

November 1, 2001
City of Hillsboro, Oregon

Honorable Mayor, City Council and City Managers:

I wish to present you this year's 2000-2001 Building Department Annual Report. This year's report was completely reformatted for easier access to a wealth of expanded information regarding building construction activities for the 2000-2001 fiscal year.

This past year has produced a major shift in construction trends from previous year's activities. The City had witnessed an increase in single family construction value over the past three years, while the number of permits issued has leveled off. Commercial development has increased dramatically over the past three years while industrial construction has had a slower development pattern. The 2000-2001 year has brought about a significant increase in commercial growth, while showing a slight decrease in the number of residential housing starts.

While single family residential valuations showed a marked increase from last year, it was commercial developments that soared this fiscal year. The number of commercial permits issued increased by 42 permits from the previous fiscal year; a 54% increase, and up 31 permits from 1998-99 showing over an 47% increase in just two years, with commercial/industrial remodels showing a marked increase as well. The fiscal year 2000-01 showed dramatic increases in overall building valuation including signs (40%) and churches (82%). Total building department valuations were up an impressive 39% from the previous year.

This year's report is broken into four separate sections to provide you with more detail and graphical information that will demonstrate the phenomenal increases in building activity that the City and its building staff have had to make smooth, but rapid adjustments.

Section 1 will illustrate actual building permit figures and construction values for each of the varied tracked categories. Graphic illustrations will show the steady growth trends occurring over the past few years. One item of particular interest is the difference noted between residential and commercial markets. Single family data shows a leveling off while commercial figures, by contrast, lend all economic indicators to show that larger, high-tech companies are displaying stronger interest in the City of Hillsboro.

Section 2 will cover actual building department revenue figures. Some significant items to note in this section are building permit revenues alone increased over 23% from the previous year, with total permit revenues up almost 30%.

Section 3 illustrates annual workload figures that are directly correlated to the increases in combined building activity. This department is proud of how it has been successful in maintaining professional recruitment practices, initiating internal cross-training programs, and maintaining educational opportunities for its staff so as not to compromise overall efficiency with fewer numbers in staff levels by contrast to other jurisdictions.

Section 4 personalizes each individual in the building department through our organizational charts.

The upcoming business year promises even greater progress from previous years. The 2001-02 winter season, as an example, will produce more projected workload than was experienced during our summer building seasons of only a few years past. I am particularly grateful this year to have had a very supportive staff. Each employee in the building department has shown the kind of drive and initiative that most managers only wish for. To this extent, I would like to invite each of you to meet with our building staff and share our excitement of the new year to come.

I hope the information provided in this year's report will benefit each of you having the opportunity to review it. I welcome anyone to share with me his or her comments regarding this report. I continue to look forward to serving you in the future as your City Building Director and providing the City and its residents the best possible Building Department services.

Respectfully submitted,

Gerald "Jerry" McKee, C.B.O.
Building Director

SECTION 1

Building Permits and Construction Value

Fiscal Year 2000-2001

Single Family Residence

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 615 | 93,164,025 |
| 1999-00 | 616 | 60,831,489 |
| 1998-99 | 558 | 76,569,606 |
| 1997-98 | 661 | 83,537,319 |
| 1996-97 | 765 | 97,063,045 |

Duplex

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 9 | 1,866,899 |
| 1999-00 | 14 | 1,919,765 |
| 1998-99 | 66 | 12,103,898 |
| 1997-98 | 66 | 11,891,987 |
| 1996-97 | 36 | 6,166,885 |

Multi-Family

| Year | Number of Permits | Value of Construction |
|----------------|------------------------|-----------------------|
| 2000-01 | 16 – (99 units) | 10,337,282 |
| 1999-00 | 49 – (360 units) | 21,542,648 |
| 1998-99 | 107 – (1222 units) | 75,289,838 |
| 1997-98 | 23 – (1365 units) | 95,255,719 |
| 1996-97 | 10 – (1021 units) | 60,221,791 |

Commercial

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 78 | 132,418,651 |
| 1999-00 | 36 | 78,846,614 |
| 1998-99 | 47 | 65,828,046 |
| 1997-98 | 47 | 53,641,011 |
| 1996-97 | 74 | 110,185,823 |

