION REQUESTED: 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*.

MONTHLY REPORT: Below is a snapshot of the year to date statistics through December 2016. Comparison data is also include from prior years for new home single family construction and total permitting activity. Attached are the system summary reports breaking out this information further, including the statistics related to the inspection activity.

	<u>2016</u>	<u>2015*</u>	<u>2014</u>
New homes	252	142	41
Total valuation	\$79,884,649	\$47,150,401	\$19,968,275
Average home value	\$317,003	\$332,576	\$487,629
Total Permit Valuation YTD	\$121,641,394**	\$52,514,158	\$30,340,315

*Includes one home rebuild due to fire

**Includes ISD 916; \$17M valuation

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the December 2016 monthly building permit report.

ATTACHMENTS:

1. Valuation Report
2. Permits Issued & Fees Report
3. Inspection statistic report for December 2016

CITY OF LAKE ELMO
Valuation Report - Summary

Issued Date From: 12/1/2016 To: 12/31/2016
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units	
Permit Type: BUILDING				
COMMERCIAL REMODEL	1	\$90,000.00	0	
SINGLE FAMILY ADDITION	1	\$85,000.00	0	
SINGLE FAMILY BASEMENT FINISH	4	\$93,000.00	0	
SINGLE FAMILY DECK	2	\$25,000.00	0	
SINGLE FAMILY NEW CONSTRUCTION	12	\$3,929,923.00	0	
SINGLE FAMILY REMODEL	2	\$25,000.00	0	
SINGLE FAMILY ROOFING	2	\$16,150.00	0	
SINGLE FAMILY SIDING	1	\$9,750.00	0	
SINGLE FAMILY WINDOWS	4	\$30,405.00	0	
Permit Type: BUILDING - Total	Period	29	\$4,304,228.00	0
	YTD	529	\$121,641,394.11	0
Report Total:	Period	29	\$4,304,228.00	0
	YTD	529	\$121,641,394.11	0

