CITY COUNCIL AGENDA ITEM

Date: September 17, 2012

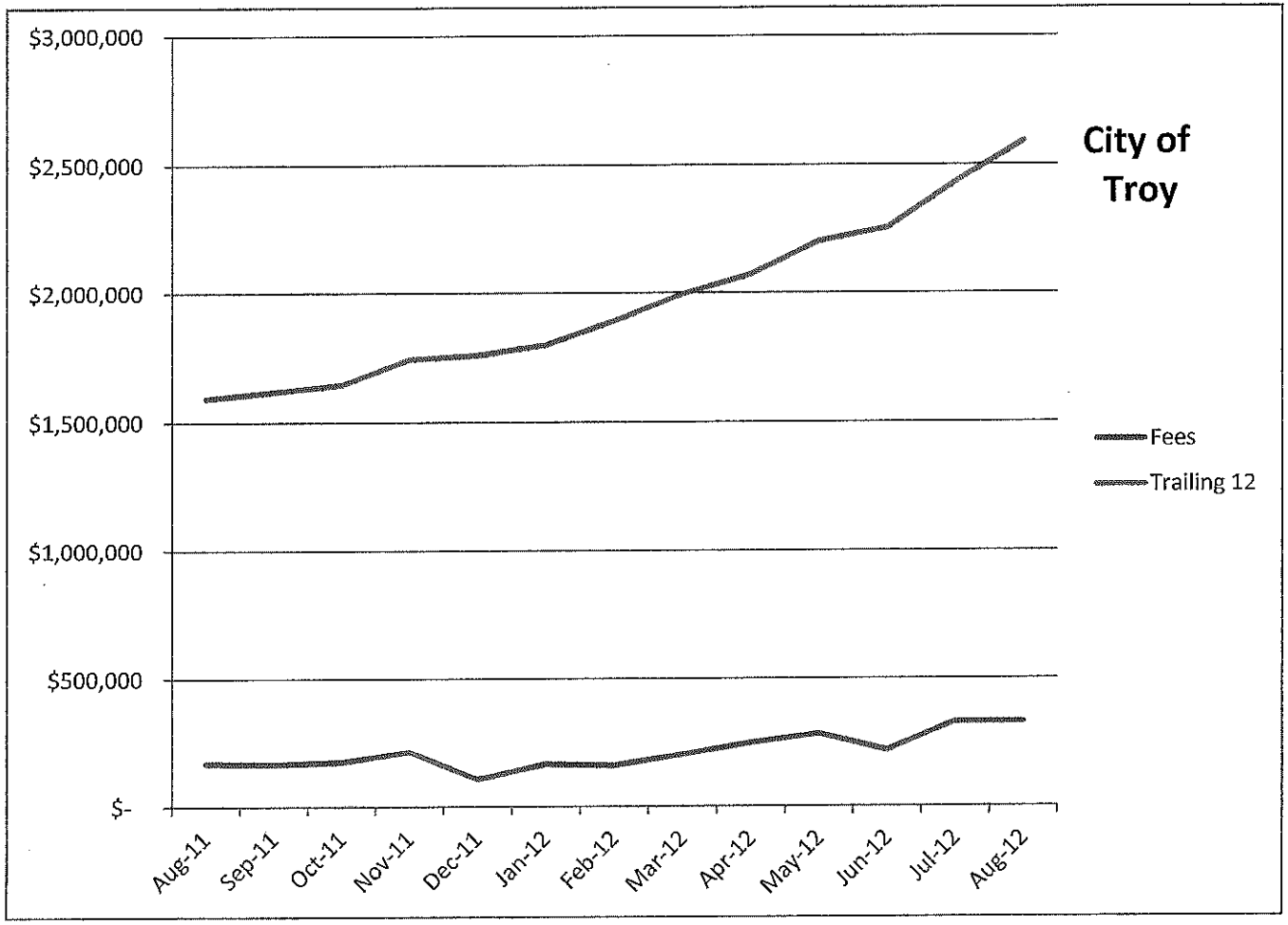
To: Mike Culpepper, Acting City Manager

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

Subject: Building Department Activity Report – August, 2012

The following attachment contains a summary of permit activity, project valuation and inspection counts for the Building Inspection Department from January 2011 to August 2012. Permit totals and inspection totals continue to show an increase in construction activity over the previous month to date totals.

