

BUILDING DEPARTMENT IN REVIEW



Scott Gebhart

Building Of

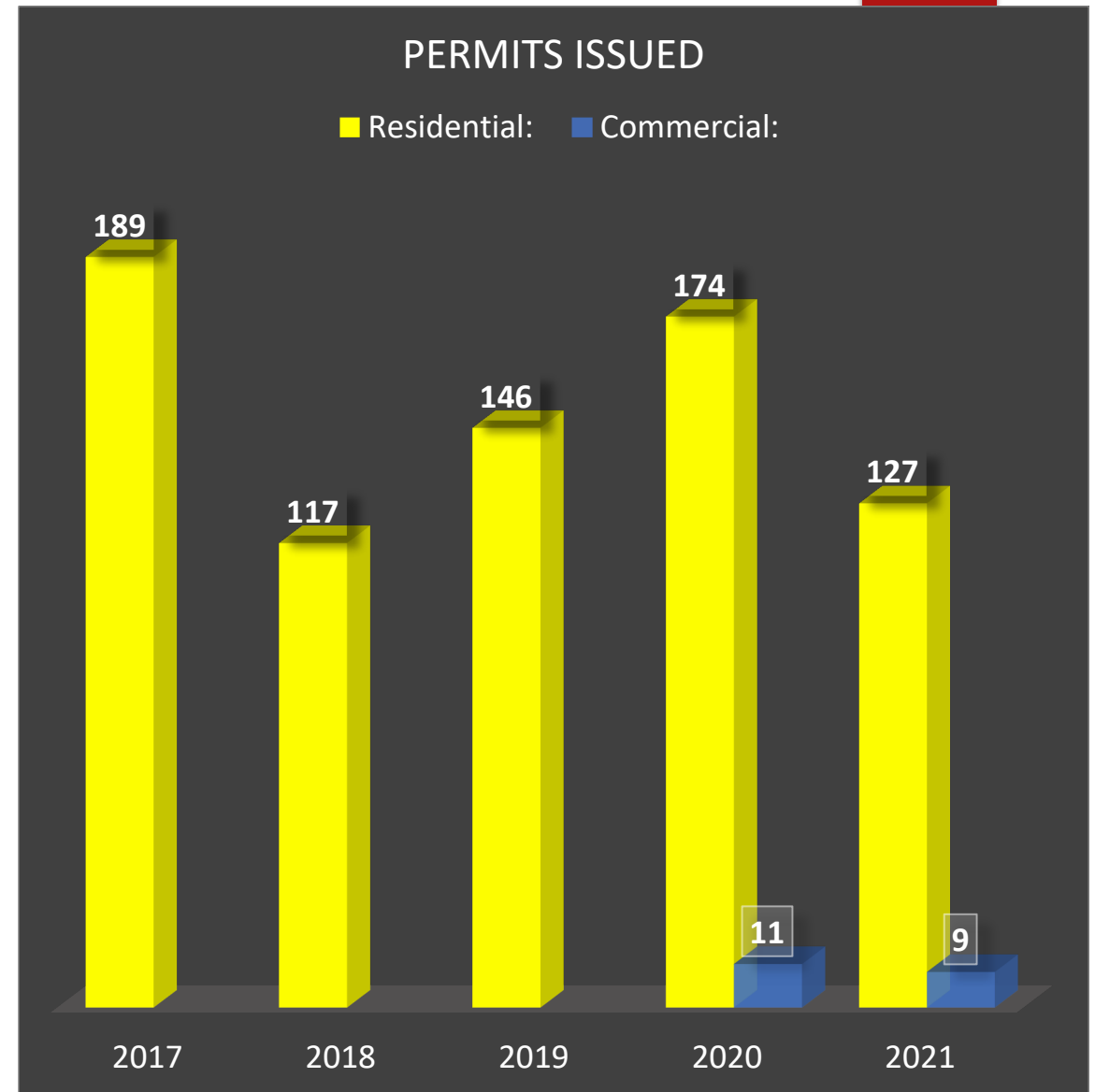
Overview

- ▶ Permits Issued
- ▶ New Single-Family Dwellings
- ▶ Valuation
- ▶ Revenue and Expenses
- ▶ Cost Recovery
- ▶ Inspections
- ▶ Planning
- ▶ Looking Ahead
- ▶ Questions



