



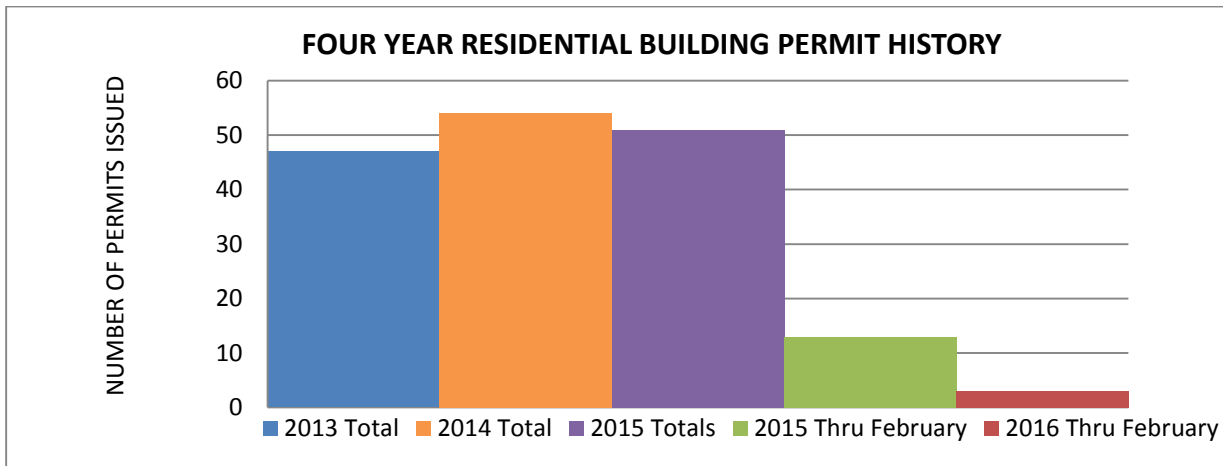
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

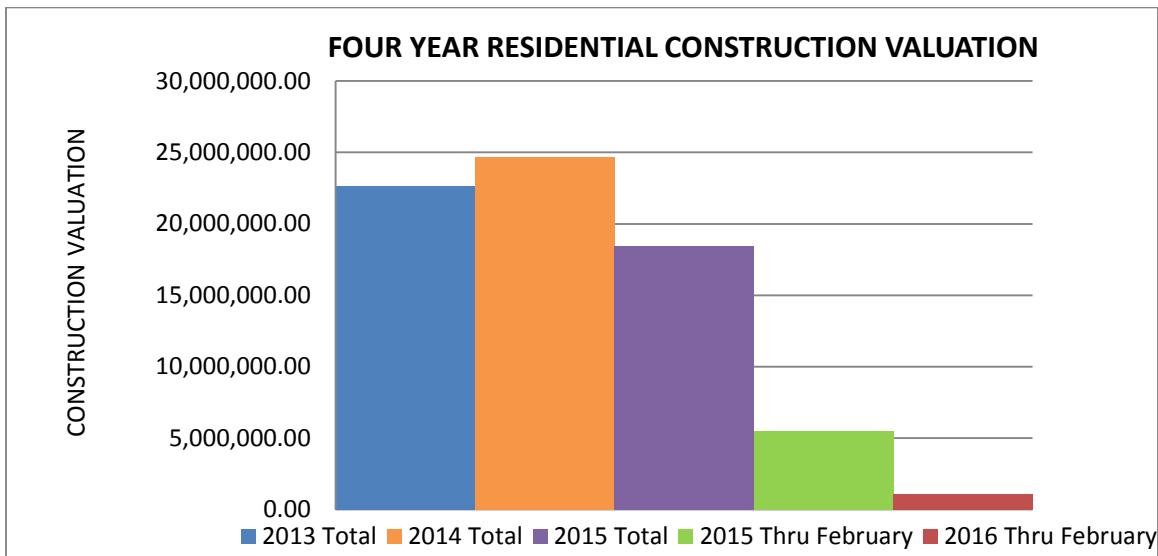
MONTH: FEBRUARY 2016

COMMUNITY DEVELOPMENT

During February 2016 the City issued one permit for new residential homes compared to eight during February 2015 and seven during February 2014. The chart below compares this year to previous years. The City issued 17 free permits during February 2016. Total savings for residents from 2013 to current is \$44,700.00.



