



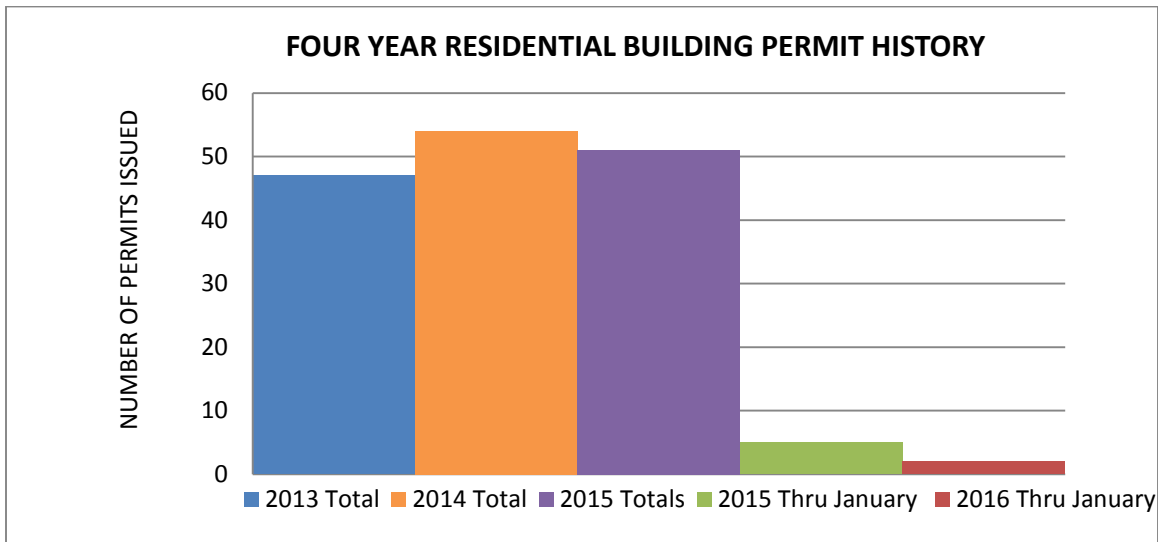
COUNCIL MONTHLY REPORT

DEPARTMENT: BUILDING DEPARTMENT

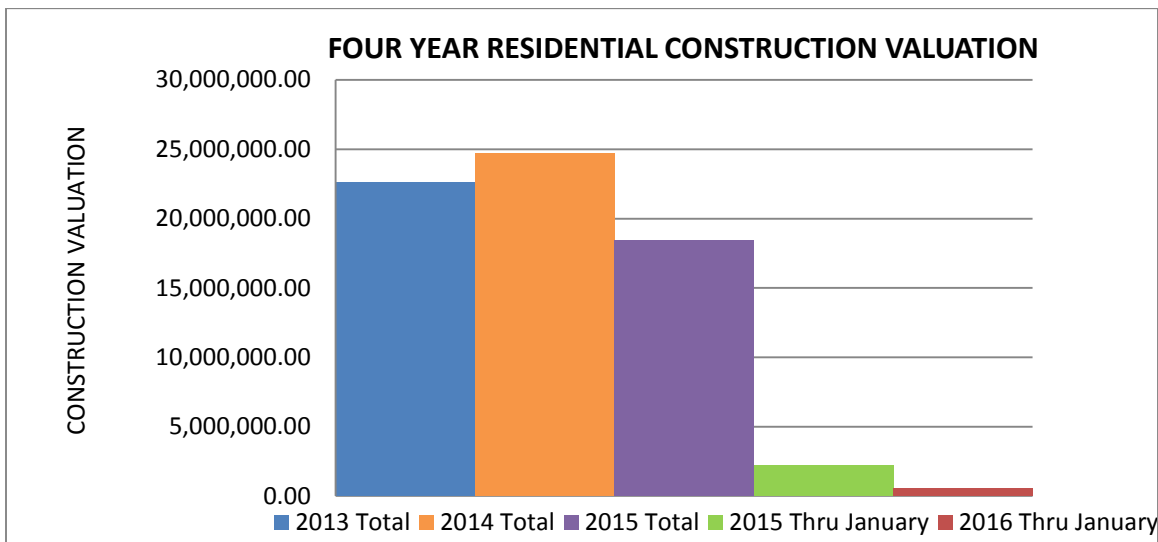
MONTH: JANUARY 2016

COMMUNITY DEVELOPMENT

During January 2016 the City issued two permits for new residential homes compared to five during January 2015 and two during January 2014. The chart below compares this year to previous years. The City