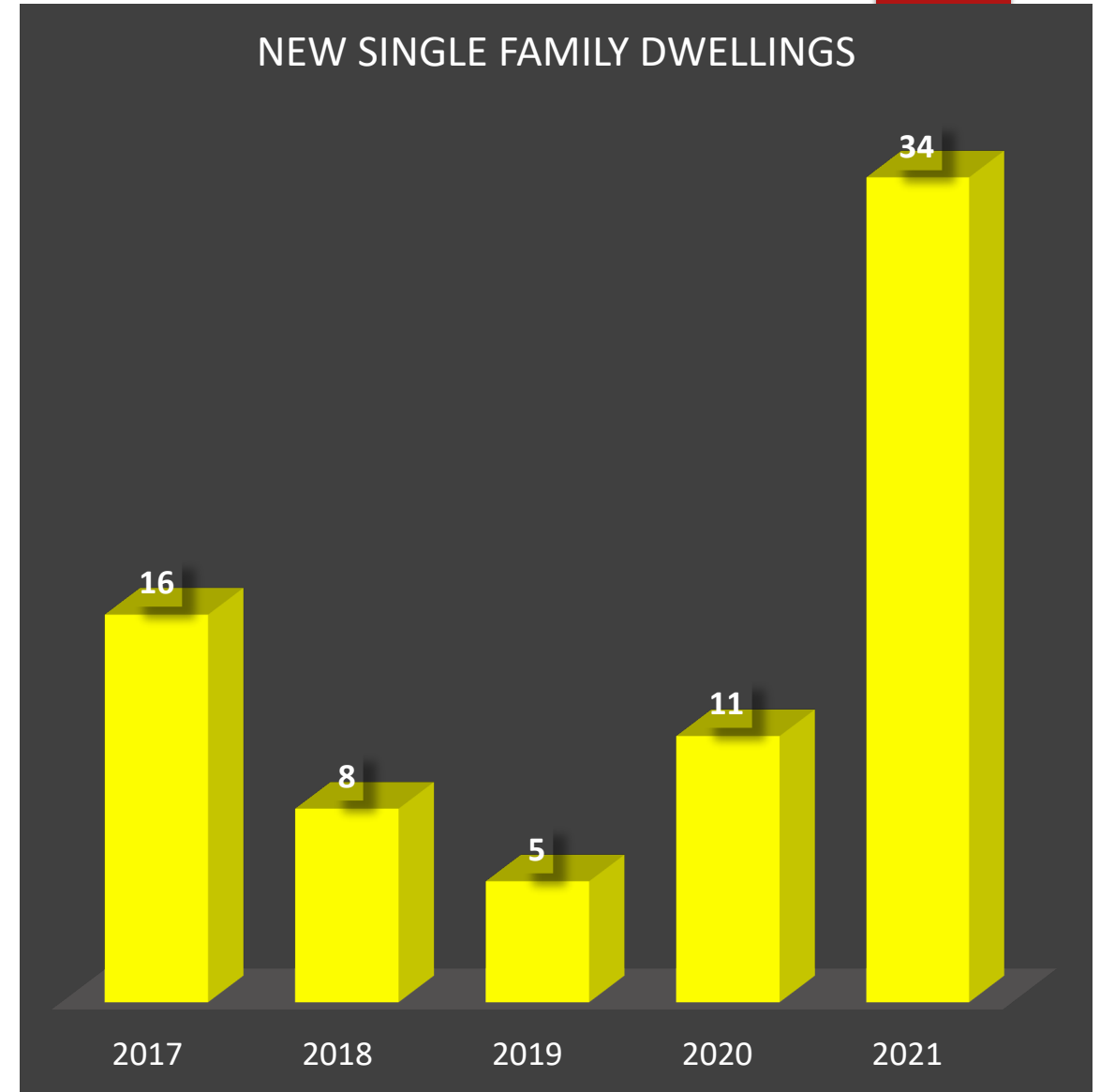
Permits Issued

- ▶ Includes structural, plumbing, and mechanical permits per calendar year
- ▶ Does not include NSFD
- ▶ 156 average the past 4 years
- ▶ 127 in first 7 months of 2021
- ▶ On track to issue 190 permits this year