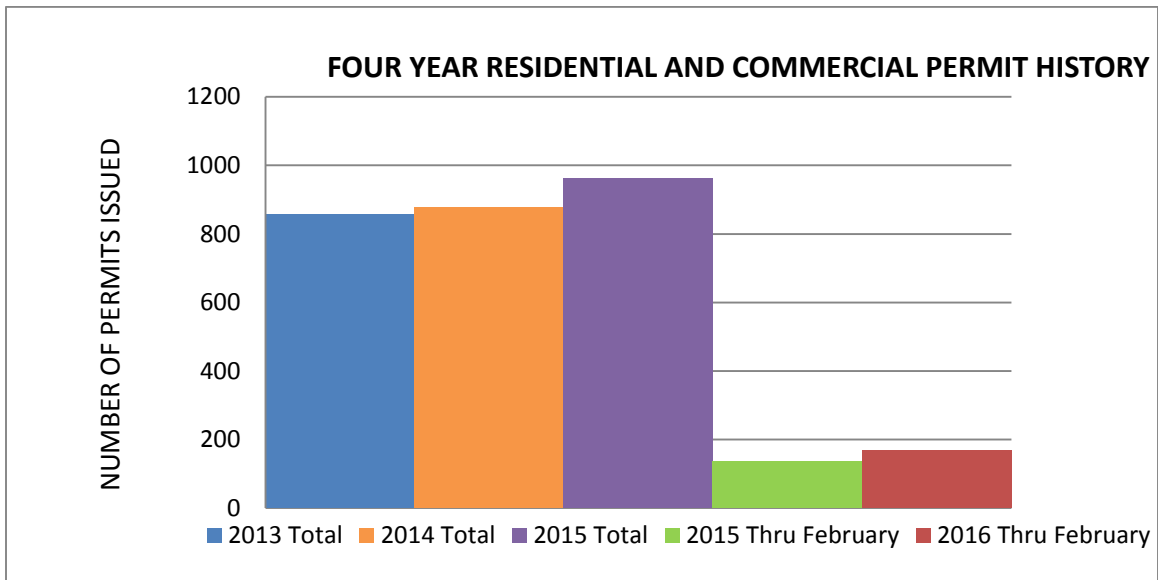
During February 2016 the average construction valuation per house was \$559,990.00. The valuation data is based on the contractors' declared construction cost. The chart below shows the valuation provided by new residential construction.



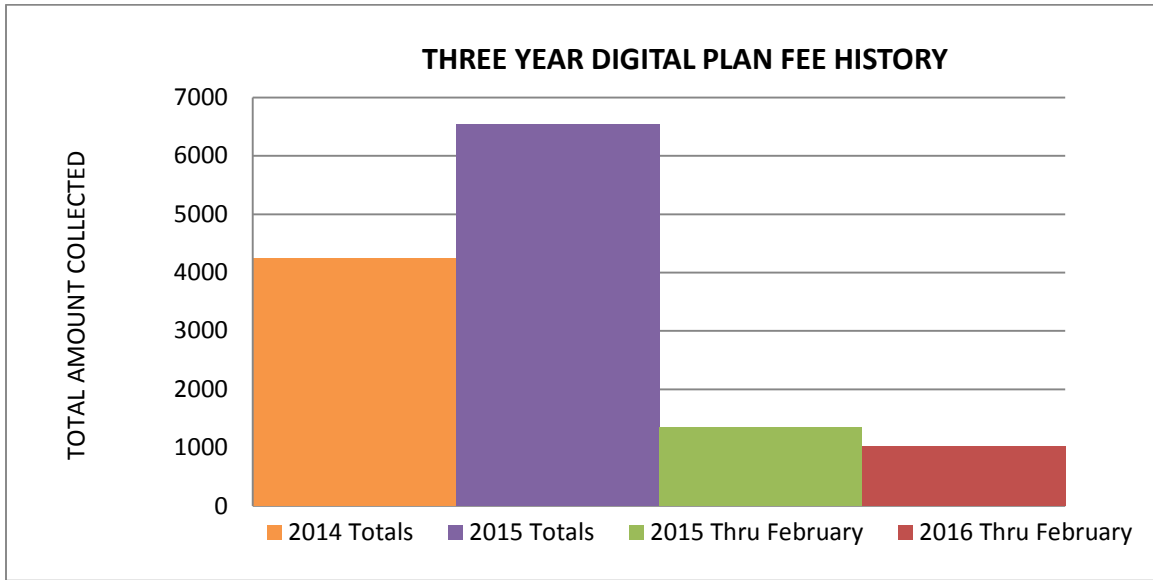
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