CITY OF LAKE ELMO
Permits Issued & Fees Report - Detail by Address
Issued Date From: 12/1/2016 To: 12/31/2016
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: BUILDING													
Permit Kind: COMMERCIAL ALTERATION													
Permit Kind: COMMERCIAL CELL TOWER UPGRADE													
2016-01309	12/02/2016	3303 LANGLEY CT N		0		150.00		7.50					157.50
Permit Kind: COMMERCIAL DEMOLITION													
Permit Kind: COMMERCIAL FIRE ALARM													
Permit Kind: COMMERCIAL FIRE SUPPRESSION													
Permit Kind: COMMERCIAL GRADING													
Permit Kind: COMMERCIAL HVAC													
Permit Kind: COMMERCIAL NEW CONSTRUCTION													
Permit Kind: COMMERCIAL REMODEL													
2016-01356	12/16/2016	3537 LAKE ELMO AVE N		0	90,000.00	1,477.15	716.40	45.00					2,238.55
Permit Kind: COMMERCIAL ROOFING													
Permit Kind: COMMERCIAL SIGN													
Permit Kind: COMMERCIAL TANK REMOVAL													
Permit Kind: COMMERCIAL TENNANT BUILDOUT													
Permit Kind: COMMERCIAL TENNANT SPACE REMODEL													
Permit Kind: COMMERCIAL WATER TOWER													
Permit Kind: MANUFACTURED HOME ROOFING													
Permit Kind: PUBLIC ALTERATION													
Permit Kind: PUBLIC NEW CONSTRUCTION													
Permit Kind: PUBLIC REMODEL													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: BUILDING													
Permit Kind: SINGLE FAMILY ACCESSORY BUILDING													
Permit Kind: SINGLE FAMILY ADDITION													
2016-01354	12/19/2016	4545 OLSON LAKE TRL N	0	0	85,000.00	1,179.90	688.94	42.50					1,911.34
Permit Kind: SINGLE FAMILY ALTERATION													
Permit Kind: SINGLE FAMILY ATTACHED FIRE SUPPRESSION													
Permit Kind: SINGLE FAMILY ATTACHED NEW CONSTRUCTION													
Permit Kind: SINGLE FAMILY BASEMENT FINISH													
2016-01311	12/07/2016	11837 32ND ST N	0	0	12,000.00	369.00	161.85	6.00					536.85
2016-01350	12/16/2016	5670 57TH ST CIR N	0	0	35,000.00	704.00	379.60	17.50					1,101.10
2016-01355	12/21/2016	9944 8TH ST N	0	0	39,000.00	812.00	410.80	19.50					1,242.30
2016-01325	12/05/2016	3204 LILAC AVE N	0	0	7,000.00	286.25	108.06	3.50					397.81
Permit Kind: SINGLE FAMILY DECK													
2016-01322	12/12/2016	11923 58TH ST N	0	0	8,000.00	182.80	118.82	4.00					305.62
2016-01303	12/02/2016	9550 JUNCO RD N	0	0	17,000.00	331.75	215.64	8.50					555.89
Permit Kind: SINGLE FAMILY DEMOLITION													
Permit Kind: SINGLE FAMILY DOOR													
Permit Kind: SINGLE FAMILY DRAIN TILE WATERPROOFING													
Permit Kind: SINGLE FAMILY GARAGE													
Permit Kind: SINGLE FAMILY MANUFACTURED HOME													
Permit Kind: SINGLE FAMILY NEW CONSTRUCTION													
2016-01122	12/30/2016	11703 32ND ST N	0	0	375,000.00	3,717.90	1,977.89	187.50	5,000.00	1	3,485.00	1,000.00	15,718.29
2016-01283	12/05/2016	11801 32ND ST N	0	0	234,763.00	2,772.90	1,363.64	117.38	2,000.00	1	3,485.00	1,000.00	11,188.92
2016-01273	12/09/2016	9914 8TH ST N	0	0	465,000.00	4,325.40	2,372.76	232.50	2,000.00	1	3,485.00	1,000.00	13,865.66
2016-01323	12/06/2016	9944 8TH ST N	0	0	407,187.00	4,000.65	2,122.67	203.59	2,000.00	1	3,485.00	1,000.00	13,261.91
2016-01340	12/27/2016	9967 8TH ST N	0	0	300,000.00	3,211.65	1,648.82	150.00	2,000.00	1	3,485.00	1,000.00	11,945.47
2016-01326	12/08/2016	9012 JADE CIR N	0	0	220,000.00	2,671.65	1,297.82	110.00	2,000.00	1	3,485.00	1,000.00	11,014.47
2016-01327	12/06/2016	9073 JADE CT N	0	0	200,000.00	2,476.65	1,210.07	100.00	2,000.00	1	3,485.00	1,000.00	10,721.72
2016-01290	12/02/2016	9112 JADE CT N	0	0	296,428.00	3,251.40	1,635.66	148.21	2,000.00	1	3,485.00	1,000.00	11,970.27
2016-01338	12/19/2016	632 JAMES AVE N	0	0	385,000.00	3,785.40	2,021.76	192.50	2,000.00	1	3,485.00	1,000.00	12,934.66
2016-01348	12/21/2016	4017 LADY SLIPPER RD N	0	0	232,000.00	2,752.65	1,350.47	116.00	2,000.00	1	3,485.00	1,000.00	11,154.12
2016-01331	12/06/2016	4177 UPPER 42ND ST N	0	0	464,545.00	4,325.40	2,372.76	232.27	2,000.00	1	3,485.00	1,000.00	13,865.43