Attachments:
1. Building Department report, August, 2012 Activity Report


City of Troy
$3,000,000
$2,500,000
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Aug-11
Sep-11
Oct-11
Nov-11
Dec-11
Jan-12
Feb-12
Mar-12
Apr-12
May-12
Jun-12
Jul-12
Aug-12
Fees
Trailing 12

CITY OF TROY - 2011 - 2012

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	

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

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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	2		851	3362	

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
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	4283	

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	5281	

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												

CITY OF TROY - 2011 - 2012

	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	6239	

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
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	754	45	163	13	22	114				1111	7350	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	358	329	13	266	115	26	2	2		1111	7350	

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	8369	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	346	311	10	226	97	15	3	11		1019	8369	

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

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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	9512	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	353	364	9	274	117	22	2	2		1143	9512	

C of O	TC of O
22	24

November

	Residential			Commercial			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
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	10594	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	336	311	14	263	112	33	6	7		1082	10594	

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	4	52	15	1	31	0	0	337	59	499	6699	$ 6,045
Valuation	$ 785,517.00	$ 377,887.00	$ 329,803.00	$ 500.00	$ 2,829,265.00	$ -	$ -	$ -	$ -	$ 4,322,972.00	$ 95,033,417.00	$ 60,919,114.00
Plan Reviews												
Received	4	50	17		31	1				103	1458	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	588	72	131	16	18	106				931	11525	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	268	286	6	217	97	46	11			931	11525	

C of O	TC of O
13	11

January 2012

CITY OF TROY - 2011 - 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	0	27	1	4	44	1	6	373	65	521	521	$ 400
Valuation	$ -	$ 4,968,569.00	$ 40,000.00	$ 1,011,881.00	$ 1,104,338.00	$ -				$ 7,124,788.00	$ 7,124,788.00	$ 2,919,092.00
Plan Reviews												
Received		27	1	4	44	2				78	78	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	642	50	142	30	21	102				987	987	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	246	275	13	288	148	14	2	1		987	987	

C of O	TC of O
22	31

February 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	0	37	1	2	54	1	3	296	52	446	967	302
Valuation	$ -	$ 7,834,182.00	$ 140,000.00	$ 445,125.00	$ 964,784.00	$ 5,900.00				$ 9,389,991.00	$ 16,514,779.00	$ 2,742,265.00
Plan Reviews												
Received		34	2	2	54	3				95	173	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	673	23	154	26	31	74	4			985	1972	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	264	318	2	255	123	16	1	6		985	1972	

C of O	TC of O
32	23

March 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	0	20	1	17	109	4	11	366	70	598	1565	436
Valuation	$ -	$ 3,471,210.00	$ 7,300.00	$ 1,993,286.00	$ 1,331,117.00	$ 128,950.00				$ 6,931,863.00	$ 23,446,642.00	$ 4,941,231.00
Plan Reviews												
Received		20	1	11	107	25				164	337	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	645	54	133	19	25	118				994	2966	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	270	287	7	278	126	22	4			994	2966	

C of O	TC of O

CITY OF TROY - 2011 - 2012

19	20

April 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	3	34	1	18	103	6	14	529	57	765	2330	114
Valuation	$ 2,212,000.00	$ 5,617,710.00	$ 20,000.00	$ 2,432,614.00	$ 934,958.00	$ 49,100.00				$ 11,266,382.00	$ 34,713,024.00	$ 8,507,060.00
Plan Reviews												
Received	2	34	2	11	103	34				186	523	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	763	67	130	26	32	93				1111	4077	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	352	284	14	246	160	45	10			1111	4077	

C of O	TC of O
20	21

May 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	2	41	2	35	159	4	26	480	80	829	3159	647
Valuation	$ 1,050,000.00	$ 5,381,858.00	$ 36,950.00	$ 3,633,455.00	$ 1,439,792.00	$ 17,500.00				$ 11,559,555.00	$ 46,272,579.00	$ 4,416,260.00
Plan Reviews												
Received	1	41	2	25	121	52				242	765	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	866	55	150	27	27	109				1234	5311	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	460	290	12	252	151	47	21	1		1234	5311	

C of O	TC of O
31	31

June 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	2	36	0	16	117	9	13	597	62	852	4011	680
Valuation	$ 571,000.00	$ 3,506,516.00	$ -	$ 2,236,278.00	$ 1,250,418.00	$ 69,050.00				$ 7,633,262.00	$ 53,905,841.00	$ 24,104,658.00
Plan Reviews												
Received	1	36	1	9	127	31				205	970	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	863	36	175	29	38	114				1255	6566	

