

2018 Annual Report



Building Department

Building Department Staff

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2018 Construction – Red Hot Residential

How else would you summarize a year when 65 new single-family residential homes, 90 if you include the City's contract area of Alexandria Township, along with 141 multi-family units were added to the greater Alexandria Area?

During 2018, the Building Department reviewed, processed and issued 970 permits within their jurisdiction, which includes the City of Alexandria, along with parts of Hudson, LaGrand and Lake Mary Townships. Of this total, 479 were building permits, 238 were plumbing permits and 253 were mechanical permits. 2018 estimated valuation of permitted construction, including plumbing and mechanical work, totaled **\$59,972,029**. This compares to \$47,730,386 for 2017. When the contract area of Alexandria Township, which is serviced by Building Department staff is included, 2018 permitted valuation totaled **\$68,917,643**.

Commercial

Commercial investment remained strong throughout 2018. 38 permits were issued by the City of Alexandria for commercial projects during 2018. These permits totaled \$12,904,135 in valuation and accounted for 22 percent of the total annual valuation.

The Top Ten permitted projects, according to their estimated valuation include:

Unique Construction – 94 Unit Apartment Building

Site Address: 1770 10th Avenue East
Contractor: Unique Construction, LLC – Fergus Falls, MN
Designer: YHR Partners – Moorhead, MN
Description: 3-Story, 107,910 Square-Foot, 94-Unit Apartment Building
Valuation: \$10,359,905

First Lutheran Church – New Church

Site Address: 1655 18th Ave E
Contractor: Innovative Builders – Alexandria, MN
Designer: Zerr/Berg – Fargo, ND
Project: 37,135 Square-Foot Church
Valuation: \$6,047,259

Unique Construction – 47 Unit Apartment Building

Site Address: 1880 10th Avenue East
Contractor: Unique Construction, LLC – Fergus Falls, MN
Designer: YHR Partners, Moorhead, MN
Project: 3-Story, 47,880 Square-Foot, 47 Unit Apartment Building with Underground Parking
Valuation: \$4,707,881

Star 1 Alex, LLC – Starbucks Coffee Shop

Site Address: 615 44th Avenue West
Project: 2,403 Square-Foot Starbucks Coffee Shop
Contractor: Baru Contracting Company, LLC – Alexandria, MN
Designer: NORR Architects – Chicago, IL
Valuation: \$1,050,000

Good Neighbors, LLC – Office/Warehouse

Site Address: 1910 42nd Avenue West
Project: 29,612 Square-Foot Office/Warehouse (Foundation Only)
Contractor: C.I. Construction, LLC – Alexandria, MN
Designer: Ringdahl Architects – Alexandria, MN
Valuation: \$1,000,000

Vantage Bank – New Bank

Site Address: 311 30th Avenue East
Project: 4,595 Square-Foot Bank
Contractor: Rodel Construction, Inc. – Alexandria, MN
Designer: Ringdahl Architects – Alexandria, MN
Valuation: \$940,000

Menard Inc. a Wisconsin Group – Interior Remodel

Site Address: 215 50th Avenue West
Project: Storage Mezzanine, Elevator, Interior Remodel
Contractor: Innes Construction – Grand Forks, MN
Designer: Menards Store Design Department – Eau Claire, WI
Valuation: \$800,000

Minnesota Mining & Manufacturing Company – Partial Reroof

Site Address: 2115 Broadway Street
Project: Partial Reroof
Contractor: Palmer West Construction Company – Rogers, MN
Designer: 3M – St Paul, MN
Valuation: \$650,900

Menard Inc. a Wisconsin Group – New Lumber Shed

Site Address: 215 50th Avenue West
Project: 19,953 Square-Foot Lumber Building Addition
Contractor: Innes Construction – Grand Forks, ND
Designer: Menards Store Design Department – Eau Claire, WI
Valuation: \$619,142

Utah Group, LLC – Office Building

Site Address: 2633 Jefferson Street, Unit 600 Project:
Project: 6,004 Square-Foot Office Building
Contractor: The Tradesmen Construction, LLC – Alexandria, MN
Designer: Ringdahl Architects – Alexandria, MN
Valuation: \$475,000

Multi-Family Two new multi-family projects were constructed during 2018 and contributed \$15,067,786 to the 2018 valuation. These projects added 141 housing units to the City and accounted for 25% of the total annual valuation.

