



## STAFF REPORT

DATE: 7-17-18  
**REGULAR #3**  
**MOTION**

**TO:** City Council  
**FROM:** Michael Bent, Building Official  
**AGENDA ITEM:** Approve Monthly Building Department Report for June 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 June 2018. Comparison data is also include from prior years for June 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	32	16	14
Total Valuation	\$10,883,343	\$5,431,100	\$4,961,000
Average Home Value	\$340,104	\$339,443	\$354,357
Total Permit Valuation YTD	\$63,212,232	\$57,101,617	\$49,902,370
Total Residential Units YTD	156	128	112

#### FISCAL IMPACT:

None

#### OPTIONS:

#### RECOMMENDATION:

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

#### ATTACHMENTS:

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

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

Issued Date From: 6/1/2018 To: 6/30/2018  
 Permit Type: All Property Type: All Construction Type: All  
 Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units	
Permit Type: BUILDING				
COMMERCIAL RETAINING WALL	1	\$73,000.00	0	
PUBLIC ROOFING	1	\$9,000.00	0	
SINGLE FAMILY ADDITION	2	\$66,000.00	0	
SINGLE FAMILY BASEMENT FINISH	2	\$62,000.00	0	
SINGLE FAMILY DECK	22	\$215,750.00	0	
SINGLE FAMILY DOOR	2	\$11,433.00	0	
SINGLE FAMILY NEW CONSTRUCTION	32	\$10,883,343.00	0	
SINGLE FAMILY PORCH	3	\$79,950.00	0	
SINGLE FAMILY REMODEL	3	\$76,300.00	0	
SINGLE FAMILY ROOFING	57	\$835,915.55	0	
SINGLE FAMILY SIDING	16	\$256,316.79	0	
SINGLE FAMILY THREE SEASON PORCH	1	\$15,000.00	0	
SINGLE FAMILY WINDOWS	8	\$132,423.00	0	
Permit Type: BUILDING - Total	Period	150	\$12,716,431.34	0
	YTD	532	\$63,212,231.55	0
Report Total:	Period	150	\$12,716,431.34	0
	YTD	532	\$63,212,231.55	0

**CITY OF LAKE ELMO**  
**Permits Issued & Fees Report - Summary**  
**Issued Date From: 6/1/2018 To: 6/30/2018**  
**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 RETAINING WALL</b>									
Period	1	0	73,000.00	958.50		36.50			995.00
YTD	3	0	133,000.00	1,974.80		66.50			2,041.30
<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>PUBLIC ROOFING</b>									
Period	1	0	9,000.00	199.35		4.50			203.85
YTD	1	0	9,000.00	199.35		4.50			203.85
<b>SINGLE FAMILY ACCESSORY BUILDING</b>									
Period	0								
YTD	1	0	25,000.00	564.15	301.70	12.50			878.35
<b>SINGLE FAMILY ADDITION</b>									
Period	2	0	66,000.00	1,320.15	728.10	33.00			2,081.25
YTD	3	0	186,000.00	3,061.80	1,587.17	93.00			4,741.97
<b>SINGLE FAMILY ATTACHED NEW CONSTRUCTION</b>									
Period	0								
YTD	20	0	4,652,000.00	56,544.00	27,062.14	2,326.00	26,000.00	69,700.00	210,842.14
<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	2	0	62,000.00	1,296.95	648.02	31.00			1,975.97

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 DECK</b>	YTD	7	0	170,950.00	3,861.60	1,925.05	85.47			5,872.12
	Period	22	0	215,750.00	4,677.25	3,040.24	107.87			7,825.36
	YTD	46	0	497,923.00	10,587.05	6,881.64	248.96			17,717.65
<b>SINGLE FAMILY DEMOLITION</b>	Period	0								
	YTD	1	0		200.00		1.00	0.00		201.00
	Period	2	0	11,433.00	299.40		5.72			305.12
<b>SINGLE FAMILY DOOR</b>	YTD	5	0	49,203.00	1,096.05		24.60			1,120.65
<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	32	0	10,883,343.00	114,402.30	57,916.58	5,441.67	30	104,550.00	396,046.55
	YTD	136	0	51,063,336.00	516,976.40	265,251.36	25,457.15	130	453,050.00	1,740,042.91
<b>SINGLE FAMILY POOL - IN GROUND</b>	Period	2	0		150.00		2.00			452.00
	YTD	5	0		475.00		5.00		1,683.10	2,913.10
<b>SINGLE FAMILY PORCH</b>	Period	3	0	79,950.00	1,429.55	929.21	39.97			2,398.73
	YTD	5	0	161,950.00	2,571.20	1,671.28	80.97			4,323.45
<b>SINGLE FAMILY REMODEL</b>	Period	3	0	76,300.00	1,367.35	551.62	38.15			1,957.12
	YTD	14	0	482,525.35	8,435.60	3,894.73	241.26			12,571.59
<b>SINGLE FAMILY ROOFING</b>	Period	57	0	835,915.55	16,746.10		417.95			17,164.05
	YTD	204	0	2,970,069.81	59,833.65		1,485.00			61,318.65