issued seven free permits during January 2016. Total savings for residents from 2013 to current is \$41,900.00.



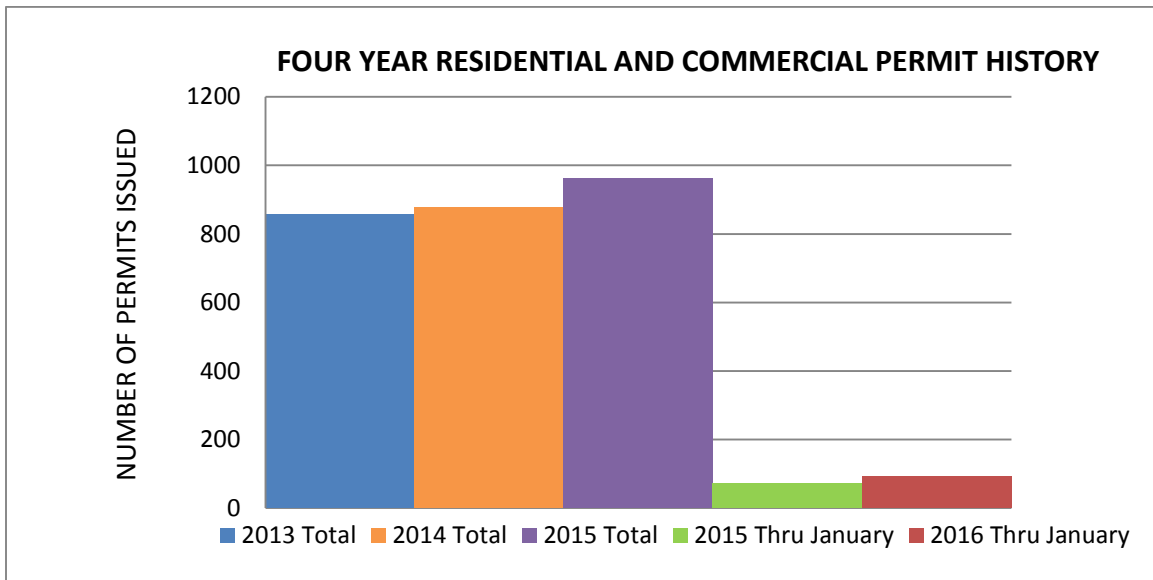
During January 2016 the average construction valuation per house was \$259,475.20. The valuation data is based on the contractors' declared construction cost. The chart below shows the valuation provided by new residential construction.