	Total Lots	Open permits	Vacant Lots	Completed	Percentage Completed
Parkgate Reserve	58	0	1	57	98%
Tuscany Woods	101	0	1	100	99%
Malaga Forest	36	3	12	21	58%
Reserve at Grogan's Mill	42	11	0	31	74%
Marion	44	8	11	25	57%
Silverwood Ranch	80	0	0	80	100%
Grogans Forest	128	0	0	128	100%
Shenandoah Valley	506	0	3	503	99%
Lilly	62	6	48	8	13%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	11	76	5	5%
CITY TOTAL	1181	39	184	958	81%

The chart below compares the total number of residential and commercial permits issued.



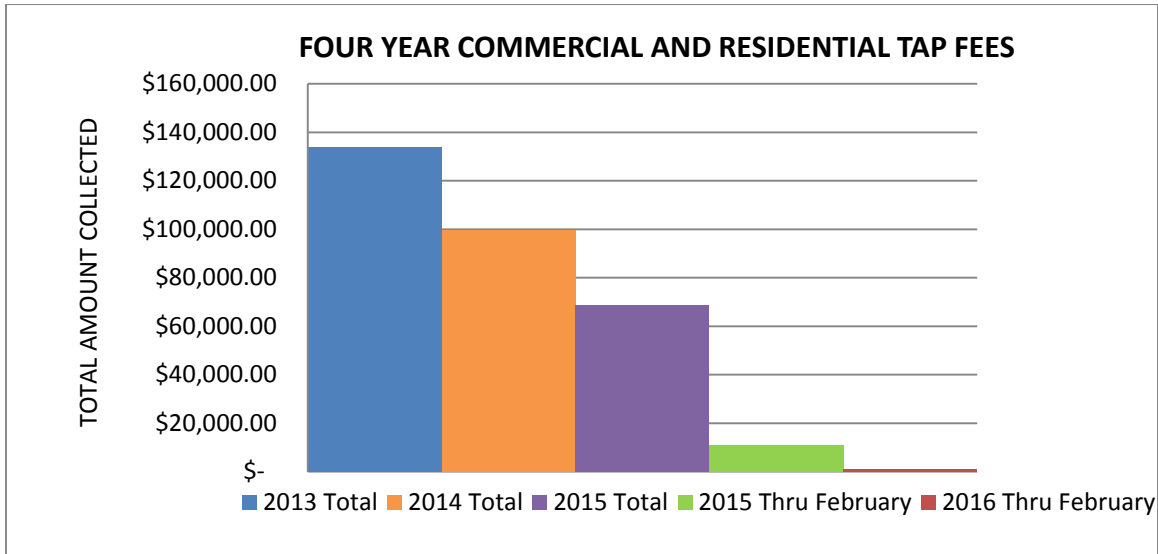
In May 2014 the City implemented a digital plan review process. During February 2016 the City collected \$380.00 for digital plan review fees for a total of \$11,808.00 since May of 2014. The chart below outlines the fees collected for the digital plan review.



