



STAFF REPORT

DATE: 8/21/18

REGULAR #3

MOTION

TO: City Council
FROM: Michael Bent, Building Official
AGENDA ITEM: Approve Monthly Building Department Report for July 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 July 2018. Comparison data is also include from prior years for July 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	32	16
Total Valuation	\$8,473,476	\$10,568,021	\$5,127,000
Average Home Value	\$313,832	\$330,250	\$320,437
Total Permit Valuation YTD	\$73,183,272	\$68,449,198	\$70,391,763
Total Residential Units YTD	183	160	128

FISCAL IMPACT:

None

OPTIONS:

RECOMMENDATION:

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

ATTACHMENTS:

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

CITY OF LAKE ELMO
Valuation Report - Summary

Issued Date From: 7/1/2018 To: 7/31/2018
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes

Permit Kind	Permit Count	Valuation	Dwell Units
Permit Type: BUILDING			
COMMERCIAL ROOFING	1	\$10,200.00	0
SINGLE FAMILY ACCESSORY BUILDING	3	\$75,000.00	0
SINGLE FAMILY ADDITION	1	\$279,988.00	0
SINGLE FAMILY ATTACHED NEW CONSTRUCTION	4	\$1,096,000.00	0
SINGLE FAMILY BASEMENT FINISH	2	\$20,700.00	0
SINGLE FAMILY DECK	17	\$158,248.00	0
SINGLE FAMILY DOOR	2	\$19,500.00	0
SINGLE FAMILY NEW CONSTRUCTION	23	\$7,377,476.00	0
SINGLE FAMILY REMODEL	3	\$10,000.00	0
SINGLE FAMILY ROOFING	46	\$599,199.30	0
SINGLE FAMILY SIDING	9	\$149,670.00	0
SINGLE FAMILY SOLAR PANEL INSTALL	1	\$30,000.00	0
SINGLE FAMILY WINDOWS	8	\$145,059.00	0
Permit Type: BUILDING - Total			
	Period	120	\$9,971,040.30
	YTD	652	\$73,183,271.85
Report Total:			
	Period	120	\$9,971,040.30
	YTD	652	\$73,183,271.85

CITY OF LAKE ELMO
Permits Issued & Fees Report - Summary

Issued Date From: 7/1/2018 To: 7/31/2018

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
Permit Type: BUILDING										
COMMERCIAL RETAINING WALL										
	Period	0								
	YTD	3	133,000.00	1,974.80		66.50				2,041.30
COMMERCIAL ROOFING										
	Period	1	10,200.00	232.45		5.10				237.55
	YTD	1	10,200.00	232.45		5.10				237.55
COMMERCIAL TENNANT SPACE REMODEL										
	Period	0								
	YTD	2	1,226,650.00	10,209.60	5,351.48	592.70				16,153.78
MANUFACTURED HOME SIDING										
	Period	0								
	YTD	1	500.00	29.50		0.25				29.75
PUBLIC ROOFING										
	Period	0								
	YTD	1	9,000.00	199.35		4.50				203.85
SINGLE FAMILY ACCESSORY BUILDING										
	Period	3	75,000.00	1,430.10	799.57	37.50				2,267.17
	YTD	4	100,000.00	1,994.25	1,101.27	50.00				3,145.52
SINGLE FAMILY ADDITION										
	Period	1	279,988.00	2,681.65	1,561.07	139.99				4,382.71
	YTD	4	465,988.00	5,743.45	3,148.24	232.99				9,124.68
SINGLE FAMILY ATTACHED NEW CONSTRUCTION										
	Period	4	1,096,000.00	12,394.60	6,139.00	548.00	4,000.00	4	13,940.00	42,863.60
	YTD	24	5,748,000.00	68,938.60	33,201.14	2,874.00	30,000.00	24	83,640.00	253,705.74
SINGLE FAMILY ATTACHED REMODEL										
	Period	0								

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 BASEMENT FINISH										
YTD	1	0	40,000.00	1,104.00	418.60	20.00				1,542.60
Period	2	0	20,700.00	448.35	291.43	10.35				750.13
YTD	9	0	191,650.00	4,309.95	2,216.48	95.82				6,622.25
SINGLE FAMILY DECK										
Period	17	0	158,248.00	3,504.80	1,929.64	79.12				5,513.56
YTD	63	0	656,171.00	14,091.85	8,811.28	328.08				23,231.21
SINGLE FAMILY DEMOLITION										
Period	0									
YTD	1	0		200.00		1.00	0.00			201.00
SINGLE FAMILY DOOR										
Period	2	0	19,500.00	431.80		9.75				441.55
YTD	7	0	68,703.00	1,527.85		34.35				1,562.20
SINGLE FAMILY EGRESS WINDOW										
Period	0									
YTD	2	0	2,700.00	118.90		1.35				120.25
SINGLE FAMILY FUEL TANK REMOVAL										
Period	1	0		249.00		1.00				250.00
YTD	1	0		249.00		1.00				250.00
SINGLE FAMILY MANUFACTURED HOME										
Period	4	0		800.00		4.00				804.00
YTD	13	0		2,600.00		13.00				2,613.00
SINGLE FAMILY NEW CONSTRUCTION										
Period	23	0	7,377,476.00	79,174.45	39,898.25	3,688.74	46,000.00	23	80,155.00	282,507.94
YTD	159	0	58,440,812.00	596,150.85	305,149.61	29,145.89	320,000.00	153	533,205.00	2,022,550.85
SINGLE FAMILY POOL - IN GROUND										
Period	1	0		175.00		1.00				326.00
YTD	6	0		650.00		6.00	1,683.10			3,239.10
SINGLE FAMILY PORCH										
Period	0									
YTD	5	0	161,950.00	2,571.20	1,671.28	80.97				4,323.45