Industrial

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 4 | 8,648,040 |
| 1999-00 | 3 | 17,031,550 |
| 1998-99 | 7 | 64,331,707 |
| 1997-98 | 17 | 243,610,549 |
| 1996-97 | 36 | 132,958,286 |

Residential Remodel & Repair

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 128 | 2,829,002 |
| 1999-00 | 142 | 1,751,274 |
| 1998-99 | 105 | 1,848,830 |
| 1997-98 | 106 | 2,452,625 |
| 1996-97 | 91 | 1,599,038 |

Commercial Remodel & Repair

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 219 | 101,760,651 |
| 1999-00 | 225 | 40,929,754 |
| 1998-99 | 242 | 52,265,856 |
| 1997-98 | 225 | 35,152,471 |
| 1996-97 | 188 | 31,670,004 |

Industrial Remodel & Repair

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 45 | 122,283,201 |
| 1999-00 | 10 | 70,024,914 |
| 1998-99 | 39 | 91,346,826 |
| 1997-98 | 50 | 46,268,509 |
| 1996-97 | 34 | 36,056,457 |

Sidewalks

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 21 | 11,225 |
| 1999-00 | 18 | 32,000 |
| 1998-99 | 37 | 76,005 |
| 1997-98 | 21 | 39,275 |
| 1996-97 | 34 | 39,504 |

Fences

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 42 | 80,100 |
| 1999-00 | 47 | 89,780 |
| 1998-99 | 38 | 347,216 |
| 1997-98 | 41 | 163,210 |
| 1996-97 | 56 | 144,135 |

Signs

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 147 | 765,964 |
| 1999-00 | 116 | 462,101 |
| 1998-99 | 153 | 794,289 |
| 1997-98 | 117 | 594,970 |
| 1996-97 | 136 | 596,565 |

Public Buildings

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 5 | 46,900 |
| 1999-00 | 1 | 560 |
| 1998-99 | 5 | 6,250,000 |
| 1997-98 | 1 | 12,000 |
| 1996-97 | 0 | 0 |

Mobile Homes/Manufactured Homes

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 6 | 63,152 |
| 1999-00 | 8 | 67,845 |
| 1998-99 | 13 | 120,573 |
| 1997-98 | 0 | 0 |
| 1996-97 | 8 | 113,802 |

Roofing

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 13 | 708,424 |
| 1999-00 | 16 | 1,607,206 |
| 1998-99 | 9 | 178,738 |
| 1997-98 | 18 | 976,597 |
| 1996-97 | 16 | 566,169 |

Foundation

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 32 | 23,928,860 |
| 1999-00 | 8 | 4,256,166 |
| 1998-99 | 11 | 16,862,240 |
| 1997-98 | 3 | 500,505,000 |
| 1996-97 | 6 | 43,250 |

Pools

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 1 | 12,000 |
| 1999-00 | 2 | 47,500 |
| 1998-99 | 11 | 322,200 |
| 1997-98 | 7 | 206,425 |
| 1996-97 | 8 | 177,000 |

Storage Buildings

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 1 | 90,000 |
| 1999-00 | 0 | 0 |
| 1998-99 | 0 | 0 |
| 1997-98 | 2 | 6,379 |
| 1996-97 | 0 | 0 |

Single Family Garage

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 22 | 268,314 |
| 1999-00 | 39 | 412,322 |
| 1998-99 | 23 | 225,341 |
| 1997-98 | 17 | 160,250 |
| 1996-97 | 56 | 330,336 |

School New & Remodel

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 7 | 1,009,500 |
| 1999-00 | 9 | 7,424,762 |
| 1998-99 | 1 | 2,500,000 |
| 1997-98 | 4 | 378,000 |
| 1996-97 | 2 | 804,000 |

Church Remodel

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 8 | 4,517,739 |
| 1999-00 | 4 | 791,000 |
| 1998-99 | 0 | 0 |
| 1997-98 | 2 | 325,000 |
| 1996-97 | 0 | 0 |

Church New

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 1 | 960,000 |
| 1999-00 | 0 | 0 |
| 1998-99 | 0 | 0 |
| 1997-98 | 1 | 200,000 |
| 1996-97 | 0 | 0 |