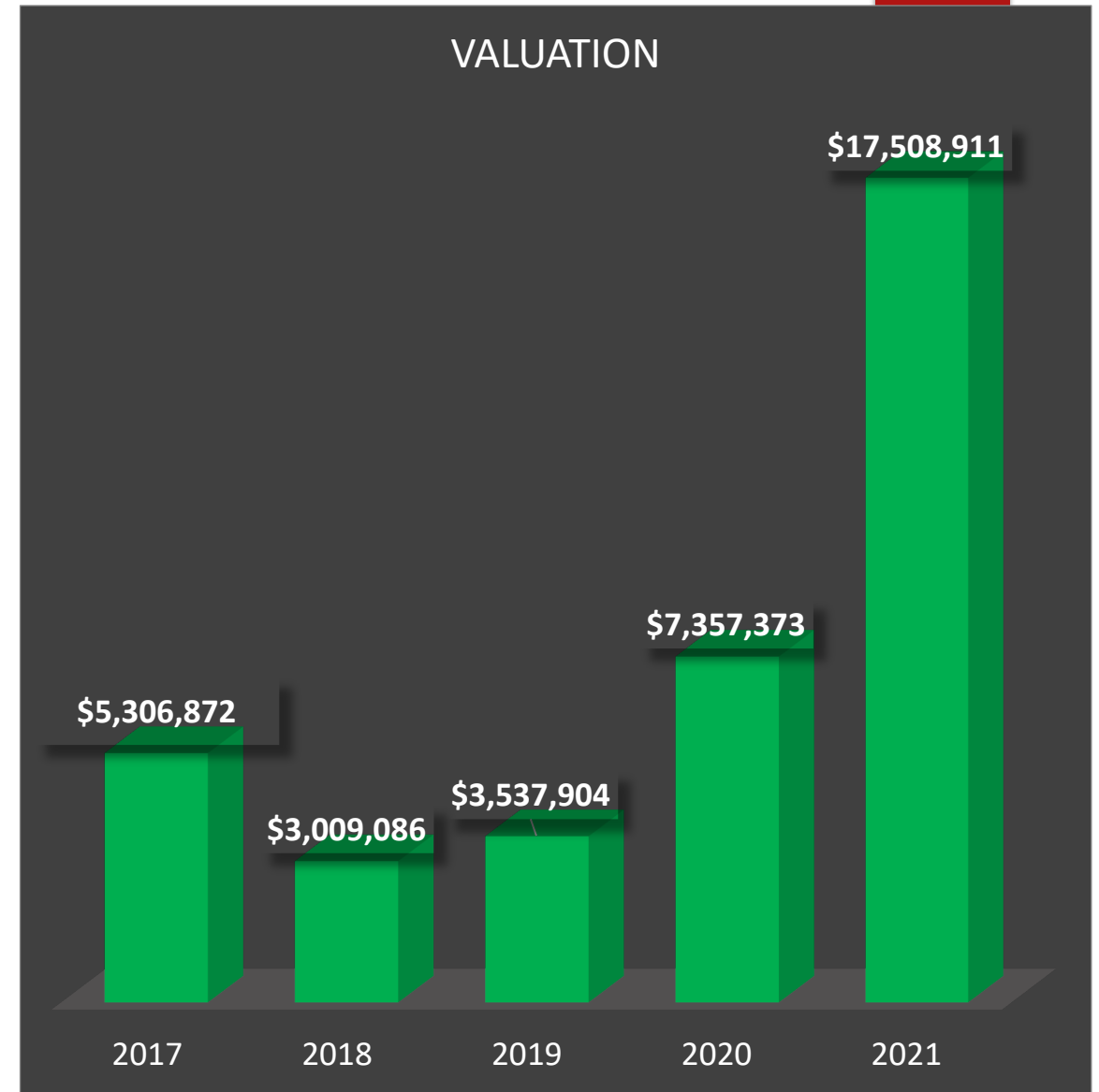
New Single-Family Dwellings

- ▶ Average of 10 new homes over the past 4 years
- ▶ 34 new homes in the first 7 months of 2021
- ▶ 13 of are in the Highlands, 21 are infill lots
- ▶ On track to issue 6 -8 more by the end of the year