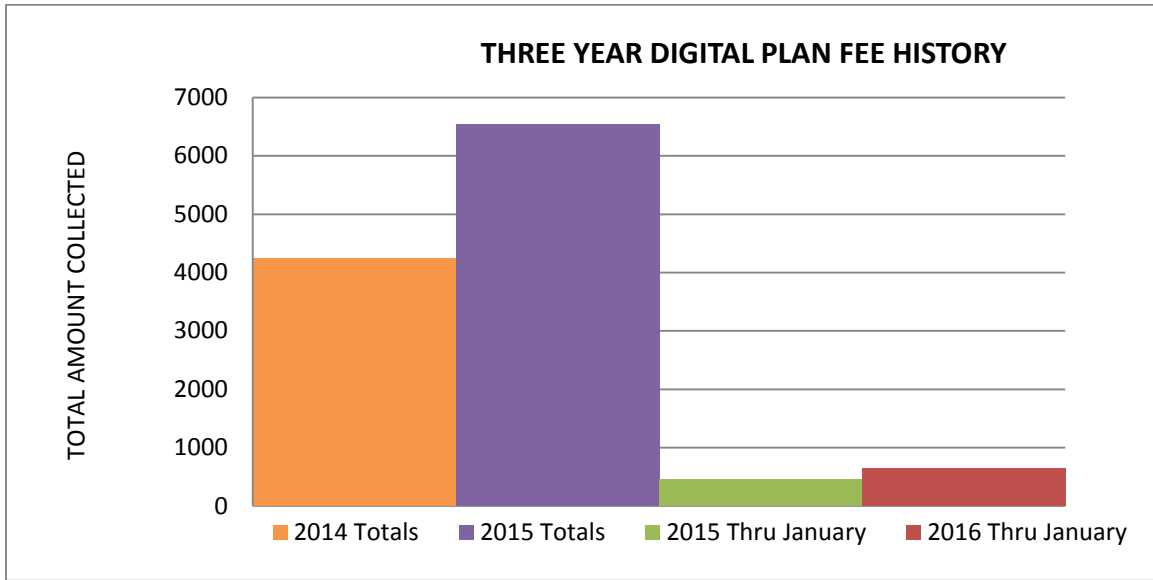
The table below summarizes the number of vacant lots and completion percentages for each subdivision in the City. Vacant lots also include lots which residents have fenced in as part of their yard but a house could be built on those lots in the future.

	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	10	1	31	74%
Marion	44	9	11	24	55%
Silverwood Ranch	80	0	0	80	100%
Grogans Forest	128	0	0	128	100%
Shenandoah Valley	506	0	3	503	99%
Lilly	62	7	48	7	11%
Wellman Manor	32	0	32	0	0%
Boulevard Green	92	13	76	3	3%
CITY TOTAL	1181	42	185	954	81%

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



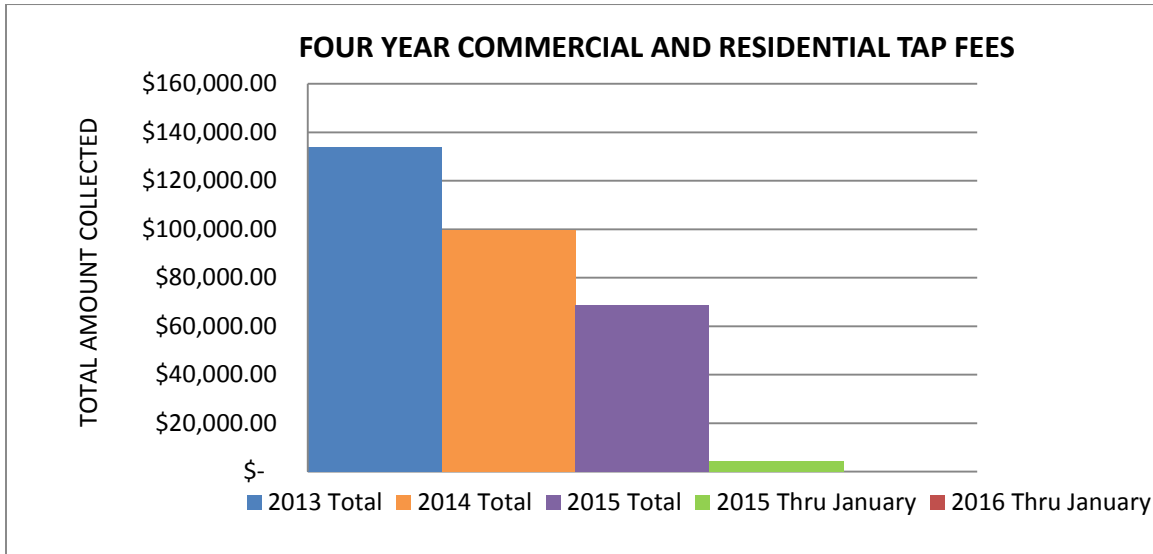
In May 2014 the City implemented a digital plan review process. During January 2016 the City collected \$645.00 for digital plan review fees for a total of \$11,876.00 since May of 2014. The chart below outlines the fees collected for the digital plan review.