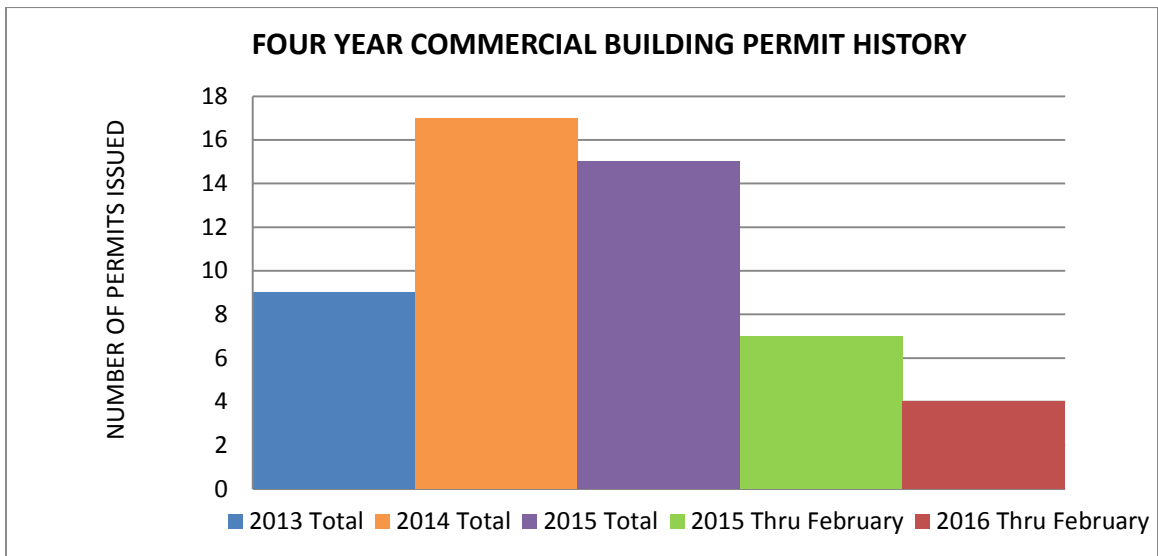
The digital plan review fee is used to purchase equipment to enhance the inspector's digital plan review process. In February the City had no purchases from the digital plan review account. The chart below outlines the digital plan review revenue and the expenses.

	2014 Totals	2015 Totals	2016 Totals
Total Revenue	\$4,252.00	\$6,531.00	\$1,025.00
Total Expense	\$5,428.52	\$3,222.15	0
Total	-\$1,176.52	\$3,308.85	\$1,025.00

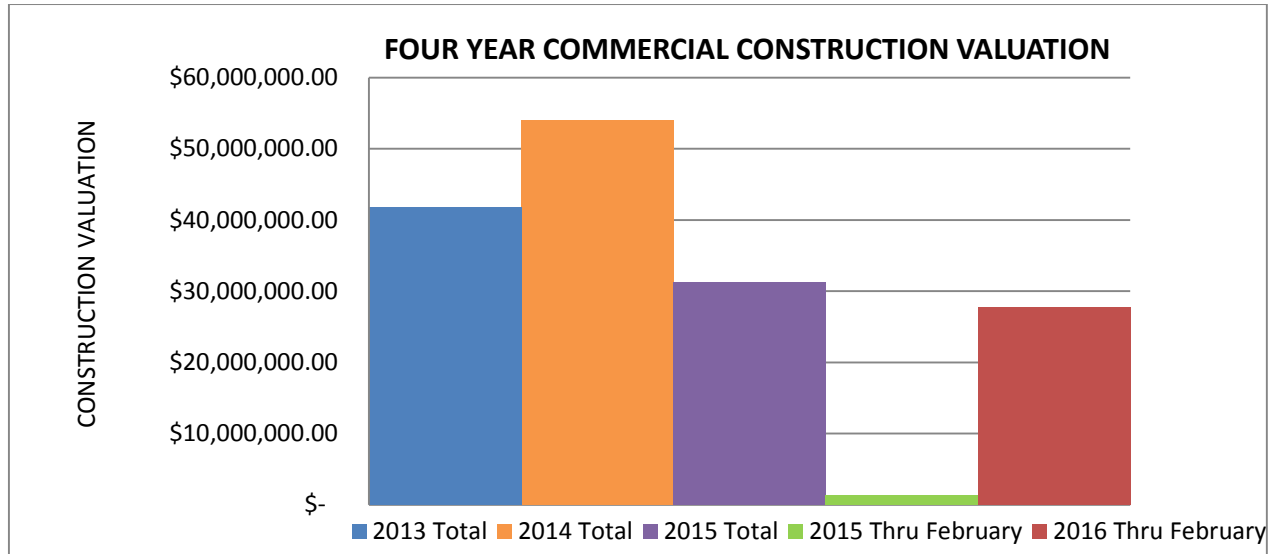
During February 2016 the City collected \$1,150.00 in fees for commercial and residential taps compared to \$6,510.00 during February 2015 and \$6,510.00 during February 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



During February 2016 the City issued two new commercial permit. The chart below compares commercial building permits issued from 2013 to current year to date.