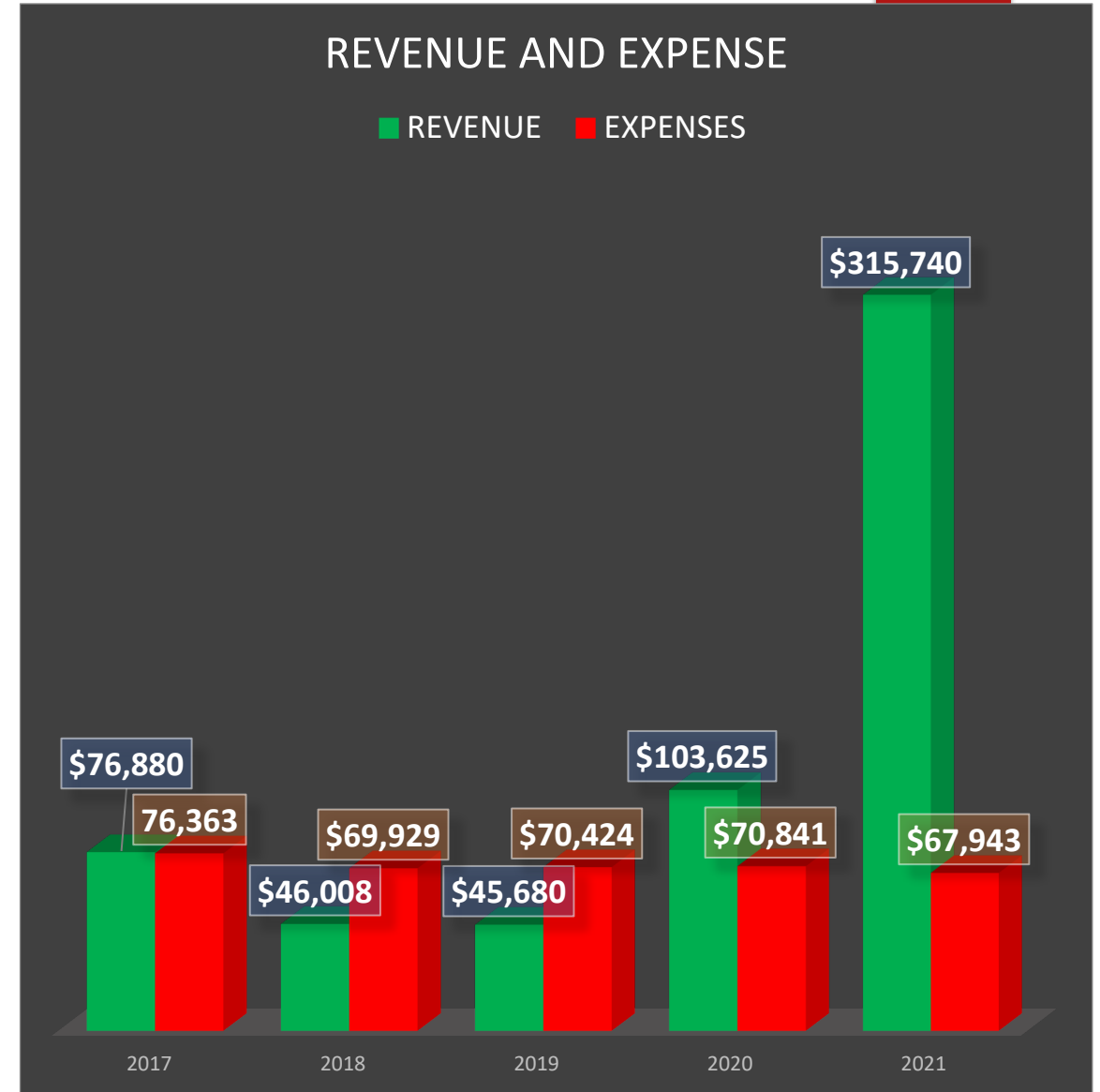
Valuation

- ▶ Valuation is based on cost to build the house, not including land value
- ▶ Only reflects improvement value, not sales price
- ▶ Average of \$4,802,808 for the past 4 years
- ▶ Higher valuation due to the increase of materials



