CITY COUNCIL AGENDA ITEM

Date: December 5, 2011

To: John Szerlag, City Manager

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CITY OF TROY
CITY MANAGER'S OFFICE

From: Mark F. Miller, Director of Economic and Community Development
Steve Burns, SAFEbuilt,Building Official
Mitch Grusnick, City Building Official

Subject: Building Department Report – November, 2011

The following attachment contains a summary of permit activity, project valuation and inspection counts for the Building Inspection Department from July 2010 to November 2011.

Attachments:
1. Building Department report, July thru November 2011.

CITY OF TROY

July 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	6	29	7	3	31	1	0	334	82	493	493	
Valuation	$ 486,891.00	$ 1,462,955.00	$ 31,068.00	$ 562,500.00	$ 5,471,875.00	$ -	$ -	$ -	$ -	$ 8,015,289.00	$ 8,015,289.00	
Plan Reviews												
Received	26	34	1	2	29					92	92	
Released										0		
Avg. Days to First Comments										0		
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	657	60	214	8	11	113				1063	1063	
Avg. Next Day										0		

August 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	10	39	13	0	22	1	9	396	134	624	1118	
Valuation	$ 1,458,921.00	$ 558,660.00	$ 244,679.00	$ -	$ 1,488,500.00	$ 360,000.00	$ -	$ -	$ -	$ 4,110,760.00	$ 12,126,049.00	
Plan Reviews												
Received	8	30	10		21	1				70	162	
Released										0		
Avg. Days to First Comments										0		
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	376	30	160	12	5	49				632	1695	
Avg. Next Day										0		

September 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	8	32	8	2	23	0	1	361	128	563	1682	
Valuation	$ 1,346,699.00	$ 407,307.00	$ 253,464.00	$ 715,043.00	$ 1,409,902.00	$ 18,000.00	$ -	$ -	$ -	$ 4,150,415.00	$ 16,276,464.00	
Plan Reviews												
Received	8	27	15	1	22	3				76	238	
Released										0		
Avg. Days to First Comments										0		
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	622	59	230	20	22	94				1047	2742	
Avg. Next Day										0		

October 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	5	35	6	3	36	0	0	370	102	557	2239	
Valuation	$ 1,461,275.00	$ 701,252.00	$ 5,385.00	$ 2,000.00	$ 3,062,219.00	$ -	$ -	$ -	$ -	$ 5,232,131.00	$ 21,508,595.00	
Plan Reviews												
Received	5	25	29		36	4				99	337	
Released										0		
Avg. Days to First Comments										0		
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	680	74	169	27	28	125				1103	3845	
Avg. Next Day										0		

November 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	4	19	6	0	32	0	4	447	81	593	2832	
Valuation	$ 933,000.00	$ 200,710.00	$ 62,385.00	$ -	$ 3,977,374.00	$ 227,000.00	$ -	$ -	$ -	$ 5,400,469.00	$ 26,909,064.00	
Plan Reviews												
Received	4	18	17		29	1	2			71	408	
Released										0		
Avg. Days to First Comments										0		
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	749	33	181	17	15	97				1092	4937	
Avg. Next Day										0		

December 2010

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	4	14	6	0	27	1	0	371	61	484	3316	
Valuation	$ 626,675.00	$ 461,134.00	$ 259,366.00	$ -	$ 2,475,450.00	$ 125,000.00	$ -	$ -	$ -	$ 3,947,625.00	$ 30,856,689.00	
Plan Reviews												
Received	4	12	11		24	3	1			55	463	
Released										0		
Avg. Days to First Comments										0		
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	569	42	117	12	8	84				832	5769	
Avg. Next Day										0		
Inspections by Trade												
	Building	Electrical	Fence	Mechanical	Plumbing	Sewer						
Count	194	283	2	236	104	13				832	832	
Avg. Next Day										0		

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January

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	2	16	1	0	23	0	0	361	70	473	473	400
Valuation	$ 435,319.00	$ 300,211.00	$ 200,000.00	$ -	$ 4,683,200.00	$ -	$ -	$ -	$ -	$ 5,618,730.00	$ 5,618,730.00	$ 2,919,092.00
Plan Reviews												
Received	2	16	3		23	0	0			44	44	
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	608	38	113	18	17	93				887	887	
Inspections by Trade												
	Building	Electrical	Fence	Mechanical	Plumbing	Sewer						
Count	207	307	0	250	108	15				887	887	

