

Building Safety Division Report for Mayor and City Council

January 2023 - December 2023



City of Kingsburg
February 21, 2024

Dear Honorable Mayor and City Council –

It is my pleasure to present to the Mayor and City Council this report on Building Division activity within the City of Kingsburg for the 2023 calendar year. This is the first of what I hope are many annual reports regarding the hard work and positive outcomes that City Staff have been undertaking and achieving in the Building Division.

The City of Kingsburg Building Division is tasked with the administration, implementation, and enforcement of the adopted Codes of the City of Kingsburg. These include the 2022 California Building Standards Code, the 2021 *International Swimming Pool and Spa Code*, and the 2021 *International Property Maintenance Code*, and the provisions of the Kingsburg Municipal Code. The Division accomplishes these tasks by providing three basic services to the public: permit issuance, plans examination, and inspections.

This report will be primarily broken down into Residential and Commercial categories. Residential represents any construction project in a 1- or 2-family dwelling unit or an associated accessory structure. Commercial categories represent both commercial and industrial development, as well as any multi-family project of 3 or more dwellings on a single property.

While certain effects of the pandemic from 2020 through 2022 are starting to subside, 2023 saw construction face several issues including higher interest rates, inflation, material shortages, and a lack of qualified labor. Despite this, construction in 2023 within the City of Kingsburg has shown remarkable resiliency. Certain sectors of construction have rebounded to almost pre-pandemic levels of activity and are primed for a robust year ahead.

- **STATISTICAL DATA:**

Total Building Permits Issued:

<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
590	754	793	661

The issuance of Building Permits is the most effective means of compliance with adopted Codes and Standards. The Building Division in 2023 issued 590 total Building Permits. This represents a 21% decrease from the number issued in calendar year 2022 and a 25% decrease from a 4-year high of permits issued in 2021. This drop can be attributed to the completion of two residential tract developments at the end of 2022 and beginning of 2023. These numbers correlate with a slowdown in single-family housing production, increased inflation, material shortages, general uncertainty in the economy, and high interest rates prevalent within 2023. While these are traditionally considered as macroeconomic indicators, they are reflective of the permit activity within the city.

Total Issued Permits by Type:

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Residential	530	708	730	565
Commercial	60	46	63	96

The number of building permits issued for Commercial projects (which includes multi-family units of greater than or equal to 3 units) was 60 in 2023. This represents a 30% increase in Commercial activity in the calendar year. Residential building permits issued in 2023 decreased 25% from the amount issued in 2022. This is a trend that is being seen cities across the state. While residential development has slowed, commercial activity has increased. This should be a testament to the robust economic development efforts of the City and availability of both developable land and in-fill properties.

Total Fees Collected:

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
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Residential	\$954,643	\$1,760,896	\$1,645,600	\$707,218
Commercial	\$384,862	\$374,844	\$563,124	\$1,167,552
Total	\$1,339,505	\$2,135,740	\$2,208,724	\$1,874,770

Fees collected for Commercial projects increased by nearly \$10,000 in 2023. The fees collected for Residential projects decreased by nearly 46% of 2022 highs but were almost \$250,000 more than 2020 levels. Further breakdown of the fees collected for both residential and commercial projects is presented later in this report. This data represents both permit and Development Impact Fees collected.

Total Valuation of Projects:

	2023	2022	2021	2020
Residential	\$25,486,499	\$40,852,902	\$38,059,143	\$21,657,707
Commercial	\$16,127,012	\$7,150,332	\$29,994,042	\$23,861,532
Total	\$41,613,511	\$48,003,234	\$68,043,185	\$45,519,239

The valuation of a project is a required piece of information needed for an issued building permit. Defined, the valuation represents the fair market value of materials and labor for a given project. In 2023, the City of Kingsburg saw a nearly 126% increase in the valuation of commercial projects in 2023 from the previous year. Residential projects within the City saw a decrease of 38% of stated valuation from the previous year. Total valuation of all construction projects within the City has nearly returned to the levels of 2022.