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: BUILDING													
Permit Kind: SINGLE FAMILY NEW CONSTRUCTION													
2016-01360	12/20/2016	11313 WILDFLOWER DR N	0	0	350,000.00	3,549.15	1,868.20	175.00	2,000.00	1	3,485.00	1,000.00	12,527.35
Permit Kind: SINGLE FAMILY POOL													
Permit Kind: SINGLE FAMILY PORCH													
Permit Kind: SINGLE FAMILY REMODEL													
2016-01363	12/27/2016	9967 8TH ST N	0	0	10,000.00	215.90	0.65	5.00					221.55
2016-01366	12/27/2016	8877 LAKE JANE TRL N	0	0	15,000.00	358.65	194.12	7.50					560.27
Permit Kind: SINGLE FAMILY REPLACE/REPAIR													
Permit Kind: SINGLE FAMILY ROOFING													
2016-01335	12/08/2016	11295 31ST ST N	0	0	9,750.00	215.90		4.87					220.77
2016-01339	12/05/2016	8001 50TH ST N	0	0	6,400.00	166.25		3.20					169.45
Permit Kind: SINGLE FAMILY SIDING													
2016-01336	12/08/2016	11295 31ST ST N	0	0	9,750.00	215.90		4.87					220.77
Permit Kind: SINGLE FAMILY TANK REMOVAL													
Permit Kind: SINGLE FAMILY WINDOWS													
2016-01342	12/05/2016	8110 DEMONTREVILLE TRL N	0	0	7,400.00	182.80		3.70					186.50
2016-01361	12/19/2016	8539 LAKE JANE TRL N	0	0	5,191.00	149.70		2.60					152.30
2016-01358	12/16/2016	12432 MARQUESS WAY N	0	0	8,814.00	199.35		4.41					203.76
2016-01344	12/06/2016	8404 STILLWATER BLVD N	0	0	9,000.00	199.35		4.50					203.85
Permit Type: BUILDING - Totals													
			Period	30	0	48,237.45	24,237.40	2,159.60	27,000.00	12	41,820.00	12,000.00	160,754.45
			YTD	556	0	1,118,856.20	499,480.50	52,117.31	1,164,940.00	301	1,779,985.00	443,000.00	4,567,619.01

Permit Type: MECHANICAL													
Permit Kind: COMMERCIAL ALTERATION													
Permit Kind: COMMERCIAL HVAC													
2016-01368	12/27/2016	3394 LAKE ELMO AVE N	0	0		180.00		1.00					181.00
Permit Kind: COMMERCIAL NEW CONSTRUCTION													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: MECHANICAL													
Permit Kind: MANUFACTURED HOME HVAC													
Permit Kind: SINGLE FAMILY BASEMENT FINISH													
Permit Kind: SINGLE FAMILY FIREPLACE													
Permit Kind: SINGLE FAMILY HVAC													
2016-01373	12/29/2016	11364 14TH ST N		0		180.00		1.00					181.00
2016-01351	12/09/2016	8623 27TH ST N		0		60.00		1.00					61.00
2016-01364	12/21/2016	9873 55TH ST N		0		120.00		1.00					121.00
2016-01365	12/21/2016	11766 56TH ST N		0		60.00		1.00					61.00
2016-01333	12/02/2016	227 CIMARRON		0		60.00		1.00					61.00
2016-01369	12/27/2016	8010 DEMONTREVILLE TRL CIR N		0		60.00		1.00					61.00