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 REMODEL										
SINGLE FAMILY ROOFING	Period	3	0	10,000.00	476.25	192.57	5.00			673.82
	YTD	17	0	492,525.35	8,911.85	4,087.30	246.26			13,245.41
SINGLE FAMILY SIDING	Period	46	0	599,199.30	12,382.35		299.58			12,681.93
	YTD	250	0	3,569,269.11	72,216.00		1,784.58			74,000.58
SINGLE FAMILY SOLAR PANEL INSTALL	Period	9	0	149,670.00	2,877.60		74.83			2,952.43
	YTD	57	0	906,496.03	17,804.13		453.22			18,257.35
SINGLE FAMILY THREE SEASON PORCH	Period	1	0	30,000.00	524.00		15.00			539.00
	YTD	2	0	41,688.00	773.00		20.84			955.69
SINGLE FAMILY WINDOWS	Period	0								
	YTD	1	0	15,000.00	298.65	194.12	7.50			500.27
Permit Type: BUILDING - Totals	Period	8	0	145,059.00	2,319.75		72.52			2,392.27
	YTD	39	0	902,969.36	14,686.29		451.49			15,137.78
Permit Type: MECHANICAL										
COMMERCIAL HVAC										
COMMERCIAL VALUATION OTHER	Period	1	0		60.00		1.00			61.00
	YTD	3	0		250.50		6.35			256.85
MANUFACTURED HOME HVAC	Period	1	0		1,075.76		35.86			1,111.62
	YTD	1	0		1,075.76		35.86			1,111.62

Permit Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: MECHANICAL										
PUBLIC HVAC	Period	0								
	YTD	3		300.00		3.00				303.00
SINGLE FAMILY FIREPLACE	Period	0								
	YTD	1		60.00		1.00				61.00
SINGLE FAMILY HVAC	Period	0								
	YTD	9		660.00		9.00				669.00
SINGLE FAMILY MECHANICAL	Period	9		660.00		9.00				669.00
	YTD	73		6,181.00		73.00				6,254.00
Permit Type: MECHANICAL - Totals										
	Period	11		1,795.76		45.86				1,841.62
	YTD	90		8,527.26		128.21				8,655.47

Permit Type: PLUMBING										
COMMERCIAL FIXTURE INSTALLATION / APPLIANCE										
	Period	0								
	YTD	1		60.00		1.00				1,101.00
COMMERCIAL SEWER CONNECTION										
	Period	0								
	YTD	3		3,620.00		2.00		7	27,895.00	31,517.00
PUBLIC FIXTURE INSTALLATION / APPLIANCE										
	Period	0								
	YTD	1		60.00		1.00				61.00
SINGLE FAMILY BASEMENT FINISH										
	Period	1		180.00		1.00				181.00
	YTD	1		180.00		1.00				181.00
SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE										
	Period	7		540.00		7.00				547.00

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 RPZ										
YTD	14	0		1,260.00		14.00				3,499.00
Period	0									
YTD	1	0		59.00		1.00				60.00
SINGLE FAMILY SEWER CONNECTION										
Period	3	0		1,680.00		3.00		3	9,967.00	11,650.00
YTD	12	0		5,720.00		11.00		12	38,856.00	44,587.00
SINGLE FAMILY WATER CONNECTION										
Period	0									
YTD	1	0		1,000.00						10,150.00
SINGLE FAMILY WATER HEATER										
Period	1	0		60.00		1.00				61.00
YTD	11	0		660.00		11.00				671.00
SINGLE FAMILY WATER METER										
Period	1	0		60.00		1.00				491.00
YTD	4	0		240.00		4.00				3,939.00
SINGLE FAMILY WATER SOFTNER										
Period	9	0		540.00		9.00				549.00
YTD	67	0		4,019.00		67.00				4,086.00
Permit Type: PLUMBING - Totals										
Period	22	0		3,060.00		22.00		3	9,967.00	13,479.00
YTD	116	0		16,878.00		113.00		19	66,751.00	99,852.00