2023 Issued Permits by Type:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Res	31	52	70	62	55	46	25	65	29	45	21	29
Com	5	7	5	1	7	1	4	9	7	7	3	4

The busiest month for permit activity within the Building Division was March with a total of 75 permits issued cumulatively. August saw the most robust commercial permit issuance with a total of 9, while March was the busiest for residential.

2023 Issued Permits by Residential Project

	Number	Sum of Valuation	Sum of Fees
Addition/Alteration	23	\$735,140	\$14,703
ADU	4	\$171,057	\$3,958
Deck/Patio	15	\$172,040	\$5,736
Demolition	1	\$0	\$100
Electrical	26	\$41,848	\$2,708
Fire Sprinkler	19	\$62,138	\$5,342
Garage	2	\$55,717	\$1,419
HVAC	62	\$949,435	\$21,731
Master Plan Fire Sprinkler	4	\$8000	\$979
New Single Family	38	\$16,363,743	\$752,081
Other	12	\$110,414	\$3,029
Patio or Garage	1	\$10,500	\$323
Plumbing	11	\$37,300	\$1,284
Reroof	59	\$626,639	\$12,867
Residential Fire Sprinklers	17	\$34,000	\$4,324
Solar	214	\$4,846,753	\$102,041
Swimming Pool	22	\$1,261,775	\$22,018
Total	530	\$25,486,499	\$954,643

The most issued residential building permit was for solar, representing a more than 40% share of the residential permits issued. Solar projects within the City accounted for almost \$5 million in valuation and produced more than \$100,000 in permit revenue for the Building Division.

38 building permits were issued for new single-family residences in 2023 with a combined permit revenue of more than \$750,000, representing more than \$16 million in construction valuation.

2023 Issued Permits by Commercial Project

	Number	Sum of Valuation	Sum of Fees
Addition/Alteration	8	\$199,869	\$2,082
Demolition	3	\$36,000	\$4,346
Electrical Commercial	3	\$1,019,179	\$11,819
Fire Sprinkler Commercial	14	\$212,418	\$9,703
Heating and/or Air HVAC	1	\$15,400	\$331
Heating and/or HVAC Commercial	6	\$83,070	\$1,700
New Commercial	3	\$3,833,280	\$263,053
Other	7	\$365,929	\$7,229
Plumbing Commercial	2	\$12,700	\$347
Reroof	4	\$50,217	\$1,015
Sign	2	\$4,878	\$431
Solar	2	\$1,617,072	\$10,990
Tenant Improvement	5	\$8,677,000	\$71,816
Total	60	\$16,127,012	\$384,862

The most issued commercial building permit was more Fire Sprinkler installation/alteration/addition. 14 permits were issued for this scope of work producing almost \$10,000 in revenue. The 5 Tenant Improvement permits issued in 2023 represented the largest share of construction valuation in 2023 accounting for 54% of the valuation share. New Commercial development within the City accounted for the largest revenue source in 2023 bringing in more than \$263,000.

2023 Plan Checks Performed

	In-House	JAS Pacific	SolarAPP+
Jan	1	19	0
Feb	18	12	0
Mar	52	3	0
Apr	51	0	0
May	44	8	0
Jun	41	0	0
Jul	29	3	0
Aug	29	10	3
Sep	15	7	4
Oct	17	10	2
Nov	12	5	3
Dec	19	7	0
Totals	328	84	12

City Building Division staff performed 412 plan checks for construction projects in 2023. A further 12 projects were plan checked by the SolarAPP+ software. In-house plan checking services accounted

for almost 80% of the plan checking done. These encompassed both residential and commercial projects.

