

Building Division

End of the Year Report 2018

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For the year 2018, the City of Casper Building Department had an exciting year with the challenges and changes that took place.

Challenges: One challenge that took extensive study and communication with Contractors, The Contractors Licensing Board, Developers and Realtors was the proposed **Compaction Ordinance**. Questionnaires were sent to all persons affected by this new Ordinance if it were to be implemented; it was overwhelmingly rejected by those contacted. The code requirements and enforcement procedures from numerous other Municipalities along with the questionnaire results were presented to City Council in a work session. The proposed Ordinance was voted down.

Changes: January 1st 2018 the new **Permit Fee Increase and System Valuation Changes** took place. It was estimated in the 2017 yearend report that the increased revenue for 2018 would be \$458,917.89 if the same value of construction was accomplished in 2018. The value of construction for 2018 was \$62,870,320.44 which is \$26,877,814.32 below the 2017 value of construction. Even with the value reduction, the Building Department Revenue was \$1,133,489.95 compared to \$853,396.23 which is an increase of \$280,293.72 for the year. This increase was long overdue; the last significant increase was 1979. Contractors took some time to adjust as we anticipated and it is now working well. If this increase would not have been approved, the old schedule would have received \$580,215.00 for the same value of construction which is \$553,274.90 less than what was received for 2018. I would like to thank all those involved in making this change possible. It was a group effort with several departments and City Council.

Commercial Projects completed: New commercial building was down this year, but as you can see we have some great additions to the City of Casper. We have 2 new bank buildings, **ANB Bank** (pictured) on 2nd and **Platte Valley Bank** (pictured) on East 2nd St... **Interstate Batteries** on East 2nd St., **LDS Church** located on Morado St., the brand new **Rescue Mission** (pictured) on N. Park, and the **David Street Station** located downtown. All these projects are wonderful additions to the City of Casper. This does not include numerous completed smaller projects which are just as important to our economy and appreciated just as well.





Commercial Projects in construction: The Sleep Number Mattress Company next to eastside City Brew, Michaels located in the old Dress Barn/Shoe Carnival stores, Taco Johns next to McDonalds on Plaza Dr., Wyoming Medical Center Hybrid O.R. Room remodel, Masterson Place next to WMC Parking structure. These are all in various stages of construction.

Commercial Existing Buildings: Of the completed projects, the re-use of old business buildings for new businesses has been exciting. To name a couple, the **old A&W** on CY AVE. received an addition and is now **Alpine Motor Sports**. The old **Petroleum Club** on Wilkins Circle has had a total renovation from top to bottom and is now **Gruner Brothers Brewery** (pictured), with a potential restaurant to be up and running shortly.



Multi Family Projects: Raven Crest Apartments, On Tranquility Way next to South Poplar, has been issued their final T.C.O. with the site work to complete as weather allows. This is a 100 unit Apartment complex with low income and market value units available.



One/Two Family Dwellings: There were 61 Single family and 14 Twin Home permits issued this year; this is consistent with the last two previous years.

Permits: The City of Casper issued 1,236 Building, 988 Electrical, 1,110 Plumbing, and 726 Mechanical permits for 2018, which are 209 total permits less than 2017. With the 1st calendar year completed under the new permit fee and value system changes, the total revenue from permits, licensing, plan reviews totals \$1,133,489.95 compared to 853,396.23 for 2017 which is an increase of \$280,293.72. With the inspection staff reduced to 5 inspectors from 7 in 2016, there have been hectic days. We have managed the work load and completed all inspections within an average of 1.8 hrs. of being scheduled.

Construction Value: The total value of construction for 2018 was \$62,870,320.44 compared to \$89,748,134.76 for 2017 which is a decrease of 26,877,814.32.

Inspections: The Building Department completed 2,252 Building, 2,056 Electrical, 1,450 Plumbing, 588 Mechanical, 22 Fire Inspections, and 235 Consults/Grey slip inspections, which are for Food Establishments and Day Care Licensing, plus 435 Plan Reviews for 2018.

The Building Department is excited for the coming year. All contractors are very optimistic with the work they already have on the books. Two major Residential contractors have stated they have more scheduled for 2019 than they did in 2018. Commercial projects are always rumors until the plans are in our office, but the rumors all seem very positive. The code cycle for all building codes was in 2018. Two days of training were attended by myself and Inspector Justin Scott in Casper for the updated changes. In 2019 more training has been scheduled in Denver, Colorado. Two inspectors will attend March 4th through the 8th. The budget increase for training that was approved for this fiscal year is greatly appreciated; we are looking for more training and certification opportunities to use these dollars effectively in 2019.

I hope that we all look at the challenges in 2019 as opportunities for growth and continued success for the City of Casper.