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 SIDING</b>										
Period	16	0	256,316.79	5,070.90		128.14				5,199.04
YTD	48	0	756,826.03	14,926.53		378.39				15,304.92
<b>SINGLE FAMILY SOLAR PANEL INSTALL</b>										
Period	0									
YTD	1	0	11,688.00	249.00	161.85	5.84				416.69
<b>SINGLE FAMILY THREE SEASON PORCH</b>										
Period	1	0	15,000.00	298.65	194.12	7.50				500.27
YTD	1	0	15,000.00	298.65	194.12	7.50				500.27
<b>SINGLE FAMILY WINDOWS</b>										
Period	8	0	132,423.00	2,557.80		66.22				2,624.02
YTD	31	0	757,910.36	12,366.54		378.97				12,745.51
<b>Permit Type: BUILDING - Totals</b>										
Period	152	0	12,716,431.34	150,774.25	64,007.89	6,360.19	64,000.00	30	104,550.00	439,728.33
YTD	547	0	63,212,231.55	707,483.37	314,701.12	31,525.91	301,683.10	150	522,750.00	2,113,411.50
<b>Permit Type: MECHANICAL</b>										
<b>COMMERCIAL HVAC</b>										
Period	0									
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>PUBLIC HVAC</b>										
Period	1	0		60.00		1.00				61.00
YTD	1	0		60.00		1.00				61.00
<b>SINGLE FAMILY FIREPLACE</b>										
Period	1	0		60.00		1.00				61.00
YTD	9	0		660.00		9.00				669.00
<b>SINGLE FAMILY HVAC</b>										

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
<b>Permit Type: MECHANICAL</b>										
	Period	20	0	1,922.00		20.00				1,942.00
	YTD	64	0	5,521.00		64.00				5,585.00
<b>Permit Type: MECHANICAL - Totals</b>										
	Period	22	0	2,042.00		22.00				2,064.00
	YTD	79	0	6,731.50		82.35				6,813.85
<b>Permit Type: PLUMBING</b>										
<b>COMMERCIAL FIXTURE INSTALLATION / APPLIANCE</b>										
	Period	0								
	YTD	1	0	60.00		1.00				1,101.00
<b>COMMERCIAL SEWER CONNECTION</b>										
	Period	2	0	2,060.00		1.00		4	15,940.00	18,001.00
	YTD	3	0	3,620.00		2.00		7	27,895.00	31,517.00
<b>PUBLIC FIXTURE INSTALLATION / APPLIANCE</b>										
	Period	0								
	YTD	1	0	60.00		1.00				61.00
<b>SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE</b>										
	Period	3	0	180.00		3.00				2,408.00
	YTD	7	0	720.00		7.00				2,952.00
<b>SINGLE FAMILY RPZ</b>										
	Period	1	0	59.00		1.00				60.00
	YTD	1	0	59.00		1.00				60.00
<b>SINGLE FAMILY SEWER CONNECTION</b>										
	Period	3	0	1,180.00		3.00		3	8,467.00	9,650.00
	YTD	9	0	4,040.00		8.00		9	28,889.00	32,937.00
<b>SINGLE FAMILY WATER CONNECTION</b>										
	Period	0								
	YTD	1	0	1,000.00						10,150.00
<b>SINGLE FAMILY WATER HEATER</b>										
	Period	1	0	60.00		1.00				61.00

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 WATER METER	YTD	10	0	600.00		10.00				610.00
	Period	3	0	180.00		3.00				3,448.00
	YTD	3	0	180.00		3.00				3,448.00
SINGLE FAMILY WATER SOFTNER	Period	10	0	600.00		10.00				610.00
	YTD	58	0	3,479.00		58.00				3,537.00
Permit Type: PLUMBING - Totals										
Period	23	0		4,319.00		22.00		7	24,407.00	34,238.00
YTD	94	0		13,818.00		91.00		16	56,784.00	86,373.00
Permit Type: SPRINKLER AND ALARM										
COMMERCIAL NEW CONSTRUCTION										
Period	0									
YTD	1	0		320.00		8.00				328.00
Permit Type: SPRINKLER AND ALARM - Totals										
Period	0									
YTD	1	0		320.00		8.00				328.00
Permit Type: ZONING										
COMMERCIAL SIGN										
Period	2	0		360.00						360.00
YTD	4	0		720.00						720.00
SINGLE FAMILY ACCESSORY BUILDING										
Period	0									
YTD	1	0		75.00						75.00
SINGLE FAMILY BED AND BREAKFAST										
Period	0									
YTD	2	0								200.00

