

CITY OF BURIEN, WASHINGTON

DATE: April 21, 2010
TO: Mayor McGilton and City Council
FROM: Jan Vogee, C.B.O., Building Official
SUBJECT: Construction and Land Use Permit Activity Report for 1st Quarter 2010

1. CONSTRUCTION-RELATED PERMITS ISSUED—QUARTERLY:

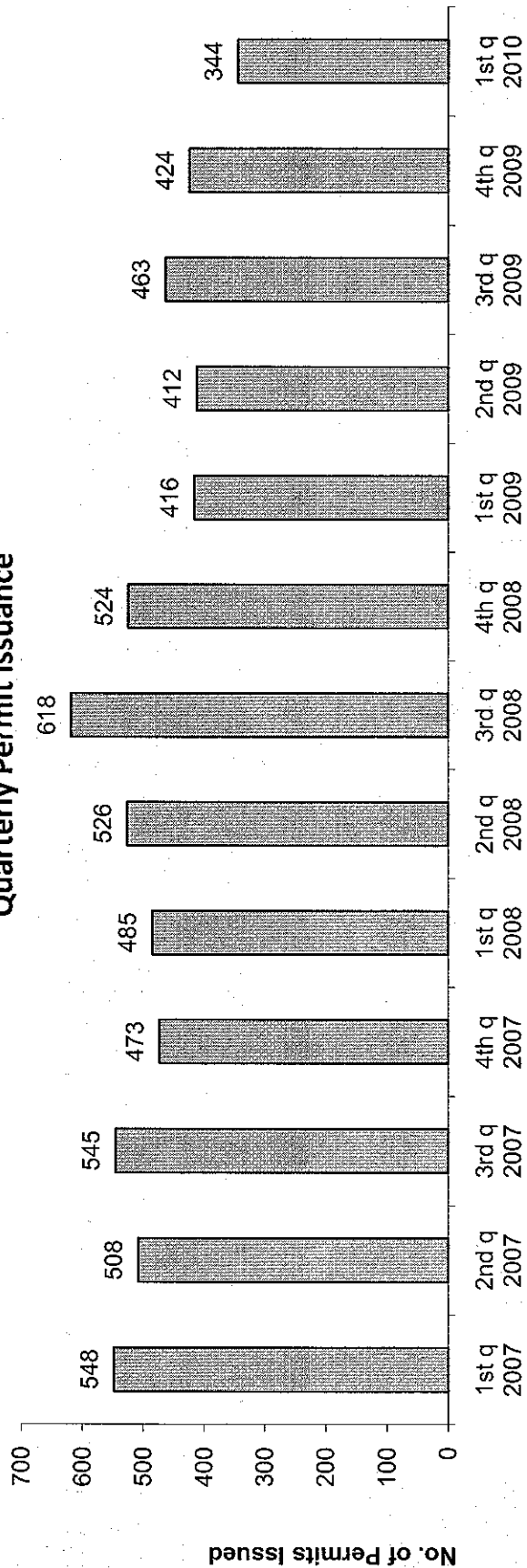
The chart below shows the number of different construction-related permits issued over the past three years, along with the revenues generated by those permits. Permit activity in 2010 is reflective of the slow economy. The majority of Construction permits have been for Tenant Improvement and Single family additions or remodels. Some new housing projects which were placed on hold are now beginning to move forward.

ISSUED PERMITS	1 st q 2007	2nd q 2007	3rd q 2007	4th q 2007	1st q 2008	2nd q 2008	3rd q 2008	4 th q 2008	1st q 2009	2 nd q 2009	3 rd q 2009	4th q 2009	1 st q 2010
Building	62	100	92	81	123	156	139	100	57	73	81	54	54
Demolition	12	8	15	5	10	13	14	15	11	10	24	18	8
Electrical	242	191	187	165	156	168	212	155	134	128	124	136	112
Fire Protection	25	8	24	19	14	20	19	22	17	14	7	15	9
Mechanical	61	61	65	66	49	47	69	89	61	48	62	87	47
Plumbing	21	26	28	42	39	28	44	49	27	34	43	32	19
Right-of-Way	107	85	108	72	74	72	96	64	80	63	96	61	60
Sign	18	29	26	23	20	22	25	30	29	42	26	21	35
TOTALS	548	508	545	473	485	526	618	524	416	412	463	424	344
Revenues	\$295,110	\$229,807	\$177,751	\$213,513	\$243,162	\$443,654	\$243,390	\$192,716	\$100,867	\$131,322	\$162,794	\$112,182	\$132,450
Valuation (\$millions)	\$37.0	\$16.7	\$25.2	\$18.7	\$11.8	\$54.8	\$25.2	\$15.8	\$3.9	\$9.1	\$7.0	\$3.2	\$3.9