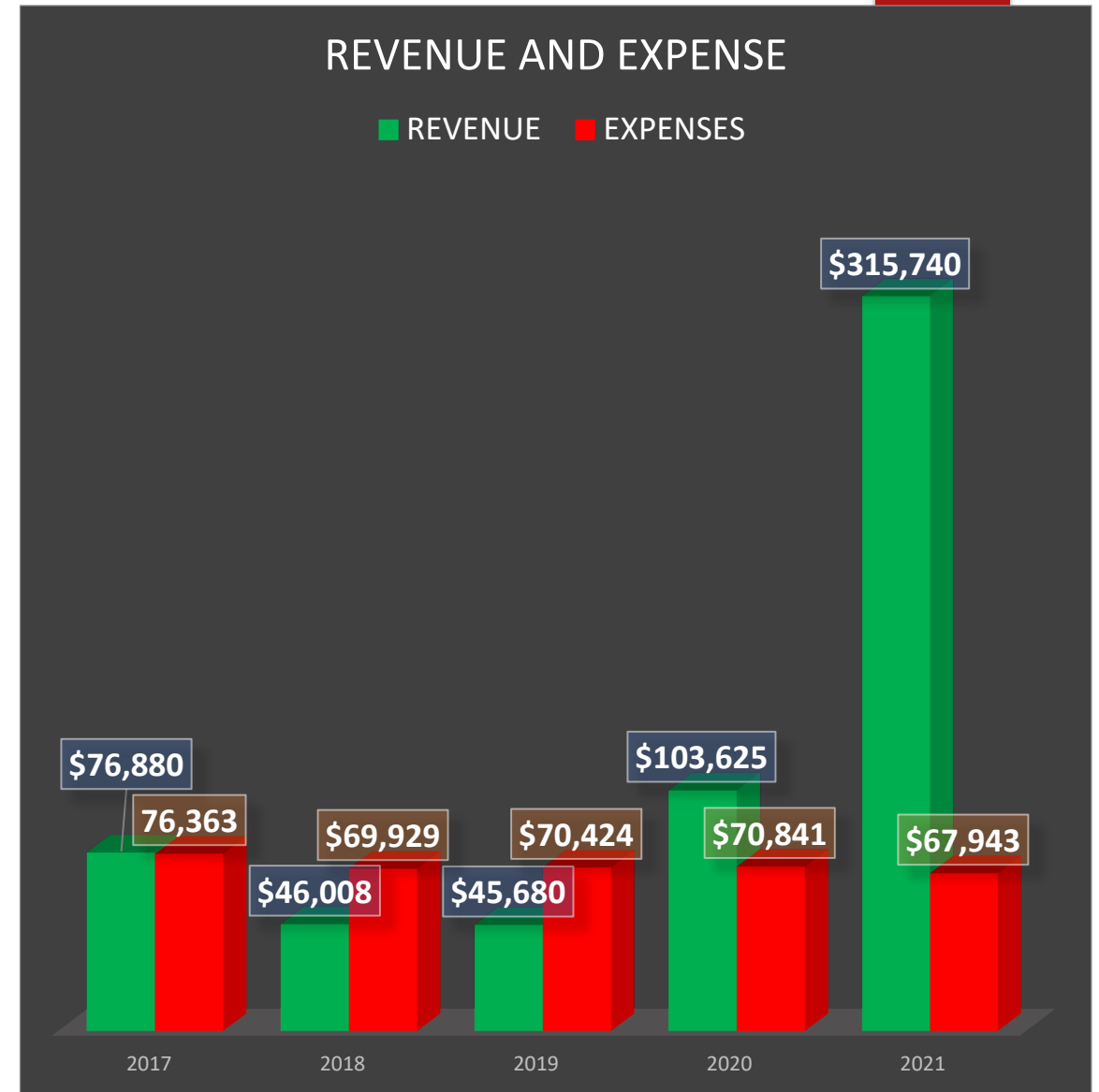
Revenue and Expenses

- ▶ \$68,048 average revenue the past 4 years
- ▶ \$71,889 average expense the past 4 years
- ▶ Several factors for this years increase:
 - People working remotely, moving to second home
 - Fee increase implemented in November
 - Better tracking of work being done