Demolished Buildings

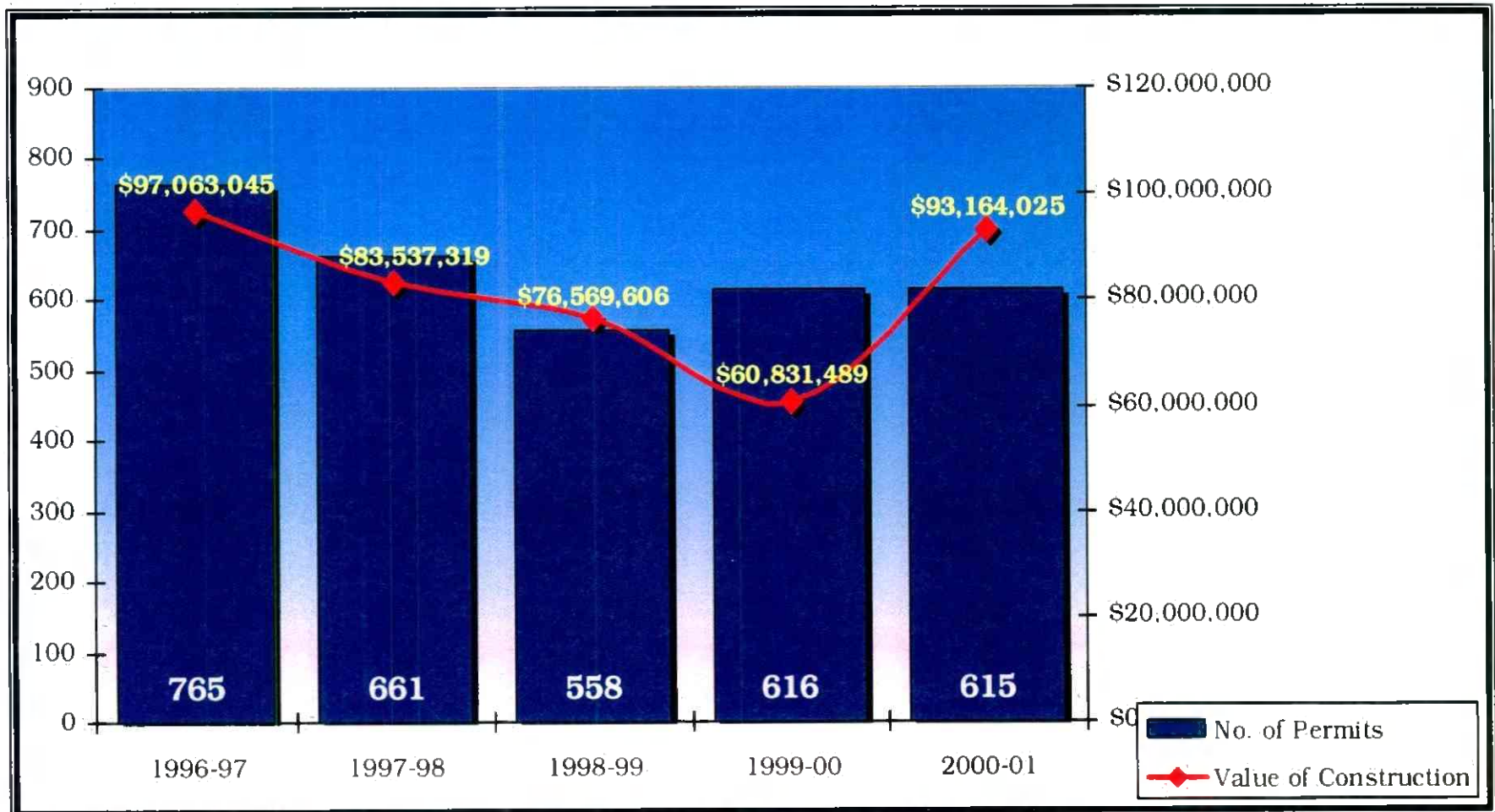
| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 20 | 111,102 |
| 1999-00 | 33 | 54,500 |
| 1998-99 | 15 | 62,820 |
| 1997-98 | 44 | 391,200 |
| 1996-97 | 32 | 392,200 |