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: ZONING										
SINGLE FAMILY DRIVEWAY										
	Period	5	0	250.00						250.00
	YTD	7	0	370.00						370.00
SINGLE FAMILY FENCE										
	Period	5	0	875.00						875.00
	YTD	13	0	1,870.00						1,870.00
SINGLE FAMILY GRADING										
	Period	0								
	YTD	1	0	125.00			500.00			625.00
SINGLE FAMILY PATIO										
	Period	2	0	150.00						150.00
	YTD	2	0	150.00						150.00
SINGLE FAMILY SIDEWALK										
	Period	1	0	75.00						75.00
	YTD	1	0	75.00						75.00
Permit Type: ZONING - Totals										
	Period	15	0	1,710.00						1,710.00
	YTD	31	0	3,385.00			500.00			4,085.00
Report Total										
	Period	212	0	158,845.25	64,007.89	6,404.19	64,000.00	37	128,957.00	477,740.33
	YTD	752	0	731,737.87	314,701.12	31,707.26	302,183.10	166	579,534.00	2,211,011.35



**CITY OF LAKE ELMO**  
**Inspection Statistics Report - Detail**  
**Actual Date From: 6/1/2018 To: 6/30/2018**  
**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	3	1	0	0	4	6
AIRTEST	0	0	0	0	0	7
BUILDING FINAL	31	12	0	13	43	230
DECK FINAL	3	3	0	2	6	25
DECK FOOTING	0	0	0	0	0	2
DECK FRAMING	0	0	0	0	0	1
DRYWALL	0	0	0	0	0	12
ELECTRICAL FINAL	7	0	0	0	7	82
ELECTRICAL ROUGH IN	0	0	0	0	0	35
EMERGENCY LIGHTING	0	0	0	0	0	2
ESCROW FINAL	0	0	0	0	0	7
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	1
FENCE FINAL	3	0	0	0	3	3
FINAL	5	0	0	0	5	17
FIREPLACE ROUGH IN	29	2	0	1	31	151
FOOTINGS/SLAB	53	5	0	1	58	201
FIREPLACE FINAL	0	0	0	0	0	7
FRAMING 2	1	0	0	0	1	6
FRAMING	37	8	0	6	45	191
FIRE SEPERATION WALL	5	0	0	0	5	46
FIRE SUPPRESSION FINAL	0	0	0	0	0	19
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	1
GASLINE / PRESSURE TEST	41	5	0	4	46	197
HEATING ROUGH 2	0	0	0	0	0	4
HOUSE WRAP	6	0	0	0	6	42
HYDROSTATIC TEST	0	0	0	0	0	1
IN FLOOR HEAT AIR TEST	1	0	0	0	1	4
INSULATION	32	6	0	3	38	163
LATH	17	1	0	1	18	139
HEATING FINAL	31	4	0	2	35	215
HEATING ROUGH IN	33	3	0	2	36	178
FIRE SPRINKLER ROUGH	8	0	0	0	8	13
PLUMBING BASEMENT ROUGH	0	0	0	0	0	1
PLUMBING FINAL	37	3	0	3	40	236
POOL FINAL	1	0	0	0	1	1
PLUMBING ROUGH IN	30	2	0	2	32	159
PLUMBING ROUGH 2	0	0	0	0	0	4
PLUMBING UNDERGROUND	23	0	0	1	23	163
PLUMBING VISUAL	1	0	0	0	1	3
POLY/UNDER SLAB	29	0	0	1	29	158
POURED WALL	23	0	0	0	23	137
RADON UNDERGROUND	1	0	0	0	1	81
ROOFING FINAL	41	2	0	0	43	107
ICE & WATER	33	2	0	1	35	118
SEWER & WATER	24	1	0	1	25	125
SEWER	0	0	0	0	0	6
SIDING FINAL	9	2	0	1	11	37

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
SILT FENCE	0	0	0	0	0	74
SPRINKLER FINAL	0	0	0	0	0	3
SPRINKLER ROUGH IN	0	0	0	0	0	2
VISUAL	0	0	0	0	0	2
POURED WALL	1	0	0	0	1	2
WINDOW REPLACEMENT	5	1	0	0	6	25
WATERPROOF / DRAINTILE	16	5	0	1	21	116
WEATHER RESISTIVE BARRIER	24	3	0	2	27	135
<b>Report Totals</b>	<b>644</b>	<b>71</b>	<b>0</b>	<b>48</b>	<b>715</b>	<b>3,710</b>