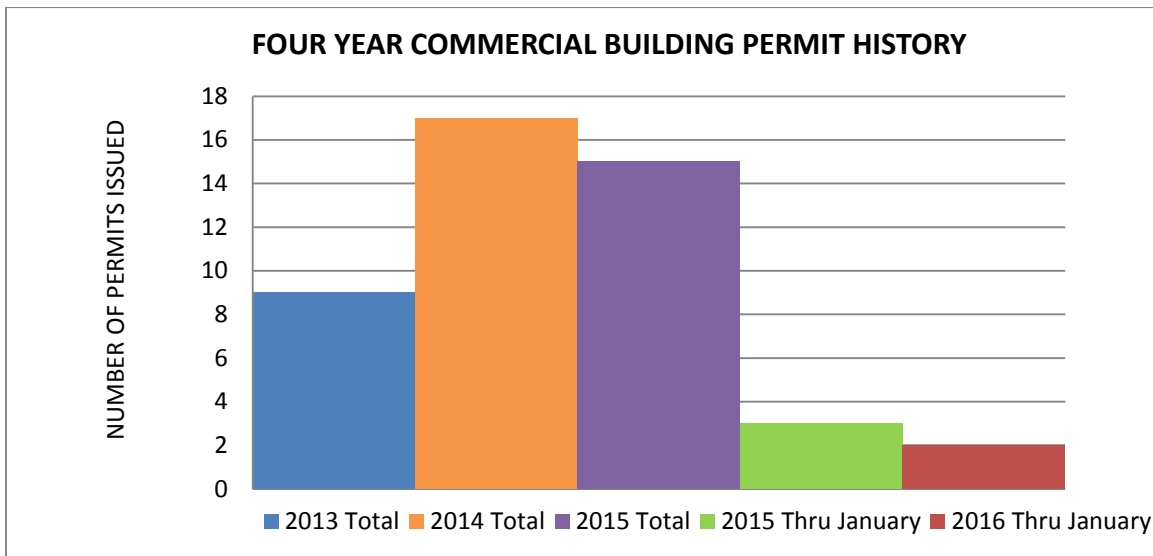
The digital plan review fee is used to purchase equipment to enhance the inspector’s digital plan review process. In January the City had no purchases from the digital plan review account. The chart below outlines the digital plan review revenue and the expenses.

	2014 Totals	2015 Totals	2016 Totals
Total Revenue	\$4,252.00	\$6,531.00	\$645.00
Total Expense	\$5,428.52	\$3,222.15	0
Total	-\$1,176.52	\$3,308.85	\$645.00

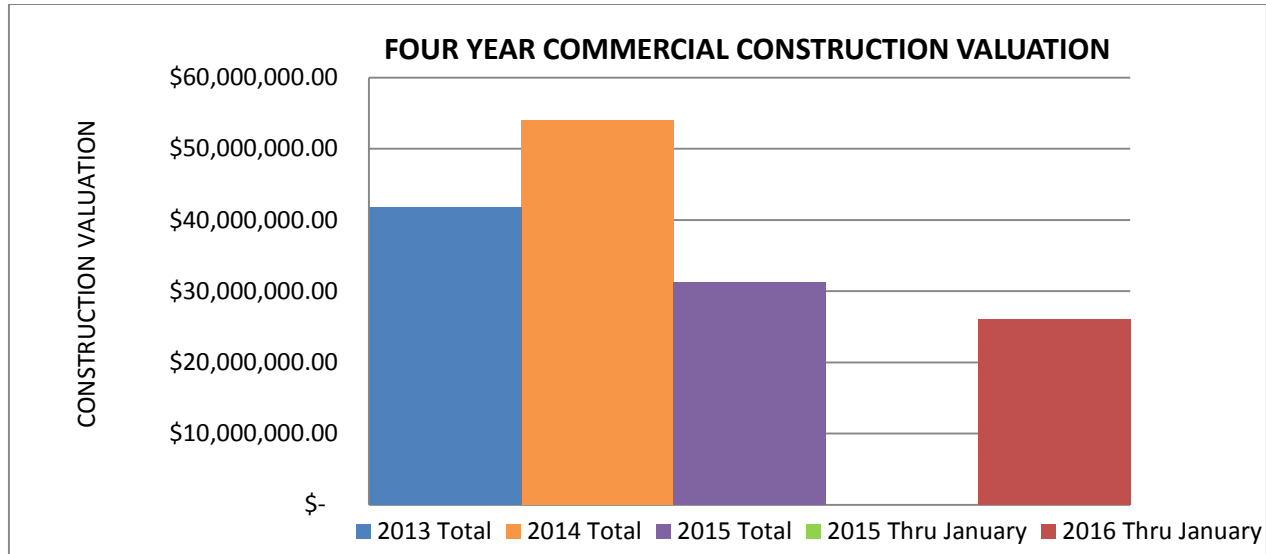
During January 2016 the City collected no fees for commercial and residential taps compared to \$4,340.00 during January 2015 and \$11,726.80 during January 2014. The chart below compares commercial and residential tap fees collected from 2013 to current.