2023 Total Building Revenue

Admin Impact	\$10,941
Building Permit	\$399,506
Building Standards	\$1,950
C&D	\$15,450
Demolition	\$2,818
Electrical	\$4,835
Energy Surcharge	\$13,173
Fire Sprinkler	\$5,765
General Government	\$99,580
Mechanical	\$173
Plan Check	\$121,402
Plumbing	\$193
Revision	\$3,825
Reinspect	\$1,300
Seismic	\$7,668
Solar	\$5,756
Technology	\$38,943
Total	\$733,276

The Building Division took in more than \$733,275 in revenue in calendar year 2023. Permit fees accounted for 54% of the revenue share, plan checking approximately 17%.

2023 Inspections Performed

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Total</u>
AJO	20	3	47	272	195	212	174	182	206	148	151	132	1742
DR	1	0	0	0	0	0	0	0	0	0	0	0	1
4Leaf	125	140	145	0	8	0	0	0	0	37	0	0	455
Total	146	143	192	272	203	212	174	182	206	185	151	132	2198

April accounted for the busiest month for inspections with 272 total requested inspections, followed by June with 212. The Building Official performed nearly 80% of the inspections in 2023. Consultant services were utilized for the remainder of the inspections.

2023 Inspections Performed by Type

Building Sewer	14
Underground Electrical	14
Underground Plumbing	46
Underground Gas	3
Setbacks	23
Footings	87
Underground Ferrous Grounding	16
Floor Nailing	8
Roof Sheathing	123
Shear Wall	30
Rough Electrical	96

Rough Plumbing	134
Rough Mechanical	74
Rough Frame	156
Rough Gas	0
Reroof	14
Exterior Lath	50
Wall Insulation	63
Attic Insulation	3
Drywall Nail	83
Shower Pan	46
T-Bar	3
Temp Power	133
Gas Release	27
Pre-Gunite	30
Deck Grounding	37
Pre-Plaster	29
Misc	15
Building Final	841
Total	2198

Final Inspections for both residential and commercial projects accounted for 38% of the inspections performed in 2023. Projects were finalized at a rate 13% higher in 2023 than in 2022. The next highest inspection was for Rough Framing representing more than 7% of the inspections. When analyzing the core structural inspections – Footings, Floor Nailing, Roof Sheathing, Shear Wall, and Rough Framing – these represent nearly a fifth of the inspections done by Building Division staff.

2023 Inspections Results

APPROVED	1402
CORRECTIONS	503
PARTIAL APPROVAL	49
COMPLETED	24
PROGRESS	16
CANCELLED	104
NOT READY	63
NO ACCESS	34
RE-INSPECTION FEE	3

Inspections were approved 64% of the time with correction notices accounting for less than a quarter of the inspection results. Further, inspections resulting in the issuance of a Reinspection Fee represented less than 1% of the yearly total.

- **SPECIAL PROJECTS:**

2023 saw the issuance of building permits for multiple substantial commercial projects. Examples of these projects include:

Kingsburg Business Park

Nearly 20,000 square feet of new office space in (2) separate buildings had permits issued in 2023.

Grace Church Tenant Improvement

An \$8 million change of occupancy converting a previous warehouse into a multi-faceted Assembly use with basketball courts, coffee shop, offices, and classrooms.

Police Station Renovation

Capital Improvement Project renovating the existing Police Station to increase the size of the armory and evidence room, refurbishing office space, and improving accessibility accommodations. Project completed in summer 2023.

T-Mobile Solar

Installation of a new 748kw photovoltaic system on the roof of the existing T-Mobile building. The project includes the placement of almost 1,400 panels.

2023 saw the finalization and issuance of Certificates of Occupancy for the following notable projects:

- Stone Plaza – residential occupancies
- Valley Health Center
- Print Theory Industrial Complex
- Bento2Go Tenant Improvement
- **ACCOMPLISHMENTS**

January

City of Kingsburg began implementation of the 2022 California Building Standards Code and *2021 International Swimming Pool and Spa Code*. Formal adoption of these codes through Ordinance – and implementation by the Building Division – had not simultaneously occurred since 2011.