TOTALS

| Year | Number of Permits | Value of Construction |
|----------------|-------------------|-----------------------|
| 2000-01 | 1465 | 506,950,128 |
| 1999-00 | 1407 | 308,449,586 |
| 1998-99 | 1514 | 468,089,438 |
| 1997-98 | 1534 | 1,076,955,417 |
| 1996-97 | 1591 | 479,215,290 |

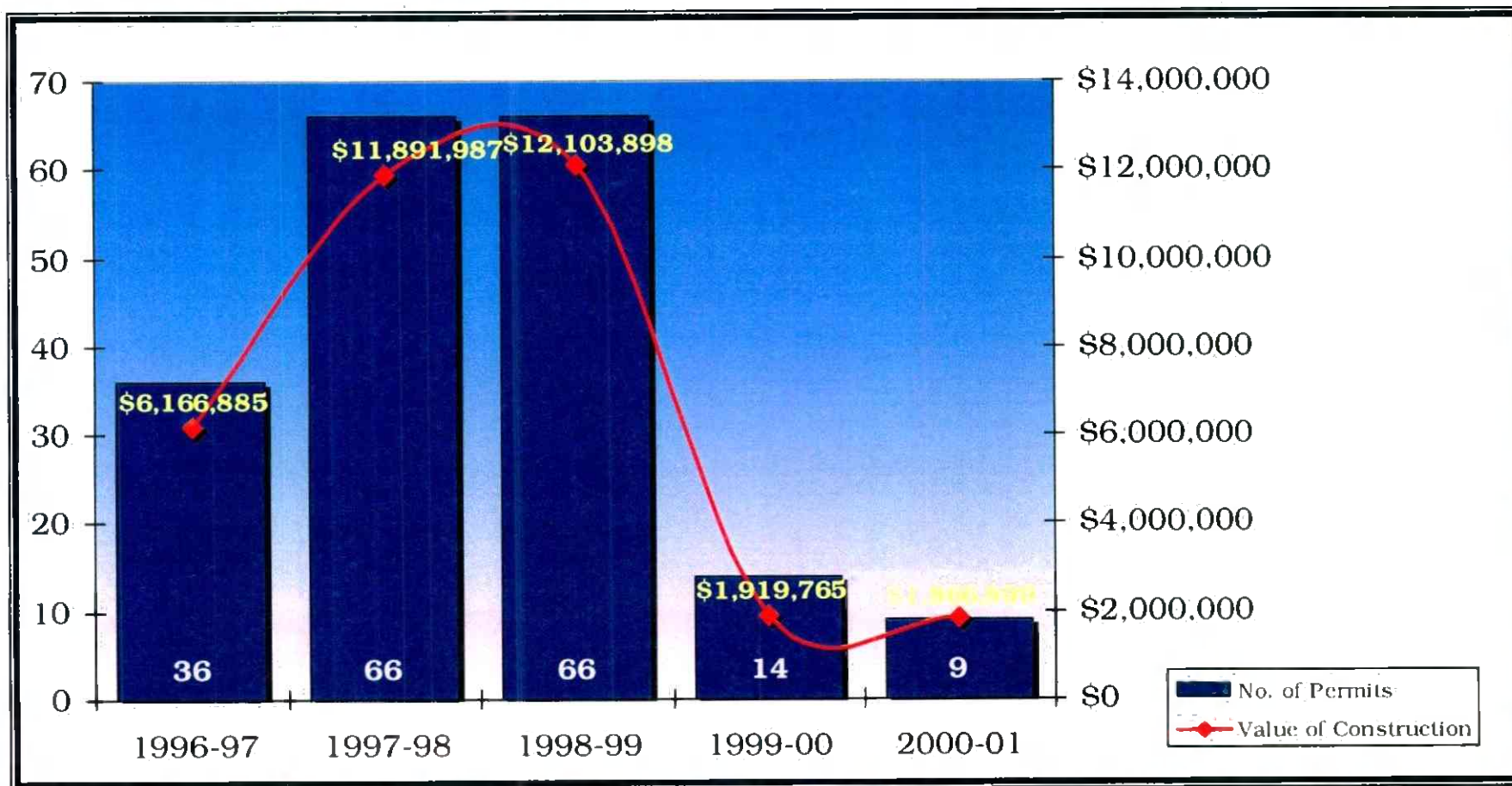
BUILDING PERMITS & CONSTRUCTION VALUE

Single Family Residence