Residential

65 new single family dwellings were constructed within the City's code administration area during 2018. This compares to 55 during, 2017; an 18% increase. When compared to 2016, it's nearly double. Valuation of this new construction totaled \$17,029,290, which compares to \$12,348,684 the previous year; a 38% increase. New single-family construction accounted for 28% of the total annual valuation. When our contract area of Alexandria Township is included, 25 additional new single family homes were constructed with an estimated valuation of \$5,835,057.

319 single-family dwellings were remodeled, repaired, or underwent renovation during 2018. The estimated valuation of this work was \$5,694,814. These projects included additions, decks, re-roofing, re-siding, window replacement, interior and/or exterior alterations and miscellaneous remodeling.

Ten Year Summary of New Home Construction

Year	Number
2008	39
2009	22
2010	27
2011	35
2012	22
2013	40
2014	30
2015	58
2016	33
2017	55
2018	65

426 new single-family homes have been constructed within the City of Alexandria's Code Administration Area during the past 10-years.

Average Single- Family Dwelling Size and Valuation

Location	Average Permitted Valuation	Average Square-Footage
City	\$257,518	1,701
LaGrand Township**	\$306,384	1,685
Lake Mary Township*	\$585,000	2,440
Alexandria Township**	\$269,665	1,672

*Lake Mary Township only had two new homes permitted, this average is skewed due to small sample.

** Moved-on homes not included due to valuation reflecting only work done on site.

Building Inspections

During 2018, Building Department staff conducted 2,169 inspections within the City of Alexandria and its surrounding code administration area. Of these inspections, 1,516 were building inspections, 404 were plumbing inspections and 249 were mechanical inspections.