March

In March, the City of Kingsburg received a \$40,000 grant from the State of California Energy Commission for the implementation of an online permitting platform for solar projects. While this grant money has been available to all jurisdictions within the State of California, Kingsburg was one of the first cities in the Central Valley to be awarded the monies. Funds have been used to develop a one-stop permit kiosk at the Community Development front counter and necessary equipment for staff to safely perform inspections of permits issued using the online platform.

April

April saw the development of a formal Ladder Policy from City that clearly communicates to the public the Building Division's commitment to safety. The provisions outlined in the Policy meet or exceed OSHA requirements and have been successful in keeping Building Division staff safe while on ladders.

June

In June, the City Council approved the usage of Drones for certain building inspections. This program has been an unmitigated success and has contributed to keeping Building Division staff safe by providing an alternate method to perform inspections that had originally been required to traverse hazardous locations.

May

A celebration of sorts was in order in May with the Mayor and City Council adopting a proclamation of Building and Safety Month. In addition to the proclamation being submitted to the International Code Council for inclusion in their nationwide effort to raise awareness of Building Safety, City Staff manned a booth at the Swedish Festival to educate the public about the importance of building codes and the role of the Building Division within the City.

August

Effective in August, the City of Kingsburg formally launched a partnership with SolarAPP+, a division of the National Renewable Energy Lab, to offer an online, automated, and instantaneous permitting

software for residential Solar projects. Contractors can now input information into the SolarAPP+ software, get instant approval for their project, pay all permit fees, and receive a permit from the City of Kingsburg. This software was developed in conjunction with Building Division staff and is free for the City to use.

October

Finally, in October, the Building Official attended a four-day Education Week event hosted by the California Building Officials Association in Costa Mesa, CA. The event included training seminars on items such as significant changes to the California Electrical Code, review of recently passed laws regarding Accessory Dwelling Units, provisions of Accessibility elements in the California Building Code, and training on Solar inspections.

- **OBJECTIVES**

For 2024, the Building Division will be actively developing and coordinating the following projects:

Preapproved Accessory Dwelling Unit Plans

In order to comply with the mandate of California Assembly Bill 1332, Building Division staff has begun working with the Planning Commission on developing a design concept for City Council approval of a city-standard, Pre-approved Accessory Dwelling Unit plan. Should the City Council approve the design concept, Building Division staff will work cooperatively with Fresno Council of Governments and Precision Engineering to offer an ADU design to members of our community that can be used in lieu of a custom design. This will streamline the permitting process for these developments and offer a cheaper alternative for property owners to build additional dwellings on their property.

GovPilot Permitting Software

To better align efforts with other City divisions, the Building Division is actively beta-testing the Construction Permit module for the GovPilot software. While at the writing of this report, the module is only being used for the processing and issuance of simple permits, it is the intention of Building Division staff to fully launch the module for all facets of the Division within the first or second quarter of 2024. The module has the capability to allow users to apply and pay for certain permits without having to come to City Hall, automatic updates of plan checks and inspection results, and greater transparency of project review.

Participation in the Code Development Process

Building Division staff will be attending the 2027 Model Code Development hearings in Long Beach in late October 2024. This will give the Building Division an opportunity to directly participate in the development of the ICC Model Codes, specifically the *International Residential Code*, of which the *California Residential Code* is derived from. Building Division staff will research code change proposals that have been submitted from interested parties across the United States and hear testimony either for or against the proposals at the hearings.

Increase Public Information

A continuous objective for the Building Division is to communicate the importance of Codes and Standards to the community. This is through informational handouts, exceptional customer service, public events, and outreach to the legislative body. The City Council can expect this objective to continue vigorously throughout 2024.

Respectfully submitted,
AJ O'Connell, MCP, CBO, CCEA
February 21, 2024

Received and filed by Mayor and City Council on February 21, 2024.