

PLANNING & DEVELOPMENT SERVICES NEWSLETTER

NOVEMBER 2016



Building a Better Community with You

POPULATION: THE NOVEMBER POPULATION ESTIMATE IS 109,877

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With the new TRAKiT software our residential permit types have been combined, the table below provides additional details to show the Residential Subtypes.

Residential Permit	No. of Permits Issued	Valuation
Single-Family (Detached)	42	\$7,706,509.00
Townhomes	3	\$352,000.00
Duplex	25	\$4,354,874.24

BUILDING INSPECTIONS:

MONTH	BUILDING	PLUMBING	ELECTRIC	MECHANICAL	LAWN	SIGN	POOL	TOTAL
JANUARY	523	306	305	232	45	8	17	1,436
FEBRUARY	639	418	305	233	45	17	12	1,669
MARCH	738	465	424	267	41	8	11	1,954
APRIL	580	342	337	318	38	14	8	1,637
MAY	699	438	505	348	98	30	24	2,142
JUNE	555	368	470	358	49	19	16	1,835
JULY	699	557	557	516	199	13	20	2,561
AUGUST	755	368	400	319	121	14	18	1,995
SEPTEMBER	336	232	245	192	37	29	22	1,093
OCTOBER	433	331	248	218	37	46	17	1,330
NOVEMBER	551	325	223	181	32	21	12	1,345
TOTAL	6,529	4,151	4,019	3,182	742	219	177	19,019

BUILDING PERMIT TOTALS

<i>Month of November 2016</i>						<i>Month of November 2015</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	0					4	0	\$35,000.00
ADDITION	0					4	2	\$188,000.00
COMMERCIAL NEW	7	43	139,372	133480	\$16,782,609.00	1	0	\$1,050,000.00
COMMERCIAL TENANT FINISH-OUT	3	0	6,628	6628	\$388,945.00	2	0	\$1,165,000.00
DEMOLITION	4	2	0	0	\$0.00	5	7	\$0.00
MULTI-FAMILY	1	8	8,219	6593	\$950,000.00	6	50	\$4,947,395.01
POOL	7	0	0	0	\$889,000.00	3	0	\$120,000.00
REMODEL / RENOVATION	28	23	22,772	21202	\$210,095.00	27	168	\$450,066.00
REROOF	14	0	0	0	\$149,847.00	3	0	\$20,600.00
RESIDENTIAL	70	95	214,030	180310	\$12,702,943.24	57	61	\$11,626,263.86
RESIDENTIAL ACCESSORY	3	0	288	0	\$16,875.00	0		
RESIDENTIAL ADDITION ATTACHED	1	0	700	0	\$25,000.00	0		
SIGN	10	0	0	0	\$0.00	10	0	\$0.00
SLAB ONLY	71	0	88,511	0	\$963,700.00	24	0	\$971,763.40
TOTALS	219	171	480,520	348,213	\$33,079,014.24	146	288	\$20,574,088.27

<i>January 01, 2016 - November 30, 2016</i>						<i>January 01, 2015 - November 30, 2015</i>		
Type of Permit	Permit	Unit	Total Sq. Ft.	Heat Sq. Ft.	Amount	Permit	Unit	Amount
ACCESSORY	23	6	12,281	4,740	\$608,863.26	27	0	\$237,590.00
ADDITION	24	14	205,879	196,950	\$4,529,640.00	63	15	\$4,135,020.00
COMMERCIAL ACCESSORY	6	0	3,689	1,260	\$211,443.43	0		
COMMERCIAL ADDITION ATTACHED	1	0	12,000	8,000	\$100,000.00	0		
COMMERCIAL NEW	38	541	1,559,491	921,640	\$155,376,312.00	49	89	\$41,702,025.00
COMMERCIAL TENANT FINISH-OUT	38	5	214,921	162,977	\$15,859,649.00	20	0	\$3,184,280.00
DEMOLITION	97	498	0	0	\$0.00	90	89	\$277,700.00
MULTI-FAMILY	59	1133	1,809,804	1,387,213	\$138,218,867.18	18	222	\$23,258,421.01
OTHER STRUCTURES	7	0	0	0	\$280,986.00	6	0	\$293,389.00
POOL	83	0	0	0	\$5,207,630.00	59	0	\$4,016,402.00
REMODEL / RENOVATION	402	683	1,467,582	1,139,476	\$43,808,322.00	299	220	\$15,510,786.62
REROOF	84	0	0	0	\$1,422,246.35	87	0	\$527,046.99
RESIDENTIAL	756	848	2,159,754	1,756,526	\$138,574,352.41	802	830	\$147,560,976.10
RESIDENTIAL ACCESSORY	28	2	14,331	2,110	\$733,414.98	1	0	\$30,000.00
RESIDENTIAL ADDITION ATTACHED	14	6	7,406	5,299	\$380,239.00	0		
SIGN	171	0	0	0	\$0.00	164	0	\$1,080.00
SLAB ONLY	259	0	624,738	0	\$11,459,367.00	207	0	\$5,115,646.07
TOTALS	2090	3736	8,091,876	5,586,191	\$516,771,332.61	1892	1,465	\$245,850,362.79



Tracking the Numbers

New Single-Family Homes:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 15% - 4%

Year-to-date, single-family home permits experienced a decrease in quantity when compared to last year at this time, November 2015, and decreased when compared with two years ago, November 2014.

New Commercial:

↓ YTD - 1 yr ↓ YTD - 2 yr
 - 22% - 45%

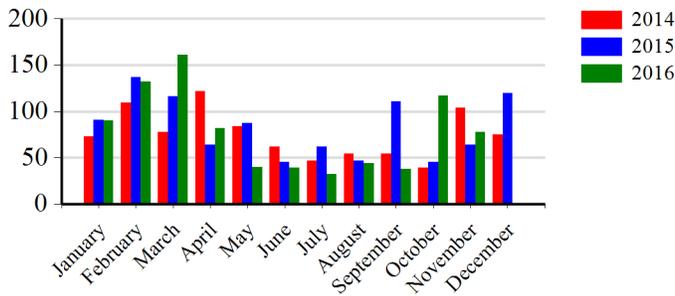
Year-to-date, new commercial permits experienced a decrease in quantity when compared to last year at this time, November 2015, and decreased when compared with two years ago, November 2014.

Total Permits:

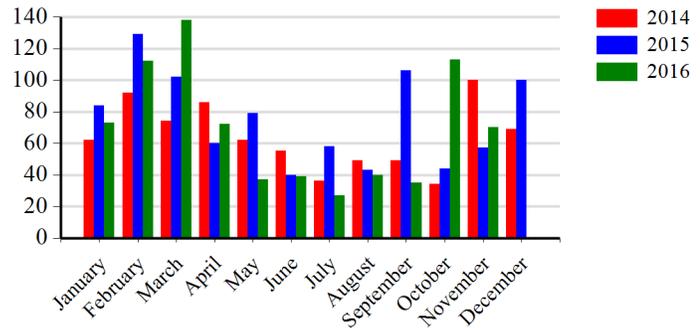
↑ YTD - 1 yr ↑ YTD - 2 yr
 10% 42%

Year-to-date, total permits experienced an increase in quantity when compared to last year at this time, November 2015, and increased when compared with two years ago, November 2014.

**TOTAL PERMITS
3 YEAR - COMPARISON BY MONTH**



**NEW SINGLE FAMILY PERMITS
3 YEAR - COMPARISON BY MONTH**



**NEW COMMERCIAL PERMITS
3 YEAR - COMPARISON BY MONTH**