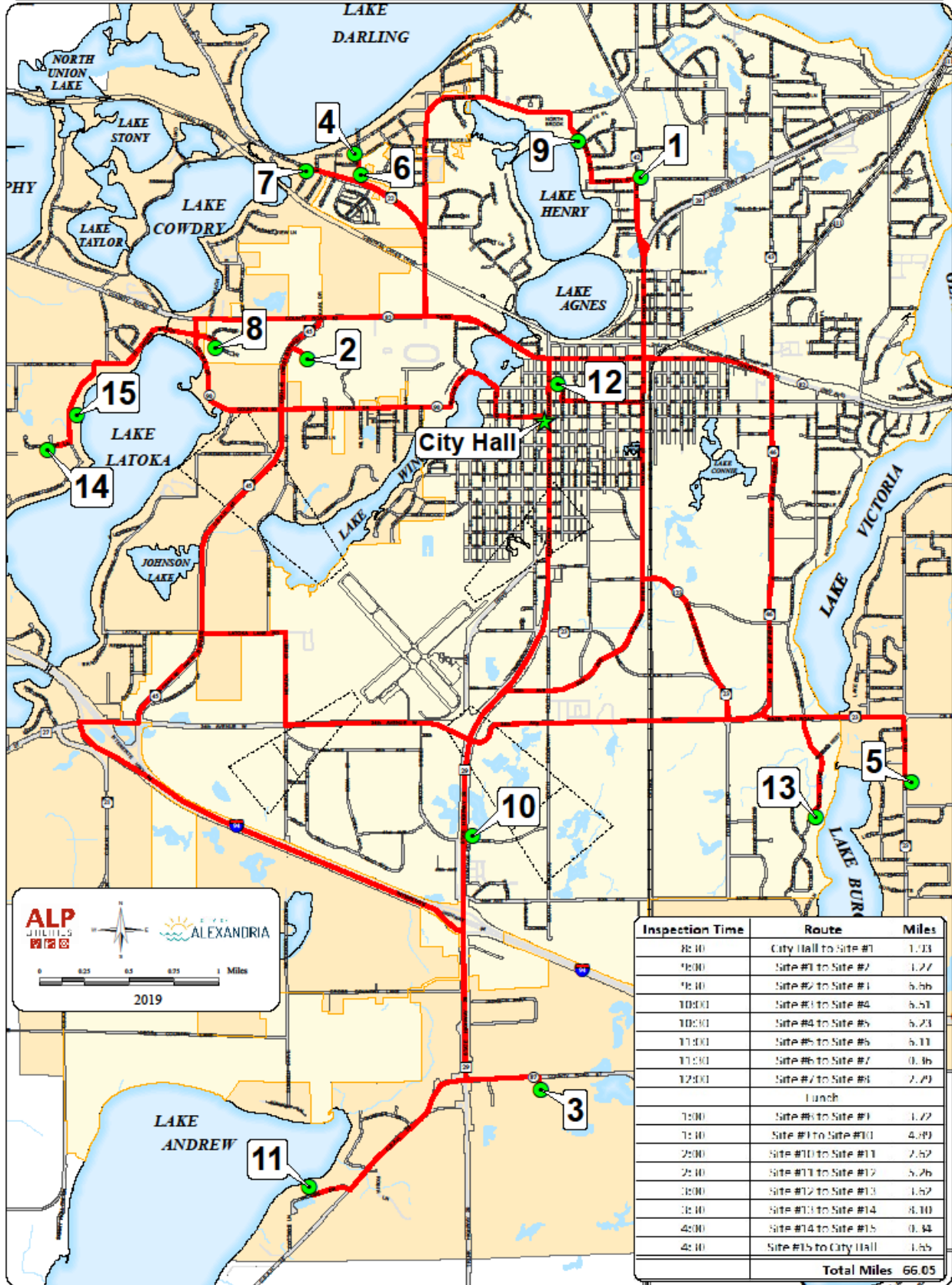
A Typical Daily Inspection Route

Each day contractors and homeowners call in to schedule their required building, plumbing and mechanical inspections. Some days have more inspections, some have less; each day is a new adventure. Below is a typical daily schedule during the construction season, which around here seems to run almost all year long. This particular day was October 18th, and on this day, the inspector traveled over 66 miles to and from inspections. A map of this route, along with mileage traveled is provided on the following page.

Time Scheduled	Address	Type of Inspection
8:30 am	1229 North Nokomis	Drywall
9:00 am	1920 Turning Leaf Lane	Framing
9:30 am	6464 Co Rd 87	Underground Plumbing
10:00 am	1306 Woodcrest Drive	Ice Barrier
	1352 Co Rd 22	Final Plumbing
10:30 am	3821 Maple Drive	Sheathing
11:00 am	1208 Ruby Street	Footing
11:30 am	2474 Highland Trail	Final
12:00 – 1:00	LUNCH	
1:00 pm	1408 Steger Road	Ice Barrier
1:30 pm	44 th Avenue West	Above-Ground Plumbing
2:00 pm	1779 Trousil Drive	Insulation
2:30 pm	414 Hawthorne Street	Ice Barrier
3:00 pm	4027 Rosewood Lane	Final
3:30 pm	3860 Latoka View Lane	Gas Line Air Test/Final
4:00 pm	747 West Latoka Drive	Above-Ground Plumbing/Mechanical Rough-IN

A Day In The Life.....

Building Inspections – October 18th



Construction Stormwater Management

Lakes, they are an important part of who we are and why we all love Alexandria. Protecting these valuable and vulnerable natural resources during and after building construction is important. Erosion and sediment control during construction is an integral part in protecting our public waters. Routine site compliance inspections are conducted every two weeks during the construction season. Last year 149 stormwater inspections were conducted. The level of compliance continues to improve as everyone becomes more familiar with the expectations.

Public Nuisance Abatement

Tall grass, noxious weeds, junk and garbage accumulation, inoperable automobiles, hazardous building abatement and other public nuisances fall under the enforcement umbrella of the Building Department. During 2018, such complaints generated 515 on-site inspections. These inspections are conducted in addition to the regular daily building inspections. In most cases, compliance was achieved by working directly with the property owner. In the more difficult situations, City Attorney assistance is often necessary. Nuisance abatement remains an important function in maintaining the quality of life we enjoy in Alexandria.

Education

Professional development remains very important to Building Department staff, as they strive to excel in their positions. With the ongoing code change cycle, as well as the introduction of new technologies and materials, it continues to be a significant challenge to uphold ones technical competence.