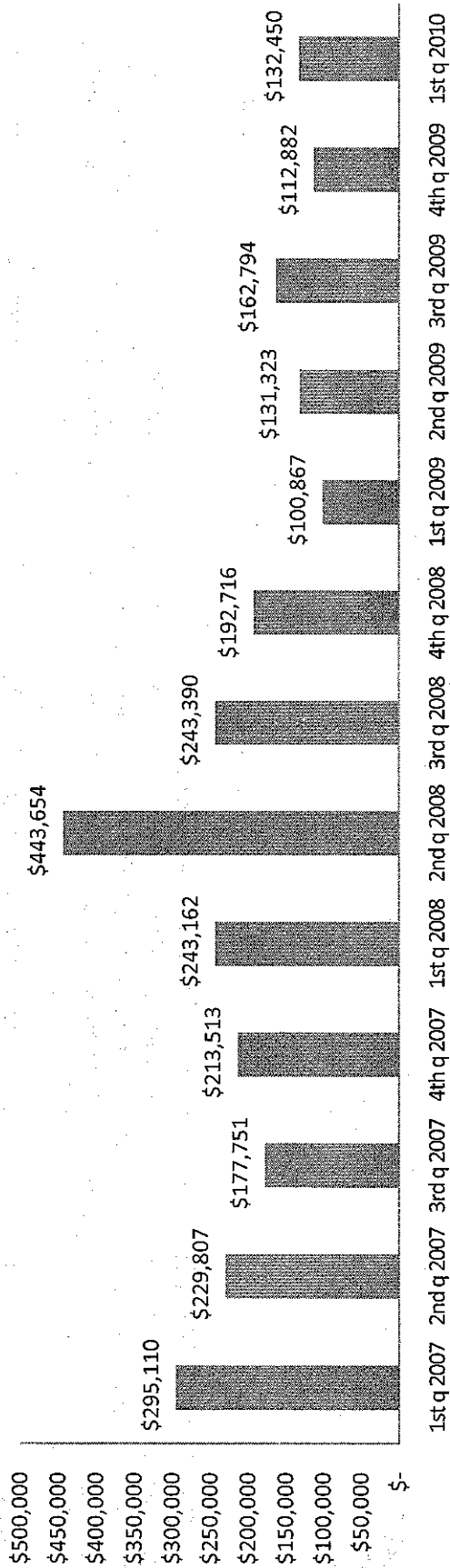
CONSTRUCTION-RELATED PERMITS ISSUED--ANNUAL SUMMARY:

	2005	2006	2007	2008	2009
Permits Issued	1768	2003	2074	2153	1715
Total Revenues	\$ 683,345	\$ 1,005,796	\$ 916,181	\$ 1,122,922	\$ 507,866
Total Valuation	\$ 39,484,000	\$ 65,308,000	\$ 97,574,866	\$ 107,568,900	\$ 23,073,791

Quarterly Permit Issuance



Revenues



2. E-PERMITS – (MyBuildingPermit.com)

In the 4th quarter of 2006, the City began accepting and issuing simple electrical, mechanical, plumbing and re-roof permit applications online through <http://www.mybuildingpermit.com>. Online submittal and issuance of permits is an expanding technology that directly benefits our customers.

The percentages shown are percent of the total number of eligible permits of that type that were issued. Not all permits or permit types are currently eligible for online permitting (such as building permits, sign permits and other permits that require plan review). The MyBuildingPermit.com website can be used to assist customers at the North Burien Satellite Office obtain simple over the counter type permits, schedule inspections, and check on permit status as well as access inspection checklists and “how to” construction tip sheets.