2016-01334	12/02/2016	5730 HIGHLANDS TRL N		0		60.00		1.00					61.00
2016-01372	12/29/2016	5730 HIGHLANDS TRL N		0		60.00		1.00					61.00
2016-01352	12/09/2016	7959 HILL TRL N		0		60.00		1.00					61.00
2016-01362	12/19/2016	1727 IVORY AVE N		0		60.00		1.00					61.00
2016-01370	12/27/2016	4156 KINDRED WAY N		0		120.00		1.00					121.00
Permit Kind: SINGLE FAMILY NEW CONSTRUCTION													
Permit Kind: SINGLE FAMILY REPLACE/REPAIR													
Permit Type: MECHANICAL - Totals													
				Period	12	0							1,092.00
				YTD	371	0							88,889.99
Permit Type: PLUMBING													
Permit Kind: COMMERCIAL FIXTURE INSTALLATION / APPLIANCE													
Permit Kind: COMMERCIAL NEW CONSTRUCTION													
Permit Kind: COMMERCIAL SEWER CONNECTION													
2016-01359	12/16/2016	11343 39TH ST N		0		60.00		1.00					61.00
Permit Kind: MANUFACTURED HOME FIXTURE INSTALLATION / APPLIANCE													
Permit Kind: PUBLIC FIXTURE INSTALLATION / APPLIANCE													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: PLUMBING													
Permit Kind: PUBLIC SEWER CONNECTION													
Permit Kind: SINGLE FAMILY ATTACHED FIXTURE INSTALLATION / APPLIANCE													
Permit Kind: SINGLE FAMILY BASEMENT FINISH													
Permit Kind: SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE													
2016-01367	12/22/2016	11280 30TH ST N	0	0		121.00		1.00					122.00
2016-01375	12/29/2016	9025 JANE RD N	0	0		60.00		1.00					61.00
Permit Kind: SINGLE FAMILY NEW CONSTRUCTION													
Permit Kind: SINGLE FAMILY REMODEL													
Permit Kind: SINGLE FAMILY REPLACE/REPAIR													
Permit Kind: SINGLE FAMILY SEWER & WATER CONNECTION													
Permit Kind: SINGLE FAMILY SEWER CONNECTION													
Permit Kind: SINGLE FAMILY WATER CONNECTION													
Permit Kind: SINGLE FAMILY WATER HEATER													
Permit Kind: SINGLE FAMILY WATER SOFTNER													
2016-01357	12/15/2016	8193 39TH ST N	0	0		60.00		1.00					61.00
2016-01378	12/30/2016	8681 9TH PLACE N	0	0		60.00		1.00					61.00
2016-01345	12/07/2016	8841 9TH PLACE N	0	0		60.00		1.00					61.00
2016-01379	12/30/2016	8941 9TH PLACE N	0	0		60.00		1.00					61.00
2016-01330	12/01/2016	8331 HIDDEN BAY TRL N	0	0		60.00		1.00					61.00
Permit Type: PLUMBING - Totals													
			Period	8	0	541.00		8.00				549.00	
			YTD	345	0	49,311.76		885.74			12,000.00	62,197.50	
Permit Type: SPRINKLER AND ALARM													
Permit Kind: COMMERCIAL NEW CONSTRUCTION													
Permit Type: SPRINKLER AND ALARM - Totals													
			Period	0									