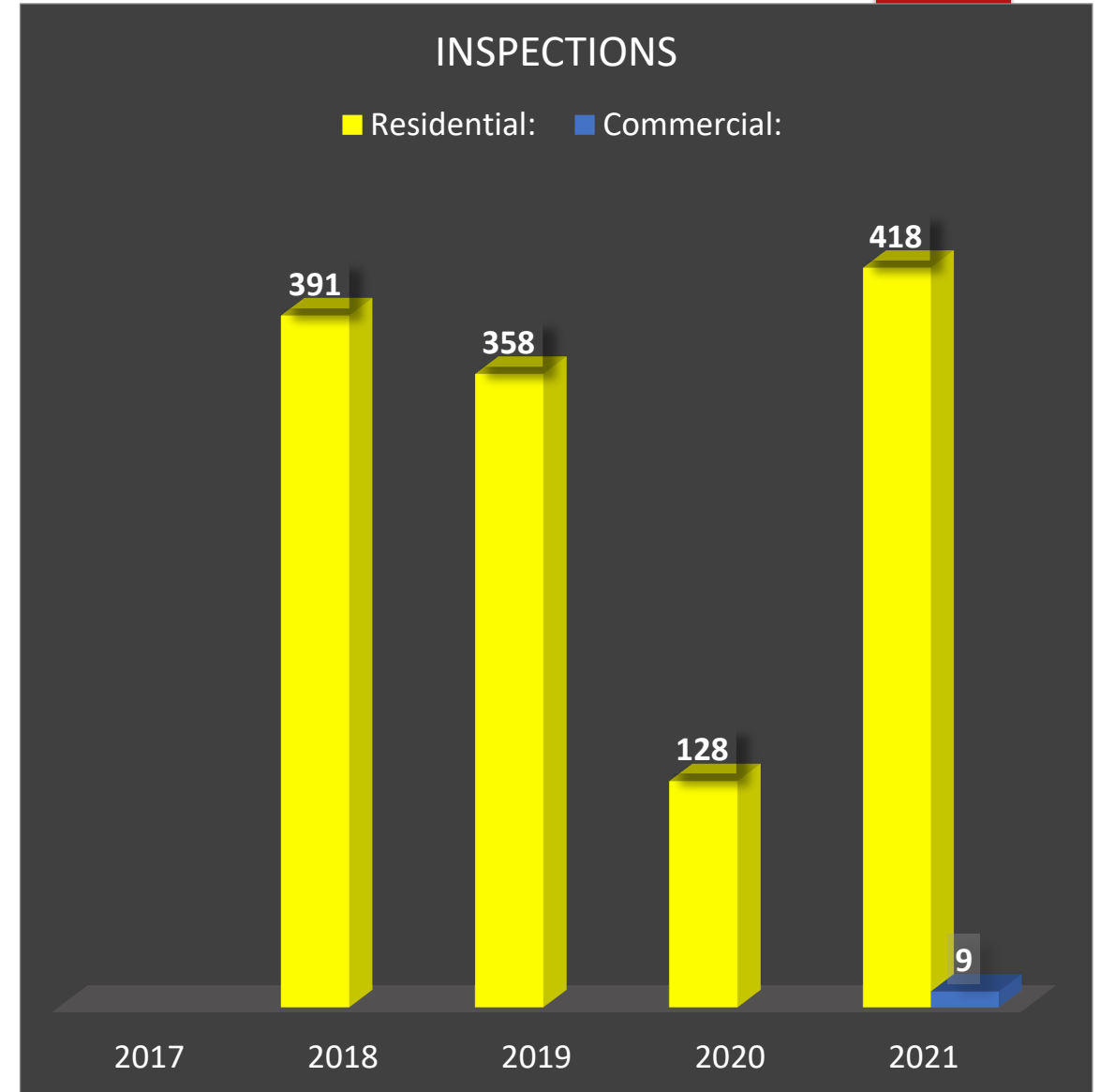
Cost Recovery

- ▶ Re-structuring of the building department
- ▶ Increase in efficiency
- ▶ Providing consistent and reliable customer service
- ▶ Streamlined the permit process
- ▶ Increased quality control
- ▶ Contractor outreach