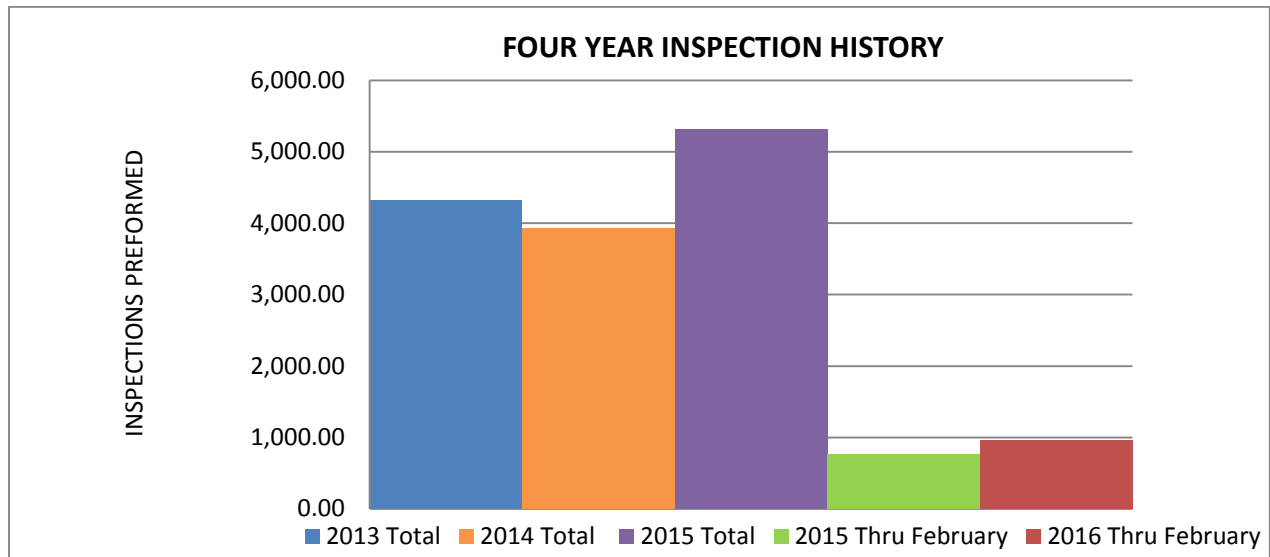
The commercial construction valuation data is based on the contractor's declared construction cost. Actual taxable valuation may be more or less than these estimates. The chart below shows the valuation provided by new construction.



Attached is a list of active commercial projects with projected start/completion dates. The start/completion dates are only an estimated time frame.

Active Commercial Projects			
Address	Description	Date permit issued	Expected completion date
150 Pine Forest	Pineforest Office Condos	June 13, 2014	Completion May 2016
223 David Vetter	Home 2 Suites (demo & rebuild)	January 18, 2016	Completion March 2016
19333 David Memorial	Holiday Inn	July 2, 2014	Completion March 2016
285 Ed English	Vision Source	April 1, 2015	Completion May 2016
18101 I-45	Pappasitos	October 30, 2014	Completion April 2016
120 Vision Park	Avanti Senior Living	December 1, 2014	Completion April 2016
9250 Pinecroft	Emergency Room Renovation	January 30, 2015	Completion March 2015
801 Maplewood	City Park Renovation	November 20, 2014	Completion March 2016
201 David Vetter	Woodloft	To be determined	To be determined
129 Vision Park	Center of Digestive Disease	September 4, 2015	Completion March 2016
8933 Tamina Road	Cambria Hotel	December 31, 2015	Completion March 2016
250 Ed English Bldg.#4	Portofino Office Condos	July 16, 2015	Completion April 2016
198 Ed English	BMW Motorcycle	July 18, 2015	Completion February 2016
250 Ed English Bldg.#6	Portofino Office Condos	September 2, 2015	Completion April 2016
9250 Pinecroft	Level 5-7 buildout	October 5, 2015	Completion September 2016
9180 Pinecroft	Memorial Hermann POB	January 18, 2016	Completion February 2017
193191 David Memorial	Aloft Hotel	To be determined	To be determined
8865 Six Pines	Goode Company BBQ	To be determined	To be determined
19075 I-45 Suite 800	Portofino	To be determined	Completion August 2016
19075 I-45 Suite 900	Portofino	To be determined	Completion August 2016