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February

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	3	9	1	0	28	1	0	214	46	302	775	768
Valuation	$ 638,800.00	$ 169,821.00	$ 125,000.00	$ -	$ 1,805,444.00	$ 3,200.00	$ -	$ -	$ -	$ 2,742,265.00	$ 8,360,995.00	$ 8,905,362.00
Plan Reviews												
Received	3	8	2		28	1	0			42	86	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	465	30	104	20	15	119				753	1640	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water					
Count	159	266	2	229	86	9	2			753	1640	

March

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	2	26	5	0	28	0	4	308	63	436	1211	1197
Valuation	$ 404,400.00	$ 507,485.00	$ 334,965.00	$ -	$ 3,694,381.00	$ -	$ -	$ -	$ -	$ 4,941,231.00	$ 13,302,226.00	$ 13,517,366.00
Plan Reviews												
Received	2	23	8		28		0			61	147	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	571	29	117	23	9	122				871	2511	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water					
Count	205	320	1	239	97	8	1			871	2511	

April

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	9	45	9	0	32	1	0	301	78	475	1686	1652
Valuation	$ 1,924,032.00	$ 615,613.00	$ 35,269.00	$ -	$ 5,920,146.00	$ 12,000.00	$ -	$ -	$ -	$ 8,507,060.00	$ 21,809,286.00	$ 21,237,928.00
Plan Reviews												
Received	12	43	8		29	1	21			114	261	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	571	25	126	17	29	83				851	3362	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	204	293	2	225	101	22	2	3		852	3363	

May

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	3	87	11	0	40	3	2	388	113	647	2333	2132

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Valuation	$ 645,800.00	$ 1,077,858.00	$ 18,863.00	$ -	$ 2,368,879.00	$ 264,860.00	$ 40,000.00	$ -	$ -	$ 4,416,260.00	$ 26,225,546.00	$ 25,504,104.00
Plan Reviews												
Received	3	68	30		37	3	37			178	439	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	635	44	97	31	16	98				921	4283	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	283	285	4	205	110	22	10	2		921	4284	

June

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	7	69	17	0	33	0	3	419	132	680	3013	2709
Valuation	$ 1,598,385.00	$ 17,706,086.00	$ 384,739.00	$ -	$ 4,355,448.00	$ -	$ 60,000.00	$ -	$ -	$ 24,104,658.00	$ 50,330,204.00	$ 30,112,325.00
Plan Reviews												
Received	6	49	38		33		21			147	586	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	675	35	125	37	18	108				998	5281	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	327	311	12	216	101	30	1			998	5282	

C of O	TC of O
26	15

July

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	6	79	18	0	24	2	2	397	77	605	3618	$ 3,214
Valuation	$ 1,354,468.00	$ 2,518,399.00	$ 167,819.00	$ -	$ 4,046,173.00	$ 276,293.00	$ 50,000.00	$ -	$ -	$ 8,413,152.00	$ 58,743,356.00	$ 38,127,614.00
Plan Reviews												
Received	6	93	25		25		2			151	737	92
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	643	34	144	13	22	102				958	6239	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	304	294	12	235	93	19	1			958	6240	

C of O	TC of O
29	27

August

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	8	77	28	0	33	5	4	420	106	681	4299	$ 3,839

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Valuation	$ 1,850,844.00	$ 765,630.00	$ 386,186.00	$ -	$ 2,776,958.00	$ 127,500.00	$ 20,000.00	$ -	$ -	$ 5,927,118.00	$ 64,670,474.00	$ 42,186,474.00
Plan Reviews												
Received	8	105	27		36	2	2			180	917	70
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	756	44	163	15	22	116				1116	7355	
Inspections by Trade												
	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	366	329	13	266	116	26	7	1		1124	7364	

C of O	TC of O
31	20

September

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	3	84	24	0	33	1	0	375	95	615	4914	$ 4,411
Valuation	$ 717,935.00	$ 1,179,523.00	$ 124,265.00	$ -	$ 6,038,861.00	$ 120,000.00	$ -	$ -	$ -	$ 8,180,584.00	$ 72,851,058.00	$ 46,336,889.00
Plan Reviews												
Received	3	80	28		29	5	14			159	1076	0
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	677	57	147	14	26	98				1019	8374	
Inspections by Trade												
	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	346	311	10	226	97	15	3	11		1019	8383	

C of O	TC of O
25	28

October

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	1	91	19	3	30	2	0	446	98	690	5604	$ 4,968
Valuation	$ 193,000.00	$ 2,520,394.00	$ 116,030.00	$ 1,850,000.00	$ 3,383,737.00	$ 323,000.00	$ -	$ -	$ -	$ 8,386,161.00	$ 81,237,219.00	$ 51,569,020.00
Plan Reviews												
Received	1	92	18	3	30	2		12		158	1234	0
Inspections												
	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved						
Count	708	44	196	18	25	149	3			1143	9517	
Inspections by Trade												
	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	353	364	9	274	117	22	2	2		1143	9526	

C of O	TC of O
22	24

November

	Residential	Commercial	Misc.	One-Stop	Other	MTD	YTD	Prev.