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



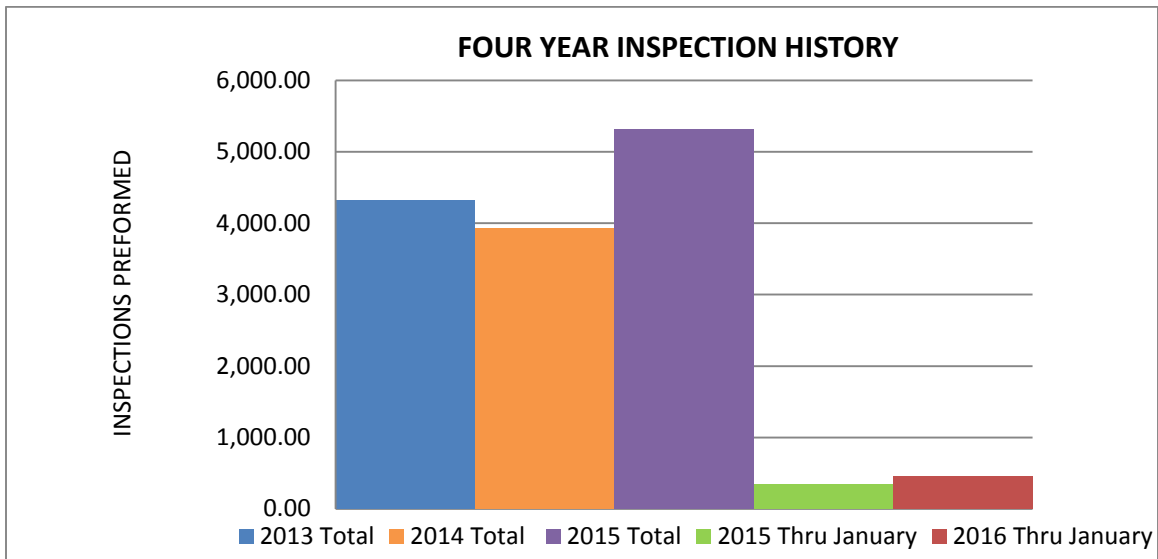
The commercial construction valuation data is based on the contractor's declared construction cost. Actual taxable valuation may be more or less than these estimates. The chart below shows the valuation provided by new construction.