Inspections by Trade

CITY OF TROY - 2011 - 2012

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	444	327	14	256	159	23	10	22		1255	6566	

C of O	TC of O
25	14

July 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	3	48	2	28	100	8	21	522	69	801	4812	605
Valuation	$ 4,662,000.00	$ 5,137,610.00	$ 208,800.00	$ 4,154,863.00	$ 983,594.00	$ 86,549.00				$ 15,233,416.00	$ 69,139,257.00	$ 8,413,152.00
Plan Reviews												
Received	3	48	11	15	100	36				213	1183	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	889	69	193	30	26	115				1322	7888	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Other				
Count	466	327	16	268	161	56	19	9		1322	7888	

C of O	TC of O
19	21

August 2012

	Commercial			Residential			Misc.	One-Stop	Other	MTD Totals	YTD Totals	Prev. Year
	New	Alt.	Misc.	New	Alt.	Misc.						
Permit Activity												
Count	4	53	3	19	122	12	20	611	67	911	5723	681
Valuation	$ 3,285,000.00	$ 6,300,781.00	$ 97,200.00	$ 3,077,280.00	$ 1,569,791.00	$ 108,395.00				$ 14,438,447.00	$ 83,577,704.00	$ 5,927,118.00
Plan Reviews												
Received	4	53	3	12	47	111				230	1413	

Inspections

	Approved	Canceled	Disapproved	Locked Out	Not Ready	Partial Approved	Other					
Count	1021	81	167	32	35	141				1477	9365	

Inspections by Trade

	Building	Electrical	Fence	Mechanical	Plumbing	Sewer	Water	Special Event	Other			
Count	483	427	16	311	176	40	12	12		1477	9365	

C of O	TC of O
16	18

	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012	July 2012	August 2012	September 2012	October 2012	November 2012	December 2012
COM: New	0	0	0	3	2	2	3	4	0			
OM: Alt/Rep	27	37	20	34	41	36	48	53	0			
COM: Msc	1	1	1	1	2	0	2	3	0			
RES: New	4	2	17	18	35	16	28	19	0			
RES: Alt	44	54	109	103	159	117	100	122	0			
RES: Msc	1	1	4	6	4	9	8	12	0			
MISC	6	3	11	14	26	13	21	20	0			
ONESTOP	373	296	366	529	480	597	522	611	0			
OTHER	65	52	70	57	80	62	69	67	0			
TOTAL	521	446	598	765	829	852	801	911	0	0	0	0

	January 2012	February 2012	March 2012	Apr-12	May-12	Jun-12	Jul-12
COM: New	$ -	$ -	$ -	$ 2,212,000.00	$ 1,050,000.00	$ 571,000.00	$ 4,662,000.00
COM: Alt/Rep	$ 4,968,569.00	$ 7,834,182.00	$ 3,471,210.00	$ 5,617,710.00	$ 5,381,858.00	$ 3,506,516.00	$ 5,137,610.00
COM: Msc	$ 40,000.00	$ 140,000.00	$ 7,300.00	$ 20,000.00	$ 36,950.00	$ -	$ 208,800.00
RES: New	$ 1,011,881.00	$ 445,125.00	$ 1,993,286.00	$ 2,432,614.00	$ 3,633,455.00	$ 2,236,278.00	$ 4,154,863.00
RES: Alt/Rep	$ 1,104,338.00	$ 964,784.00	$ 1,331,117.00	$ 934,958.00	$ 1,439,792.00	$ 1,250,418.00	$ 983,594.00
RES: Msc	$ -	$ 5,900.00	$ 128,950.00	$ 49,100.00	$ 17,500.00	$ 69,050.00	$ 86,549.00
TOTAL	$ 7,124,788.00	$ 9,389,991.00	$ 6,931,863.00	$ 11,266,382.00	$ 11,559,555.00	$ 7,633,262.00	$ 15,233,416.00

	Aug-12	Sep-12	Dec-12	
COM: New	$ 3,285,000.00	$ -	$ -	$ -
COM: Alt/Rep	$ 6,300,781.00	$ -	$ -	$ -
COM: Msc	$ 97,200.00	$ -	$ -	$ -
RES: New	$ 3,077,280.00	$ -	$ -	$ -
RES: Alt/Rep	$ 1,569,791.00	$ -	$ -	$ -
RES: Msc	$ 108,395.00	$ -	$ -	$ -
TOTAL	$ 14,438,447.00	$ -	$ -	