

PLANNING & DEVELOPMENT SERVICES

NEWSLETTER

APRIL 2011



Building a Better Community with You

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PLANNER ON CALL FREQUENTLY ASKED QUESTION

The Planner on Call system helps over 1,800 people a year that call, email, or come into the P&DS office with questions related to planning and development. This section highlights some of the more common questions. If you have questions for the Planner on Call, please contact us at 979.764.3570 or POC@cstx.gov.

Q: I want to have a garage sale, do I need a permit?

A: The City of College Station does not require permits for garage sales. Garage sales should only be held on residential property by the owner or tenant of the property.

The City of College Station Code of Ordinance, Section 5, allows for a garage sale once every six months and each sale is limited to 72 consecutive hours. Signs for the sale should only be located on the property of the individual conducting the sale.

For additional information regarding garage sales, please contact the Planner on Call.



**POPULATION:
The April 2011
population estimate
is 95,337**



TRACKING THE NUMBERS

New Single-Family Homes:

YTD - 1 yr	YTD - 2 yr
↓ 16%	↑ 4%

Year-to-date, single-family home permits decreased in quantity when compared to last year at this time, April 2010, and increased when compared with two years ago, April 2009.

New Commercial:

YTD - 1 yr	YTD - 2 yr
↓ 6%	↑ 42%

Year-to-date, new commercial permits experienced an increase in quantity when compared to last year at this time, April 2010, and a decrease compared with two years ago, April 2009.

Total Permits:

YTD - 1 yr	YTD - 2 yr
↓ 13%	↑ 10%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, April 2010, and experienced a decrease when compared with two years ago, April 2009.

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BUILDING PERMIT TOTALS:

Month of April 2011						Month of April 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	62	62	138,127	109,143	\$7,385,010	73	73	\$9,529,050
Duplex	1	2	3,627	3,470	\$200,000	0	0	\$0
Tri-plex/Four-plex	0	0	0	0	\$0	0	0	\$0
Apartment	5	51	47,358	44,899	\$4,192,000	0	N/A	\$0
Residential Addition	14	N/A	14,113	10,419	\$461,895	7	N/A	\$156,900
Residential Remodel	14	N/A	4,567	2,518	\$514,318	11	N/A	\$73,159
Residential Garage/Carport Addition	2	N/A	N/A	N/A	\$33,000	0	N/A	\$0
Residential Demolition	1	N/A	N/A	N/A	\$8,000	1	N/A	\$2,500
Residential Slab Only-SF	1	N/A	N/A	N/A	\$26,010	0	N/A	\$0
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	3	N/A	N/A	N/A	\$330,000	3	N/A	\$100,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	0	N/A	\$0
New Commercial	6	N/A	7,010	7,010	\$2,035,052	5	N/A	\$9,403,000
Commercial Remodel	5	N/A	N/A	N/A	\$184,000	6	N/A	\$1,045,800
Commercial Addition/Retaining Wall	1	N/A	N/A	N/A	\$5,500	1	N/A	\$1,000
Commercial Demolition	2	N/A	N/A	N/A	\$110,970	1	N/A	\$5,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	1	N/A	\$3,500
Swimming Pool	3	N/A	N/A	N/A	\$101,675	11	N/A	\$354,460
Sign	7	N/A	N/A	N/A	N/A	10	N/A	N/A
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	6	N/A	N/A	N/A	\$65,022	0	N/A	\$0
Roofing	11	N/A	N/A	N/A	\$63,248	8	N/A	\$40,650
TOTALS	144	115	214,802	177,459	\$15,715,700	138	73	\$20,715,019