CITY OF TROY - 2011

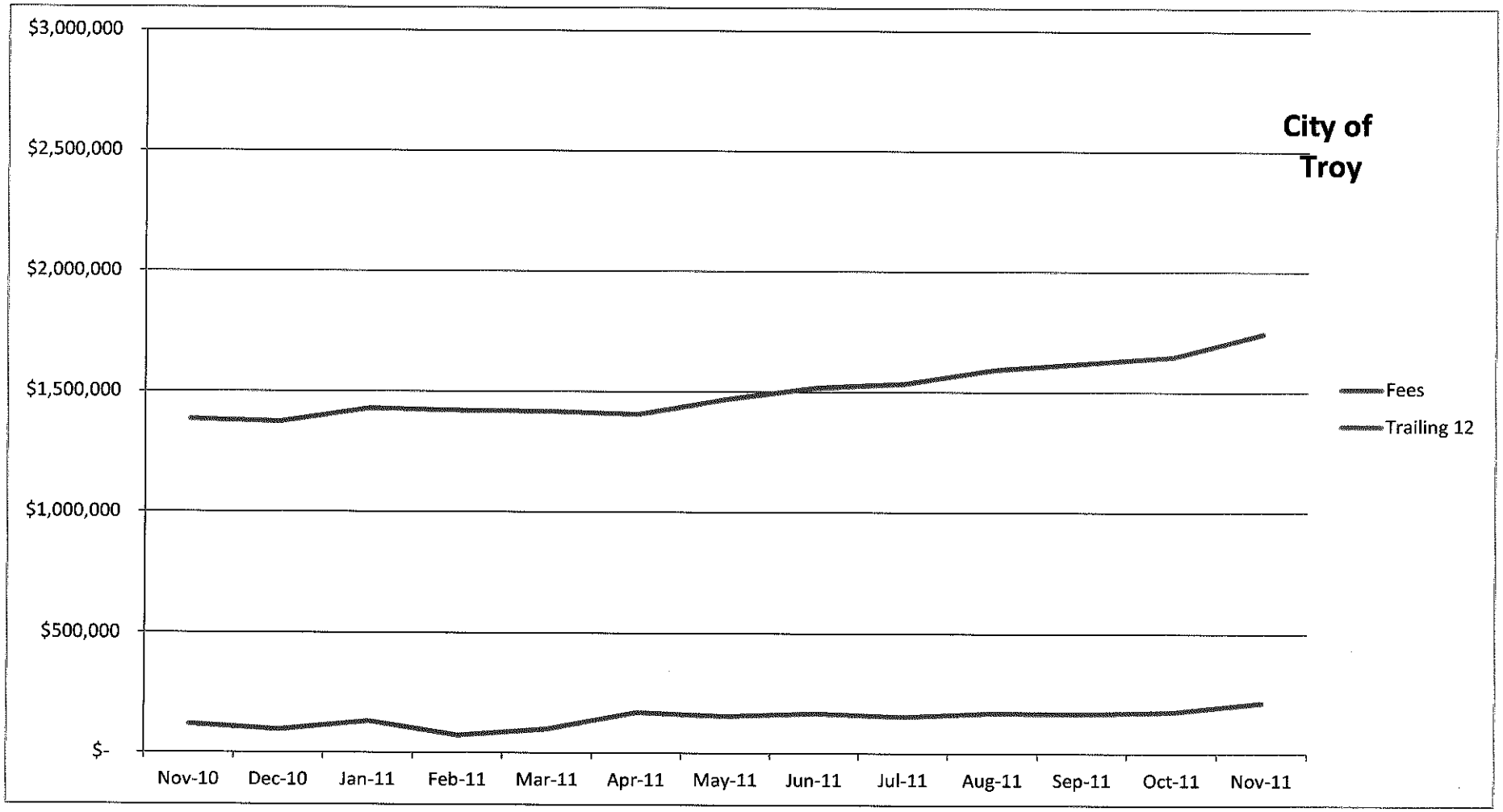
	New	Alt.	Misc.	New	Alt.	Misc.	Misc.	One-Stop	Other	Totals	Totals	Year
Permit Activity												
Count	12	60	18	1	23	0	5	381	96	596	6200	$ 5,561
Valuation	$ 3,052,209.00	$ 505,266.00	$ 128,436.00	$ 300.00	$ 5,675,200.00	$ -	$ 111,815.00	$ -	$ -	$ 9,473,226.00	$ 90,710,445.00	$ 56,971,489.00
Plan Reviews												
Received	12	57	21		18	1		12		121	1355	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	695	37	179	21	24	125	1			1082	10599	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	336	311	14	263	112	33	6	7		1082	10608	