E-PERMITS ISSUED	2007 Totals	2008 Totals	1 st q 2009	2 nd q 2009	3 rd q 2009	4 th q 2009	2009 Totals	1 st q 2010
Building (Re-roof)	2 (46%)	3/43 (7%)	1/3 (33%)	0/11 (0%)	1/13 (8%)	0/6 (0%)	2/36 (6%)	2/6 (33%)
Mechanical	104 (46%)	68/160 (43%)	33/60 (55%)	21/54 (39%)	34/61 (56%)	45/76 (59%)	133/251 (53%)	25/45 (56%)
Plumbing	31 (32%)	37/108 (34%)	12/35 (34%)	8/50 (16%)	6/28 (21%)	18/33 (30%)	36/146 (25%)	5/17 (29%)
Electrical	96 (13%)	93/520 (18%)	28/122 (23%)	29/123 (24%)	31/137 (23%)	29/120 (24%)	117/502 (23%)	28/109 (26%)
TOTALS	233 (22%)	201/831 (24%)	74/220 (34%)	58/238 (24%)	72/239 (30%)	84/238 (35%)	288/935 (31%)	60/177 (41%)

4. MAJOR CONSTRUCTION PERMITS ISSUED (over \$400,000 valuation; excluding single-family):

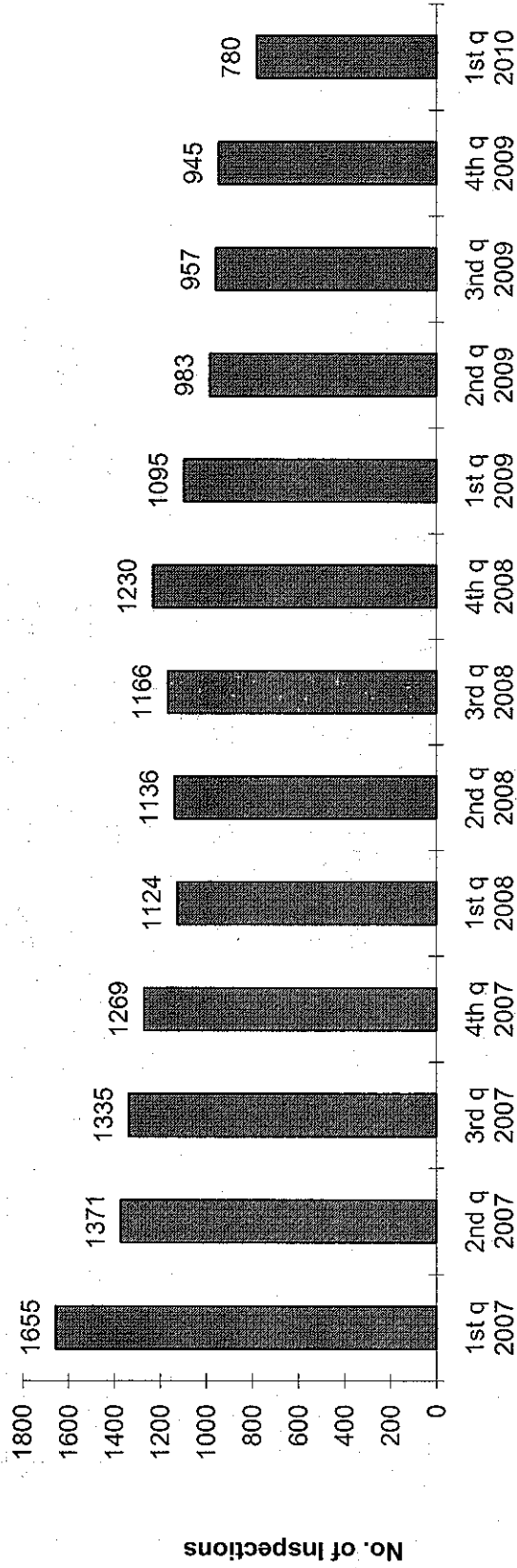
No major construction permits were issued in the 1st quarter of 2010.

5. CONSTRUCTION INSPECTIONS:

Burien's Building inspectors perform a variety of building, electrical, plumbing and mechanical inspections in addition to performing plan reviews and assisting with public information. Inspection requests can be called into a voice mail system (206-248-5525), or submitted online through the City's website or www.mybuildingpermit.com.

INSPECTIONS	1 st q 2007	2 nd q 2007	3 rd q 2007	4 th q 2007	2007 Total	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Total	1 st q 2009	2 nd q 2009	3 rd q 2009	4 th q 2009	2009 Total	1 st q 2010
No. of inspections	1655	1371	1335	1269	5630	1124	1136	1166	1230	4656	1095	983	957	945	3980	780
Average No. of inspections per day per inspector	8.9	7.1	7.1	6.8	7.5	6.0	5.9	6.1	6.7	6.2	6.0	6.3	6.0	6.1	6.4	5.1

Burien Inspections Per Quarter



6. NORMANDY PARK PLAN REVIEWS AND INSPECTIONS:

In January, 2006, Burien began providing plan review and inspection services to the City of Normandy Park. These services are provided by Burien's Building Official and our three inspectors.