January 1, 2011 - April 30, 2011						January 1, 2010 - April 30, 2010		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
Single Family Home	184	184	450,711	349,941	\$24,469,732	219	219	\$29,966,177
Duplex	1	2	3,627	3,470	\$200,000	0	0	\$0
Tri-plex/Four-plex	0	0		0	\$0	0	0	\$0
Apartment	9	111	125,358	106,899	\$6,192,000	1	21	\$196,450
Residential Addition	26	N/A	18,365	14,131	\$829,859	22	N/A	\$735,945
Residential Remodel	41	N/A	10,650	8,405	\$1,097,775	39	N/A	\$467,560
Residential Garage/Carport Addition	3	N/A	N/A	N/A	\$33,700	1	N/A	\$9,000
Residential Demolition	17	N/A	N/A	N/A	\$51,770	7	N/A	\$21,500
Residential Slab Only-SF	1	N/A	N/A	N/A	\$26,010	2	N/A	\$22,802
Residential Slab Only-DP	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-3&4	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Residential Slab Only-Apt.	4	N/A	N/A	N/A	\$360,000	3	N/A	\$100,000
Hotel / Motel / Inn	0	N/A	N/A	N/A	\$0	1	N/A	\$100,000
New Commercial	17	N/A	67,093	66,236	\$7,319,979	18	N/A	\$19,919,848
Commercial Remodel	19	N/A	N/A	N/A	\$2,035,653	21	N/A	\$2,545,600
Commercial Addition/Retaining Wall	8	N/A	N/A	N/A	\$2,978,192	6	N/A	\$156,009
Commercial Demolition	4	N/A	N/A	N/A	\$134,970	2	N/A	\$6,000
Commercial Slab Only	0	N/A	N/A	N/A	\$0	2	N/A	\$24,500
Swimming Pool	15	N/A	N/A	N/A	\$470,303	26	N/A	\$883,175
Sign	35	N/A	N/A	N/A	N/A	42	N/A	\$104,142
Moving & Location	0	N/A	N/A	N/A	\$0	0	N/A	\$0
Storage / Accessory	12	N/A	N/A	N/A	\$198,422	6	N/A	\$21,600
Roofing	22	N/A	N/A	N/A	\$207,838	63	N/A	\$334,725
TOTALS	418	297	675,804	549,082	\$46,606,203	481	240	\$55,615,033



BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	276	233	144	112	18	13	6	802
FEBRUARY	178	197	130	91	21	2	3	622
MARCH	311	298	158	141	11	14	13	946
APRIL	363	277	176	139	26	13	17	1011

CODE ENFORCEMENT ACTIVITIES SUMMARY:

MONTH	HEALTH & SANITATION	PROPERTY MAINTENANCE	PUBLIC NUISANCE	FIRE PROTECTION	TRAFFIC CODE	SANITATION	UDO/ZONING	RENTAL REGISTRATION	MISCELLANEOUS	TOTAL
JANUARY	64	6	23	1	8	378	60	140	241	921
FEBRUARY	39	27	11	1	2	278	110	79	242	789
MARCH	278	35	26	11	14	338	124	105	370	1301
APRIL	342	25	19	11	12	173	232	157	389	1360

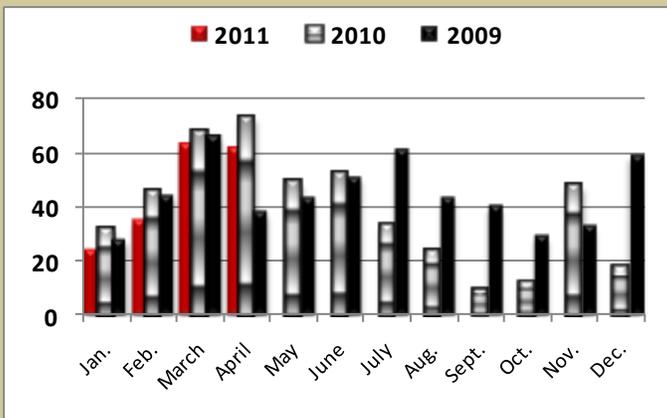
REZONING SCOOP:

PROJECT NUMBER	LOCATION OF LAND	ACRES	REQUEST	P&Z DATE	STATUS	COUNCIL DATE	STATUS
10-500139	3180 Cain Road	19.57	AO to C1, R3 & R4	18-Nov-10	Denied	28-Apr	Denied
11-500022	1013 Eleanor	0.022	R1 to PDD	7-Apr	App w/ Cond.	14-Apr	Approved
11-500036	100 Graham Road	1.70	M1 to C3	7-Apr	Approved	28-Apr	Approved
11-500043	1400-1504 Airline Dr	2.22	C1 to R6	7-Apr	Approved	28-Apr	Approved
11-500055	200 Rock Prairie Rd	8.91	C1 to PDD	21-Apr	App w/ Cond.	28-Apr	Approved
11-500063	4005 SH 6 South	37.12	PDD Amendment	21-Apr	Approved	28-Apr	Approved

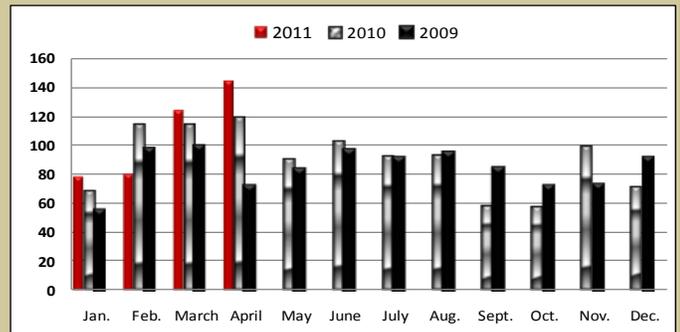
PERMITS BY TYPE YEAR TO DATE

Type of Permit	Permit	Unit	Amount
Single-Family Home	187	187	\$24,469,732
Duplex	1	2	\$200,000
Tri-Plex/Four-plex	0	0	\$0
Apartment	9	111	\$6,192,000
New Commercial	17	N/A	\$7,319,979
Commercial Remodel	19	N/A	\$2,035,653