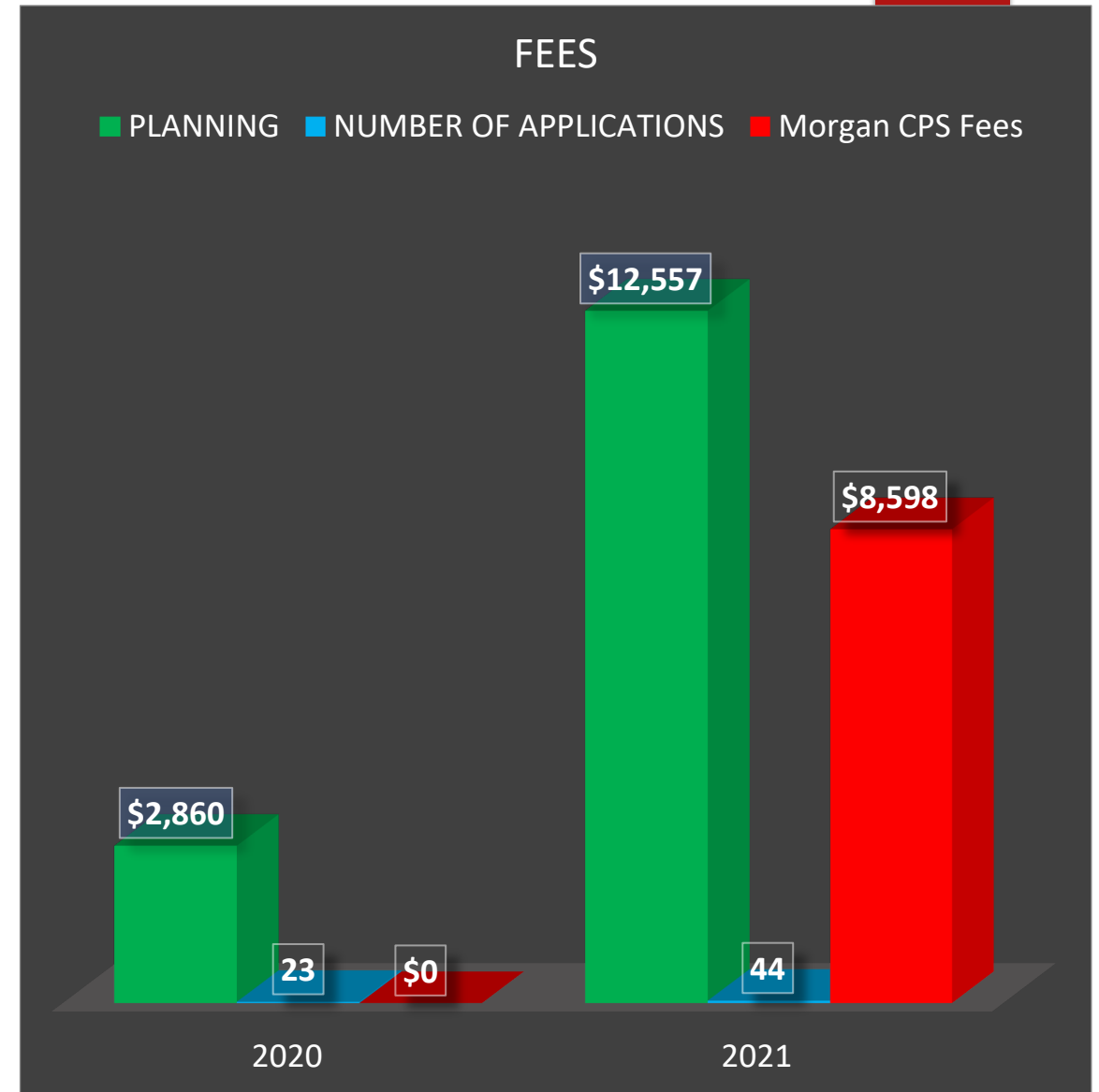
Inspections

- ▶ On pace for over 650 inspections this year
- ▶ 15-20 inspections for each NSFD
- ▶ Totals do not include approximately 100 short term rental inspections



Planning

- ▶ Significant increase in collected fees
- ▶ New fees implemented at the beginning of 2021
- ▶ Contracted with Morgan CPS
- ▶ Able to recover costs



Looking Ahead

- ▶ Continued growth at the same or faster pace than 2021
- ▶ Highlands Phase 3 in process of construction now, 23 new lots
- ▶ Next 2 phase of the Highlands are in design phase
- ▶ Continued construction on infill lots



Questions