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	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 March 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	31,2015	Completion March 2016
250 Ed English Bldg.#4	Portofino Office Condos	July 16, 2015	Completion April 2016
1620 Research Forest Suite 100	Egg & I	July 23, 2015	Completion January 2016
198 Ed English	BMW Motorcycle	July 18, 2015	Completion January 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 2016
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	To be determined
19075 I-45 Suite 900	Portofino	To be determined	To be determined

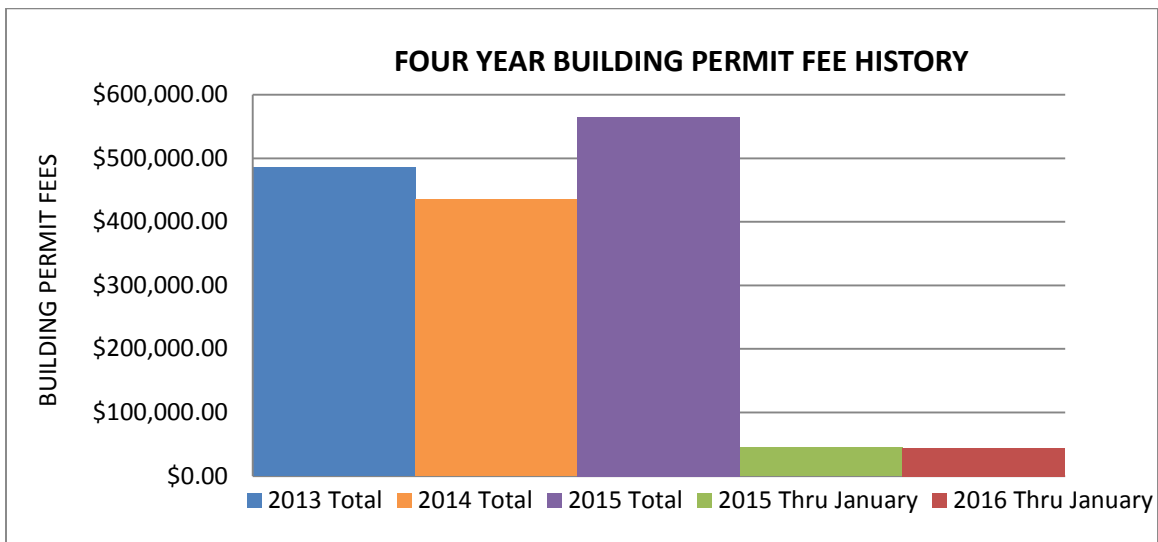
During January 2016 the City preformed 463 inspections compared to 339 in January of 2015 and 303 in January of 2014. The chart below compares the total number of inspections preformed from 2013 to current year to date.



For the month of January staff performed a total of 463 inspections. Inspections performed include:

- Building Department - 446
- Fire Inspector - 17
- Third Party Inspector - 0

During January 2016 the City collected \$44,154.00 for building permit fees compared to \$44,703.43 in January of 2015. The chart below compares building permit fees collected from 2013 to current year to date.



There were 13 certificates of occupancy/completion issued in January including the following:

Owner	Address	Project	Date Issued
Malaga Homes	1475 Torrijos Ct.	20141287	January 7, 2016
Dr. Marshall Guy MD	128 Vision Park 150	20151346	January 8, 2016
Vision Commons L.P	266 Green Blvd.	20141395	January 12, 2016
Vision Commons L.P	262 Green Blvd.	20141327	January 12, 2016
**Clayton Little	198 Ed English	20151215	January 13, 2016
James Reed	28702 Cedarwood Dr.	20151332	January 21, 2016
David Weekly	310 Sonoma Ct.	20151029	January 21, 2016
**Memorial Herman	9250 Pinecroft Dr.	20141450	January 21, 2016
Gracepoint Homes	108 McGoey Cir.	20151158	January 22, 2016
Gracepoint Homes	135 McGoey Cir.	20151185	January 22, 2016
Gracepoint Homes	192 McGoey Cir.	20151102	January 22, 2016
Memorial Herman	920 Medical Plaza Dr. 280	20151420	January 22, 2016
**Clayton Little	198 Ed English	20151215	January 26, 2016

**Temporary CO was issued

During January 19 sign permits were issued:

- 1500 Research Forest Suite 235- wall sign
- 19533 I-45- pole sign
- 1500 Research Forest Suite 100- (2) panel sign/wall sign
- 9250 Pinecroft- (14) temporary signs
- 132 McKinley Landing- model home sign

SUBMITTED BY: Heather Smallwood