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
			YTD	1	0	1,606.22		66.93					1,673.15
Permit Type: ZONING													
		Permit Kind: COMMERCIAL FENCE											
		Permit Kind: COMMERCIAL SIGN											
		Permit Kind: PUBLIC ALTERATION											
		Permit Kind: PUBLIC SIGN											
2016-01343	12/05/2016	3510 LAVERNE AVE N		0									
		Permit Kind: SINGLE FAMILY ACCESSORY BUILDING											
		Permit Kind: SINGLE FAMILY DRIVEWAY											
		Permit Kind: SINGLE FAMILY FENCE											
		Permit Kind: SINGLE FAMILY PATIO											
		Permit Kind: SINGLE FAMILY SIGN											
Permit Type: ZONING - Totals													
		Period	1	0									
		YTD	54	0		5,235.00			1,000.00				6,235.00
Report Total													
		Period	51	0	\$4,304,228.00	49,858.45	24,237.40	2,179.60	27,000.00	12	41,820.00	12,000.00	162,395.45
		YTD	1,327	0	\$121,641,394.11	1,261,693.72	499,480.50	55,275.43	1,165,940.00	301	1,177,985.00	455,000.00	4,726,614.65

CITY OF LAKE ELMO
Inspection Statistics Report - Detail
Actual Date From: 12/1/2016 To: 12/31/2016
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	3
ACCESSIBILITY	0	0	0	0	0	2
ACCESSORY BLDG FINAL	0	0	0	0	0	1
ENGINEER ACCEPTANCE LETTER	0	0	0	0	0	2
ACCESSORY FRAMING	0	0	0	0	0	1
ADDITION FINAL	0	0	0	0	0	1
AS BUILT	35	0	0	0	35	204
AIRTEST	0	0	0	0	0	12
BALANCE REPORT	0	0	0	0	0	2
BUILDING FINAL	23	10	1	9	43	370
DECK FINAL	3	1	0	0	4	55
DECK FOOTING	1	0	0	0	1	6
DEMOLITION FINAL	0	0	0	0	0	5
DECK FRAMING	0	0	0	0	0	3
DRAINTILE	0	0	0	0	0	1
ELECTRICAL FINAL	7	0	0	0	7	191
ELECTRICAL ROUGH IN	4	0	0	0	4	109
EMERGENCY LIGHTING	0	0	0	0	0	3
ESCROW FINAL	47	0	0	0	47	221
FIRE ALARM FINAL	0	0	0	0	0	2
FIRE ALARM ROUGH	0	0	0	0	0	2
FOUNDATION INSULATION	0	0	0	0	0	12
FENCE FINAL	0	0	0	0	0	25
FINAL	3	0	0	0	3	57
FIREPLACE ROUGH IN	10	2	0	0	12	216
FIRE	0	0	0	0	0	3
FOOTINGS/SLAB	15	0	0	0	15	388
FIREPLACE FINAL	4	0	0	0	4	18
FOUNDATION PRIOR TO BACKFILL	0	0	0	0	0	5
FRAMING 2	0	0	0	0	0	11
FRAMING	22	11	0	9	42	405
FRAMING ROUGH IN	0	0	0	0	0	9
FIRE RATED WALL ASSEMBLY	0	0	1	0	1	4
FIRE SEPERATION WALL	3	0	0	0	3	64
FIRE SUPPRESSION FINAL	0	0	0	0	0	40
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	3
GASLINE / PRESSURE TEST	14	1	0	1	16	273
GRADING	0	0	0	0	0	2
HEATING ROUGH 2	0	0	0	0	0	19
HOUSE WRAP	0	0	0	0	0	9
HYDRONIC PIPE AIR TEST	0	0	0	0	0	1
HYDROSTATIC TEST	0	0	0	0	0	1
IN FLOOR HEAT AIR TEST	1	0	0	0	1	9
INSULATION	17	2	1	2	22	294
KLMA ACCEPTANCE REPORT	0	0	0	0	0	1
LATH	2	0	0	0	2	169
HEATING FINAL	30	5	0	5	40	342
HEATING ROUGH IN	17	1	2	2	22	346
FIRE SPRINKLER ROUGH	3	0	1	0	4	32
OCCUPANCY FINAL	0	0	0	0	0	3
OTHER	0	0	0	0	0	2

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
PIER FOOTINGS	0	0	0	0	0	1
PLUMBING BASEMENT ROUGH	0	0	0	0	0	3
PLUMBING FINAL	28	6	0	4	38	344
POOL FINAL	0	0	0	0	0	10
PLUMBING ROUGH IN	23	0	0	0	23	298
PLUMBING ROUGH 2	0	0	0	0	0	3
PLUMBING UNDERGROUND	11	2	0	0	13	273
PLUMBING VISUAL	0	0	0	0	0	2
POLY/UNDER SLAB	11	1	0	1	13	270
PUMPING REPORT	0	0	0	0	0	1
POURED WALL	15	0	2	0	17	283
RADON UNDERGROUND	1	0	0	0	1	1
REINSPECTION	0	0	0	0	0	3
REMODEL FINAL	0	0	0	0	0	5
RESTORATION	0	0	0	0	0	1
ROOFING FINAL	1	0	0	0	1	55
ICE & WATER	1	0	0	0	1	53
ROUGH	0	0	0	0	0	8
SEPTIC - EXISTING	0	0	0	0	0	1
SEWER & WATER	16	0	1	0	17	246
SEWER	0	0	0	0	0	8
SHEATHING	1	0	0	0	1	3
SIDING FINAL	0	1	0	0	1	12
FOOTINGS SIGN	0	0	0	0	0	1
SILT FENCE	4	1	0	0	5	96
SITE MEETING	0	0	0	0	0	1
SPRINKLER FINAL	0	0	0	0	0	2
SPRINKLER ROUGH IN	0	0	0	0	0	4
STRUCTURAL STEEL	0	0	0	0	0	16
STORM SEWER	0	0	0	0	0	10
SEWER WATER DISCONNECT	0	0	0	0	0	1
15" Buoy per ordinance	0	0	0	0	0	2
TANK REMOVAL	0	0	0	0	0	4
UNDERGROUND	0	0	0	0	0	9
VBWD PERMIT	0	0	0	0	0	1
VISUAL	1	0	0	0	1	2
WATER SOFTNER	0	0	0	0	0	5
WELL ABANDONEMENT	0	0	0	0	0	1
WINDOW REPLACEMENT	4	0	1	0	5	37
WATERPROOF / DRAINTILE	10	1	0	1	12	221
WEATHER RESISTIVE BARRIER	1	0	0	0	1	1
Report Totals	389	45	10	34	478	6,257