2018 was the 13th year that the Building Department set up and sponsored a full day of residential building contractor continuing education in Alexandria. Each year over 130 building contractors, designers, suppliers and technical college students attend this training. With the lagging interest in the trades, we invite the Construction Trades students from Alexandria Technical College to attend this training at no cost. This year we had 12 students attend. It's our way of encouraging their development as they pursue a career in the trades.

50 local plumbers attended the 2018 Annual Plumbing Training sponsored by the Building Department. This full day training meets the required continuing education for plumbing license renewal and offers an opportunity to network with others in the field.

Education remains key to code compliance. It is no coincidence that our contractors are some of the best in the State.

Additional Highlights

- Interest in the new **LOGIS e-permit** process for obtaining non-plan-reviewable permits on line continues to grow, although at a slower pace than anticipated. During 2018, over 100 permits were obtained through **e-permits**, which is about 10% of the total permits issued. We hope to see **e-permit** use increase in 2019.

- Another component of the **e-permit** system is the ability to schedule building, plumbing and mechanical inspections online. This component went live recently, with favorable reviews by the users. We expect this to be a popular feature as construction ramps up in 2019.
- A neat feature of the **e-permit** system is the ability for a contractor/homeowner/public to search for permits issued/inspections conducted for properties, searchable in a multitude of ways. As more people become aware of this feature, it is sure to be well used.

Code administration IS education. Code administration IS problem solving. Code administration IS relationship building. Code administration is what we do and what we are looking forward to continuing to do in 2019. It's looking to be another busy year!



City of Alexandria Permits Issued

	2018			2017		
	QTY	PERMIT FEES	VALUATION	QTY	PERMIT FEES	VALUATION
63 - Alexandria City						
Building						
Accessory	17	\$6,260.45	\$344,100.00	20	\$10,228.99	\$651,648.00
Addition/Repair/Remodel	66	\$39,979.69	\$2,557,734.00	48	\$17,445.83	\$854,366.00
Basement Finish	3	\$752.64	\$26,352.00	8	\$1,304.63	\$40,297.00
Commercial	38	\$116,630.90	\$12,904,135.00	46	\$130,059.72	\$15,482,683.00
Deck	14	\$2,140.01	\$82,121.00	22	\$2,784.73	\$89,263.00
Demo	14	\$546.00	\$228,000.00	8	\$312.00	\$48,880.00
Industrial	1	\$553.16	\$20,375.00	5	\$28,448.13	\$3,173,360.00
Institutional	2	\$2,825.83	\$158,972.00	9	\$22,641.72	\$1,900,534.00
Manufactured Home	1	\$39.00	\$60,000.00	0	\$0.00	\$0.00
Misc Structure	0	\$0.00	\$0.00	2	\$857.00	\$63,000.00
Miscellaneous	1	\$1,177.69	\$60,000.00	2	\$390.50	\$21,400.00
Move	5	\$195.00	\$30,550.00	6	\$234.00	\$26,800.00
Multi Family	2	\$97,230.91	\$15,067,786.00	2	\$12,183.70	\$1,339,457.00
Porch	3	\$1,108.81	\$50,000.00	7	\$1,493.78	\$54,955.00
Re-Roof	93	\$10,839.80	\$1,250,261.00	161	\$6,845.75	\$1,201,942.00
Re-Roof & Re-Side	1	\$78.00	\$3,000.00	4	\$312.00	\$74,500.00
Re-Roof & Windows	3	\$234.00	\$26,600.00	1	\$156.00	\$15,000.00
Re-Roof, Re-Side & Windows	2	\$234.00	\$19,000.00	3	\$351.00	\$43,200.00
Re-Side	12	\$566.36	\$86,700.00	13	\$593.25	\$87,660.00
Re-Side & Windows	8	\$624.00	\$91,400.00	4	\$312.00	\$53,670.00
Single Family	37	\$92,673.85	\$9,143,802.00	32	\$76,484.17	\$7,239,567.00
Townhouse	8	\$15,592.64	\$1,669,732.00	5	\$293.36	\$38,000.00
Windows	33	\$1,647.38	\$190,014.00	41	\$1,599.00	\$175,471.00
Total Building Permits	364	\$391,930.12	\$44,070,634.00	449	\$315,331.26	\$32,675,653.00
Total Mechanical Permits	199	\$35,338.50	\$4,313,665.00	155	\$36,671.00	\$4,167,522.00
Total Plumbing Permits	190	\$25,015.50	\$2,359,618.00	173	\$19,074.50	\$1,755,101.00
TOTAL OF ALL PERMITS	753	\$452,284.12	\$50,743,917.00	777	\$371,076.76	\$38,598,276.00