C of O	TC of O
42	17

December

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	0	0	0	0	0	0	0	0	0	0	6200	$ 6,045
Valuation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 90,710,445.00	$ 60,919,114.00
Plan Reviews												
Received										0	1355	
Inspections	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count										0	10599	
Inspections by Trade	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count										0	10608	

C of O	TC of O


City of Troy
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Fees
Trailing 12

	December 2010	January 2011	February 2011	March 2011	April 2011	May 2011	June 2011	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011
RES: New	4	2	3	2	9	3	7	6	8	3	1	12	0
RES: Alt	14	16	9	26	45	87	69	79	77	84	91	60	0
RES: Msc	6	1	1	5	9	11	17	18	28	24	19	18	0
COM: New	0	0	0	0	0	0	0	0	0	0	3	1	0
COM: Alt	25	23	28	28	32	40	33	24	33	33	30	23	0
COM: Rep	2	0	1	0	1	2	0	2	3	1	0	0	0
COM: Msc	1	0	0	0	0	1	0	0	2	0	2	0	0
MISC	0	0	0	4	0	2	3	2	4	0	0	5	0
ONESTOP	371	361	214	308	301	388	419	397	420	375	446	381	*0*
OTHER	61	70	46	63	78	113	132	77	106	95	98	96	0
TOTAL	484	473	302	436	475	647	680	605	681	615	690	596	0

	January 2011	February 2011	March 2011	April 2011	May 2011	June 2011	July 2011
RES: New	$ 435,319.00	$ 638,800.00	$ 404,400.00	$ 1,924,032.00	$ 645,800.00	$ 1,598,385.00	$ 1,354,468.00
RES: Alt	$ 300,211.00	$ 169,821.00	$ 507,485.00	$ 615,613.00	$ 1,077,858.00	$ 17,706,086.00	$ 2,518,399.00
RES: Msc	$ 200,000.00	$ 125,000.00	$ 334,965.00	$ 35,269.00	$ 18,863.00	$ 384,739.00	$ 167,819.00
COM: New	$ -	$ -	$ -	$ -	$ -	$ -	$ -
COM: Alt	$ 4,683,200.00	$ 1,805,444.00	$ 3,694,381.00	$ 5,920,146.00	$ 2,368,879.00	$ 4,355,448.00	$ 4,046,173.00
COM: Repair	$ -	$ 3,200.00	$ -	$ 12,000.00	$ 255,000.00	$ -	$ 276,293.00
COM: Msc	$ -	$ -	$ -	$ -	$ 9,860.00	$ -	$ -
MISC	$ -	$ -	$ -	$ -	$ 40,000.00	$ 60,000.00	$ 50,000.00
ONESTOP	$ -	$ -	$ -	$ -	$ -	$ -	$ -
OTHER	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL	$ 5,618,730.00	$ 2,742,265.00	$ 4,941,231.00	$ 8,507,060.00	$ 4,416,260.00	$ 24,104,658.00	$ 8,413,152.00

	August 2011	September 2011	October 2011	November 2011	December 2011
RES: New	$ 1,850,844.00	$ 717,935.00	$ 193,000.00	$ 3,052,209.00	$ -
RES: Alt	$ 765,630.00	$ 1,179,523.00	$ 2,520,394.00	$ 505,266.00	$ -
RES: Msc	$ 386,186.00	$ 124,265.00	$ 116,030.00	$ 128,436.00	$ -
COM: New	$ -	$ -	$ 1,850,000.00	$ 300.00	$ -
COM: Alt	$ 2,776,958.00	$ 6,038,861.00	$ 3,383,737.00	$ 5,675,200.00	$ -
COM: Repair	$ 115,000.00	$ 120,000.00	$ -	$ -	$ -
COM: Msc	$ 12,500.00	$ -	$ 323,000.00	$ -	$ -
MISC	$ 20,000.00	$ -	$ -	$ 111,815.00	$ -
ONESTOP	$ -	$ -	$ -	$ -	$ -
OTHER	$ -	$ -	$ -	$ -	$ -
TOTAL	$ 5,927,118.00	$ 8,180,584.00	$ 8,386,161.00	$ 9,473,226.00	$ -