



Department of Building, Planning & Zoning

To: Mayor Rennels & Members of the City Council

From: Jeff Sobotka, Interim Director of Building, Planning & Zoning

Date: April 10, 2023

Re: 1st Quarter Report

A handwritten signature in black ink, appearing to be "JS", is located to the right of the "From:" line.

This is a first quarter report summarizing building department activities. A total of 56 permits were issued, with a total construction value of 4.4 million dollars. A total of 183 building department inspections were performed averaging 3 inspections per day. Significant activities include 9 new single family home permits issued, 15 temporary certificates of occupancy issued, 2 new commercial projects permitted and are underway including Culver's fast-food restaurant and a T-Mobile retail store. The Gas-N-Wash development is still on schedule to open in early May as well.

This next section summarizes the property maintenance activities over the first quarter. A total of 83 notices of violation were issued of which 4 have been closed for compliance, 2 have continued on to citation and 77 are either being monitored or have asked for time to comply. The reason for a high amount of currently open notices is due to a unique and focused approach in identifying both commercial and residential properties with exterior protective treatment deficiencies. As defined in section 304.2 (Protective treatment) in our adopted property maintenance code- All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained and in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained weather resistant and water tight.