Hudson Township Permits Issued

	2018			2017		
	QTY	PERMIT FEES	VALUATION	QTY	PERMIT FEES	VALUATION
21 - Hudson						
Building						
Accessory	2	\$1,513.50	\$118,000.00	0	\$0.00	\$0.00
Addition/Repair/Remodel	1	\$523.88	\$21,500.00	0	\$0.00	\$0.00
Re-Side	1	\$139.25	\$6,500.00	0	\$0.00	\$0.00
Single Family	0	\$0.00	\$0.00	2	\$3,632.70	\$490,949.00
Total Building Permits	4	\$2,176.63	\$146,000.00	2	\$3,632.70	\$490,949.00
Total Mechanical Permits	1	\$48.00	\$8,624.00	5	\$1,577.00	\$167,691.00
Total Plumbing Permits	2	\$225.00	\$18,246.00	2	\$450.00	\$41,848.00
TOTAL OF ALL PERMITS	7	\$2,449.63	\$172,870.00	9	\$6,548.18	\$700,488.00

Lake Mary Township Permits Issued

2018

2017

	QTY	PERMIT FEES	VALUATION	QTY	PERMIT FEES	VALUATION
30 - Lake Mary						
Building						
Accessory	2	\$1,128.00	\$81,566.00	1	\$442.25	\$29,910.00
Addition/Repair/Remodel	0	\$0.00	\$0.00	1	\$1,262.55	\$147,549.00
Commercial	0	\$0.00	\$0.00	1	\$2,734.15	\$408,484.00
Misc Structure	0	\$0.00	\$0.00	1	\$153.25	\$7,362.00
Re-Roof & Re-Side	0	\$0.00	\$0.00	1	\$78.00	\$2,200.00
Re-Side	0	\$0.00	\$0.00	3	\$117.00	\$15,000.00
Single Family	3	\$12,782.14	\$1,320,000.00	4	\$9,369.80	\$1,356,136.00
Windows	0	\$0.00	\$0.00	1	\$39.00	\$2,000.00
Total Building Permits	5	\$13,910.14	\$1,401,566.00	13	\$21,367.90	\$1,968,641.00
Total Mechanical Permits	6	\$1,240.00	\$114,543.00	3	\$785.00	\$73,206.00
Total Plumbing Permits	4	\$750.00	\$68,700.00	5	\$785.00	\$70,900.00
TOTAL OF ALL PERMITS	15	\$15,900.14	\$1,584,809.00	21	\$22,937.00	\$2,112,747.00

LaGrand Township Permits Issued

2018

2017

	QTY	PERMIT FEES	VALUATION	QTY	PERMIT FEES	VALUATION
27 - LaGrand						
Building						
Accessory	6	\$4,083.90	\$313,140.00	10	\$5,121.45	\$378,739.00
Addition/Repair/Remodel	18	\$10,482.69	\$735,058.00	22	\$15,955.52	\$1,115,363.00
Basement Finish	1	\$124.88	\$3,000.00	2	\$522.76	\$18,571.00
Commercial	1	\$2,064.73	\$145,500.00	1	\$823.04	\$35,000.00
Deck	14	\$2,290.49	\$104,853.00	12	\$1,608.75	\$55,913.00
Demo	0	\$0.00	\$0.00	1	\$39.00	\$44,190.00
Manufactured Home	1	\$281.88	\$10,000.00	1	\$2,204.09	\$160,000.00
Move	2	\$78.00	\$15,800.00	0	\$0.00	\$0.00
Porch	2	\$499.13	\$24,000.00	1	\$271.88	\$9,452.00
Re-Roof	25	\$975.00	\$271,921.00	40	\$1,521.00	\$395,250.00
Re-Roof & Re-Side	1	\$78.00	\$4,000.00	1	\$78.00	\$17,500.00
Re-Roof & Windows	0	\$0.00	\$0.00	1	\$78.00	\$6,250.00
Re-Roof, Re-Side & Windows	1	\$117.00	\$8,000.00	1	\$117.00	\$31,000.00
Re-Side	5	\$195.00	\$37,500.00	5	\$195.00	\$51,040.00
Re-Side & Windows	4	\$312.00	\$49,000.00	1	\$78.00	\$10,000.00
Single Family	17	\$50,100.83	\$4,895,756.00	13	\$26,897.90	\$2,623,776.00
Two Family	0	\$0.00	\$0.00	2	\$5,634.38	\$638,256.00
Windows	8	\$312.00	\$46,300.00	9	\$351.00	\$30,800.00
Total Building Permits	106	\$71,995.53	\$6,663,828.00	123	\$61,496.76	\$5,621,100.00
Total Mechanical Permits	47	\$4,588.00	\$493,095.00	19	\$5,398.00	\$547,130.00
Total Plumbing Permits	42	\$3,836.00	\$313,510.00	21	\$1,745.00	\$150,645.00
TOTAL OF ALL PERMITS	195	\$80,419.53	\$7,470,433.00	163	\$68,639.76	\$6,318,875.00