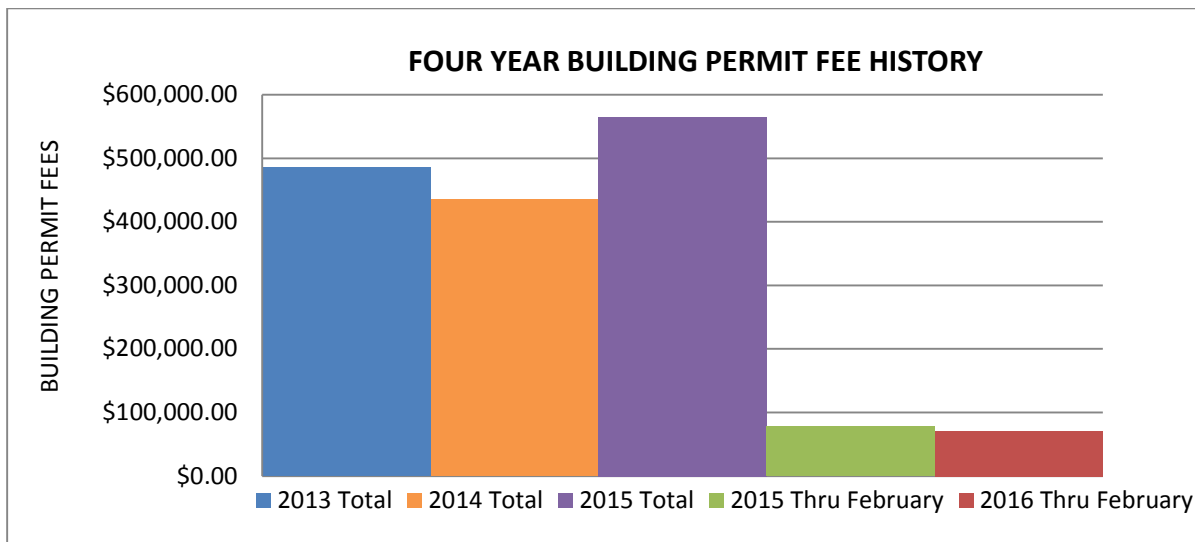
During February 2016 the City preformed 498 inspections compared to 416 in February of 2015 and 321 in February of 2014. The chart below compares the total number of inspections preformed from 2013 to current year to date.



For the month of February staff performed a total of 498 inspections. Inspections performed include:

- Building Department - 462
- Fire Inspector - 36
- Third Party Inspector - 0

During February 2016 the City collected \$26,617.50 for building permit fees compared to \$33,756.23 in February of 2015. The chart below compares building permit fees collected from 2013 to current year to date.



There were 10 certificates of occupancy/completion issued in February including the following:

Owner	Address	Project	Date Issued
Mohammad Othman	1644 Research Forest 100	20151486	2/2/2016
Vision Commons L.P.	270 Green Blvd.	20141394	2/3/2016
Sam Moon Center	17937 I-45 S 125	20151395	2/3/2016
**KRG Portofino, LLC	19075 I-45 116 C	20161038	2/10/2016
Gracepoint Homes	148 McGoey	20151100	2/12/2016
Memorial Herman Phase 1 ED	9250 Pinecroft Dr.	20141450	2/17/2016
KRG Portofino LLC	19075 I-45 116 C	20161038	2/17/2016
**Clayton Little	198 Ed English	20151215	2/22/2016
Vision Commons L.P.	207 Willow St.	20141397	2/24/2016
Gracepoint Homes	118 McKinley Landing Ln.	20151363	2/24/2016

**Temporary CO was issued

During February seven sign permits were issued:

- 1644 Research Forest Suite 100- wall sign and panel sign
- 1620 Research Forest Suite -wall sign
- 128 Vision Park- wall sign
- 19075 I-45 Suite 800- temporary sign
- 120 Vision Park
- 1980 Pinecroft- temporary sign

SUBMITTED BY: Heather Smallwood