The following chart shows the number of plan reviews and inspections performed by Burien staff on behalf of Normandy Park.

	2006 Total	2007 Total	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Total	1 st q 2009	2 nd q 2009	3 rd q 2009	4 th q 2009	2009 Total	1 st q 2010
No. of Plan Reviews + Other	48	77	15	19	50	41	125	10	18	18	10	56	13
No. of inspections	672	1242	392	333	424	324	1473	224	323	243	245	1035	176
Average No. of inspections per day	2.7	4.9	6.3	5.2	6.6	5.3	5.9	3.7	5.5	3.8	4	4.2	2.9

7. LAND USE PRE-APPLICATION MEETINGS:

Pre-application meetings are required for most planning and land use-related actions. Meetings are held every other Thursday for up to 4 pre-application reviews. Staff from planning, building, public works, fire, and police attends as needed to discuss fatal flaws and to identify various requirements for a proposed development. A written report is provided to the applicant, as well as meeting minutes. Although this service requires a substantial amount of staff time, it has proven to be valuable to both the applicant and the city and helps to expedite the formal review later in the process. The following chart shows the number of pre-application reviews by project type.

Pre-Application Project Type	2005 Total	2006 Total	2007 Total	1 st q 2008	2 nd q 2008	3 rd q 2008	4 th q 2008	2008 Total	1 st q 2009	2 nd q 2009	3 rd q 2009	4 th q 2009	2009 Total	1 st q 2010
Short Plat (4 or fewer lots)	28	18	14	4	1	2	2	9		1	1		2	4
Subdivision (5 or more lots)	3	7	5	1	2	1		4						
Multi-Family	4	4	1		2	2		4						
Critical Area Review—Single-Family	19	11	17	1	3		1	5			1	1	2	
Critical Area Review—Other	2	3	1		1	1		2	1			1	2	1
Commercial/Mixed Use—New	14	7	8	3	1	1	1	6	1		1	2	4	1
Commercial/Mixed Use—Addition, Renovation	3	4	7		1	1	1	3		2	1	1	4	3
Change of Use	3	1	1	1				1						
Other	7	10	2	2	2		1	5	1	4	1	1	7	2
TOTALS	83	65	56	12	13	8	6	39	3	7	5	6	21	11

8. LAND USE APPLICATIONS:

We received the following types of planning and land use applications, categorized as shown below.

Project Type	2005 TOTAL	2006 TOTAL	2007 TOTAL	2008 TOTAL	1 st Q 2009	2 nd q 2009	3 rd q 2009	4 th q 2009	2009 TOTAL	1 st Q 2010
Accessory Dwelling Unit	11	3	11	9	5	3	1		9	1
Critical Area Review--Admin.	1	5	7	2						
Critical Area Review--Type 1	7	3	2	1						
Lot Line Adjustment	7	2	15	6	1	1	3	3	8	
Land Use Review--Type 1	9	15	9	5	3	2		1	6	
Land Use Review--Type 2	3	0	1	1		1			1	1
Land Use Review--Type 3	2	3	0	1	1				1	
Master Sign Plan	1	1	1	2				1	1	
Multi-Family Tax Exemption	0	0	1	0					1	
Rezoning	0	1	0	0		1			1	
Shoreline Exemption	2	4	7	4	1			1	2	
Short Plat--Preliminary	18	11	11	5				1	1	2
Short Plat--Final	8	9	15	7	2				3	
Subdivision--Preliminary	3	3	4	3			1			
Subdivision--Final	1	3	0	1						
Tree Removal Permit	15	16	17	9	2	4	4	3	13	7
Temporary Use Permit	13	9	7	3		2			2	
TOTALS	101	88	108	59	15	14	9	10	48	11

9. LAND USE DECISIONS ISSUED:

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 (1 st q)
Number of Decisions Issued	16	14	34	20	28	43	34	30	16	15	2
Percent Issued By Target Date	69%	50%	65%	68%	79%	74%	79%	67%	69%	80%	50%