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 Kind	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: ZONING										
COMMERCIAL SIGN										
SINGLE FAMILY ACCESSORY BUILDING	Period	2	0	360.00						360.00
	YTD	6	0	1,080.00						1,080.00
SINGLE FAMILY BED AND BREAKFAST	Period	0								
	YTD	1	0	75.00						75.00
SINGLE FAMILY DRIVEWAY	Period	0								
	YTD	2	0							200.00
SINGLE FAMILY FENCE	Period	1	0	50.00						50.00
	YTD	8	0	420.00						420.00
SINGLE FAMILY GRADING	Period	0								
	YTD	13	0	1,870.00						1,870.00
SINGLE FAMILY PATIO	Period	0								
	YTD	1	0	125.00			500.00			625.00
SINGLE FAMILY SIDEWALK	Period	0								
	YTD	2	0	150.00						150.00
Permit Type: ZONING - Totals	Period	0								
	YTD	1	0	75.00						75.00
Permit Type: ZONING - Totals	Period	3	0	410.00						410.00
	YTD	34	0	3,795.00			500.00			4,495.00

Permit Kind	Permit		Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees	
	Count	Dwell Units									
Report Total	Period	162	0	\$9,971,040.30	125,367.91	50,811.53	5,059.34	50,000.00	30	104,062.00	375,314.28
	YTD	914	0	\$73,183,271.85	857,105.78	365,512.65	36,766.60	352,183.10	196	683,596.00	2,586,325.63

CITY OF LAKE ELMO
Inspection Statistics Report - Detail

Actual Date From: 7/1/2018 To: 8/31/2018

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	16	0	0	1	16	22
AIRTEST	2	0	0	0	2	9
BUILDING FINAL	44	10	0	9	54	285
DECK FINAL	22	9	0	8	31	56
DECK FOOTING	3	0	0	0	3	5
DECK FRAMING	0	0	0	0	0	1
DRYWALL	0	0	0	0	0	12
ELECTRICAL FINAL	11	0	0	0	11	95
ELECTRICAL ROUGH IN	0	0	0	0	0	36
EMERGENCY LIGHTING	0	0	0	0	0	2
ESCROW FINAL	20	0	0	0	20	27
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	6	1	0	0	7	10
FINAL	10	0	1	0	11	28
FIREPLACE ROUGH IN	27	4	0	1	31	185
FOOTINGS/SLAB	70	0	1	0	71	273
FIREPLACE FINAL	0	0	0	0	0	7
FOUNDATION PRIOR TO BACKFILL	1	0	0	0	1	1
FRAMING 2	4	0	0	0	4	10
FRAMING	52	7	0	4	59	250
FIRE SEPERATION WALL	7	0	0	0	7	54
FIRE SUPPRESSION FINAL	6	1	0	1	7	26
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	1
GASLINE / PRESSURE TEST	37	7	0	3	44	243
HEATING ROUGH 2	1	0	0	0	1	5
HOUSE WRAP	11	3	0	0	14	57
HYDROSTATIC TEST	0	0	0	0	0	1
IN FLOOR HEAT AIR TEST	0	0	0	0	0	4
INSULATION	39	4	0	3	43	210
LATH	34	0	0	0	34	173
HEATING FINAL	48	6	0	7	54	270
HEATING ROUGH IN	38	4	0	1	42	220
FIRE SPRINKLER ROUGH	6	0	0	0	6	19
PLUMBING BASEMENT ROUGH	1	0	0	0	1	2
PLUMBING FINAL	49	1	0	2	50	286
POOL FINAL	0	0	0	0	0	1
PLUMBING ROUGH IN	42	1	0	1	43	203
PLUMBING ROUGH 2	0	0	0	0	0	4
PLUMBING UNDERGROUND	43	1	0	0	44	207
PLUMBING VISUAL	0	0	0	0	0	3
POLY/UNDER SLAB	37	2	0	1	39	198
PUMPING REPORT	1	0	0	0	1	1
POURED WALL	47	0	0	0	47	186
RADON UNDERGROUND	10	1	0	0	11	108
ROOFING FINAL	86	2	0	3	88	195
ICE & WATER	70	5	0	2	75	193
SEWER & WATER	36	0	0	0	36	164

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
SEWER	5	1	0	0	6	12
SIDING FINAL	10	1	0	2	11	49
FOOTINGS SIGN	2	0	0	0	2	2
SILT FENCE	0	0	0	0	0	90
SOLAR FINAL	1	0	0	0	1	1
SPRINKLER FINAL	0	0	0	0	0	3
SPRINKLER ROUGH IN	0	0	0	0	0	2
VISUAL	0	0	0	0	0	2
WALL FOOTING	2	0	0	0	2	2
POURED WALL	1	0	0	0	1	3
WINDOW REPLACEMENT	8	1	0	0	9	34
WATERPROOF / DRAINTILE	43	0	0	0	43	161
WEATHER RESISTIVE BARRIER	25	3	1	1	29	170
Report Totals	1,034	75	3	50	1,112	4,887