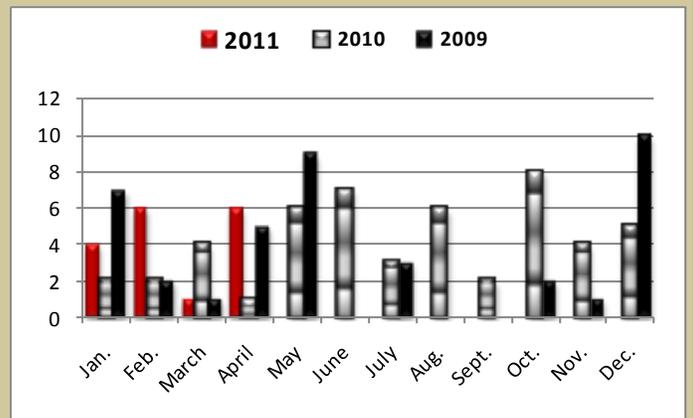
NEW SINGLE FAMILY PERMITS 3 YEAR—COMPARISON BY MONTH



TOTAL PERMITS 3 YEAR—COMPARISON BY MONTH



NEW COMMERCIAL PERMITS 3 YEAR—COMPARISON BY MONTH



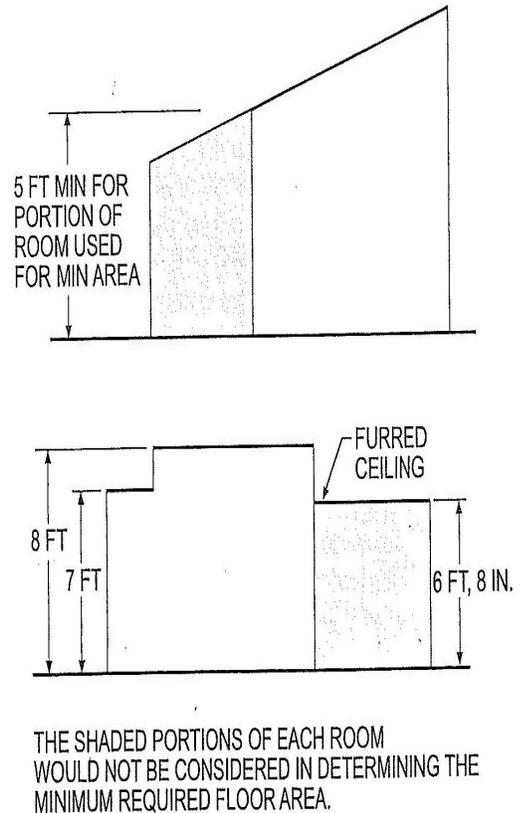
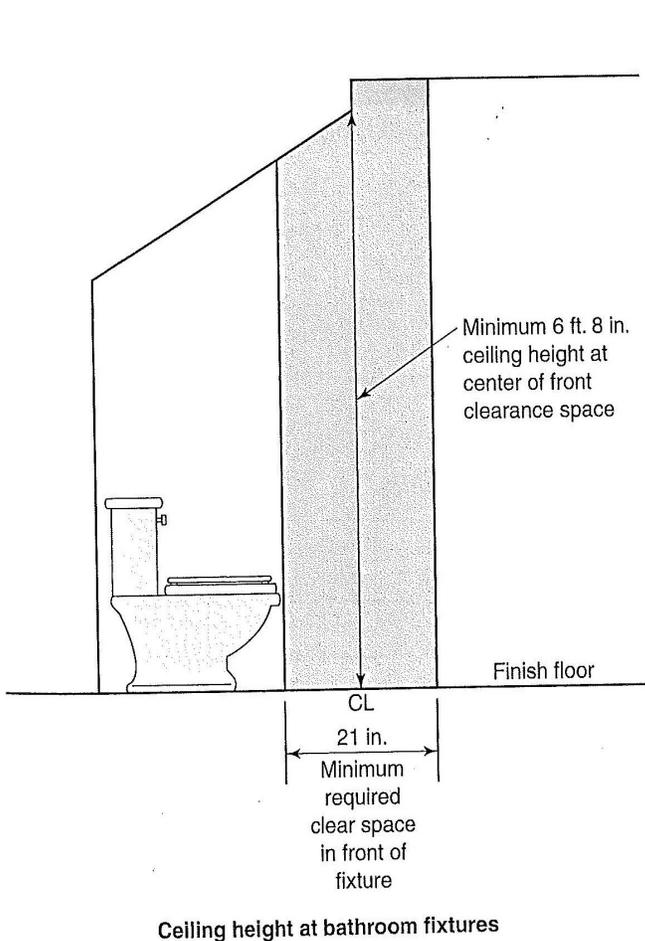
MINIMUM CEILING HEIGHTS

The International Residential Code (IRC) has a minimum ceiling height requirements for habitable spaces, hallways, bathrooms, toilet rooms and laundry rooms. The minimum required ceiling height of seven feet (7') helps maintain a healthy interior environment. The dimension must be measured to the lowest projection from the ceiling. For rooms with sloping ceilings the code requires only that the prescribed ceiling height be maintained in one-half the area of the room. However, no portion of the room that has a ceiling height of less than five feet (5') can be used in the computations for minimum floor area.

The IRC has an exception for bathrooms that allows lower ceiling heights adjacent to fixtures in bathrooms recognizing the practice of occasionally tucking bathrooms under stairs or other spaces with sloped ceilings that do not impede the functionality of the space. The code allows a sloping ceiling over toilet, bath or shower fixtures if the minimum ceiling height of six feet, eight inches (6' 8") is maintained over the front clearance area. If the fixture can still be used effectively, the ceiling height can be lower over the fixture itself. For example, the ceiling height over the tank and bowl of the toilet can be below six feet eight inches (6' 8") provided that the clearance is high enough to allow someone to sit on the toilet.

Please contact the City of College Station Building Department at 979.764.3570 with any questions.

Chris Haver C.B.O.
Building Official



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure R304.4
HEIGHT EFFECT ON ROOM AREA