SUMMARY OF ALL BUILDING, PLUMBING, & MECHANICAL PERMITS ISSUED WITHIN THE ENTIRE CODE ENFORCEMENT AREA

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>PERMIT FEES</u>		
<u>Building</u>			<u>Building</u>			<u>Building</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
551	587	479	\$45,587,068.96	\$40,756,343.00	\$52,282,028.00	\$370,172.99	\$402,717.10	\$480,012.42
<u>Plumbing</u>			<u>Plumbing</u>			<u>Plumbing</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
210	201	238	\$1,287,320.00	\$2,018,494.00	\$2,760,074.00	\$14,741.50	\$22,054.50	\$29,826.50
<u>Mechanical</u>			<u>Mechanical</u>			<u>Mechanical</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
179	182	253	\$2,325,151.44	\$4,955,549.00	\$4,929,927.00	\$18,945.25	\$44,431.00	\$41,214.50
<u>TOTAL</u>			<u>TOTAL</u>			<u>TOTAL</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
940	970	970	\$49,199,540.40	\$47,730,386.00	\$59,972,029.00	\$403,859.74	\$469,202.60	\$551,053.42

Other Building Department Revenue

Contract Code Administration with Alexandria Township	N/A	\$57,140.65
Mechanical Contractor Licenses	52	\$5,200.00
Mechanical Competency Cards	152	\$2,280.00
Grading & Filling Permits	9	\$1,628.00
On-Site Sewage Treatment System Permits	1	\$100.00
Contractor Training	133	\$1,376.33
Total Of Other Fees Collected	N/A	\$67,724.98
Total Permit Fees Collected	N/A	\$551,053.42
TOTAL FEES COLLECTED BY BUILDING DEPARTMENT DURING 2018:		\$618,778.40

SUMMARY OF ACTIVITY WITHIN THE ENTIRE CODE ENFORCEMENT AREA

<u>PERMITS ISSUED</u>			<u>ESTIMATED COST</u>			<u>PERMIT FEES</u>		
<u>City of Alexandria</u>			<u>City of Alexandria</u>			<u>City of Alexandria</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
785	777	753	\$43,991,025.58	\$38,598,276.00	\$50,743,917.00	\$345,829.32	\$371,076.76	\$452,284.12
<u>Hudson Township</u>			<u>Hudson Township</u>			<u>Hudson Township</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
9	8	7	\$1,316,525.33	\$700,488.00	\$172,870.00	\$14,289.35	\$6,548.18	\$2,449.63
<u>LaGrande Township</u>			<u>LaGrande Township</u>			<u>LaGrande Township</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
135	163	195	\$3,447,782.27	\$6,318,875.00	\$7,470,433.00	\$39,778.94	\$68,639.76	\$80,419.53
<u>Lake Mary Township</u>			<u>Lake Mary Township</u>			<u>Lake Mary Township</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
11	21	15	\$444,207.22	\$2,112,747.00	\$1,584,809.00	\$3,962.13	\$22,937.90	\$15,900.14
<u>TOTAL</u>			<u>TOTAL</u>			<u>TOTAL</u>		
<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
940	969	970	\$49,199,540.40	\$47,730,386.00	\$59,972,029.00	\$403,859.74	\$469,202.60	\$551,053.42