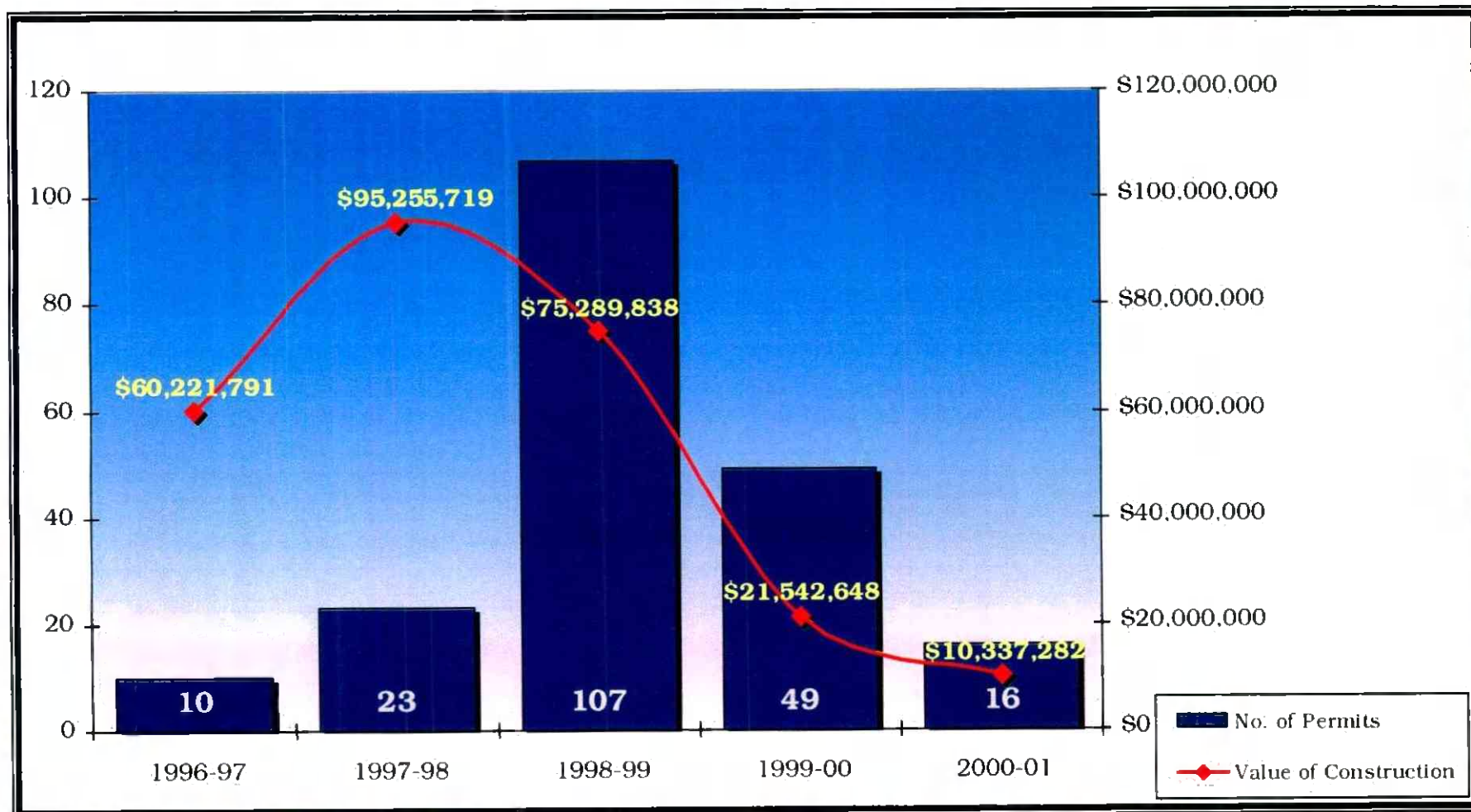
BUILDING PERMITS & CONSTRUCTION VALUE

Duplex



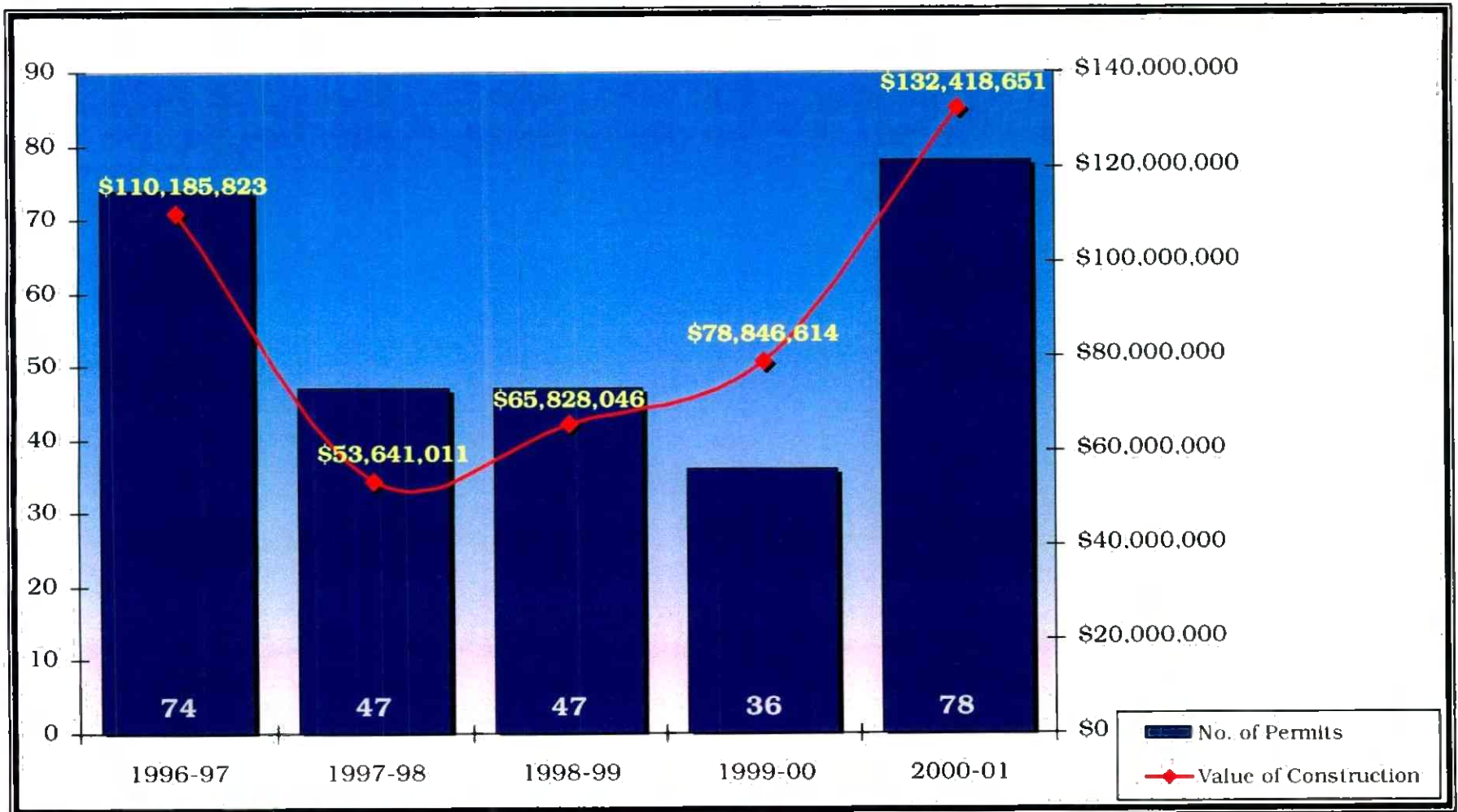
BUILDING PERMITS & CONSTRUCTION VALUE

Multi-Family



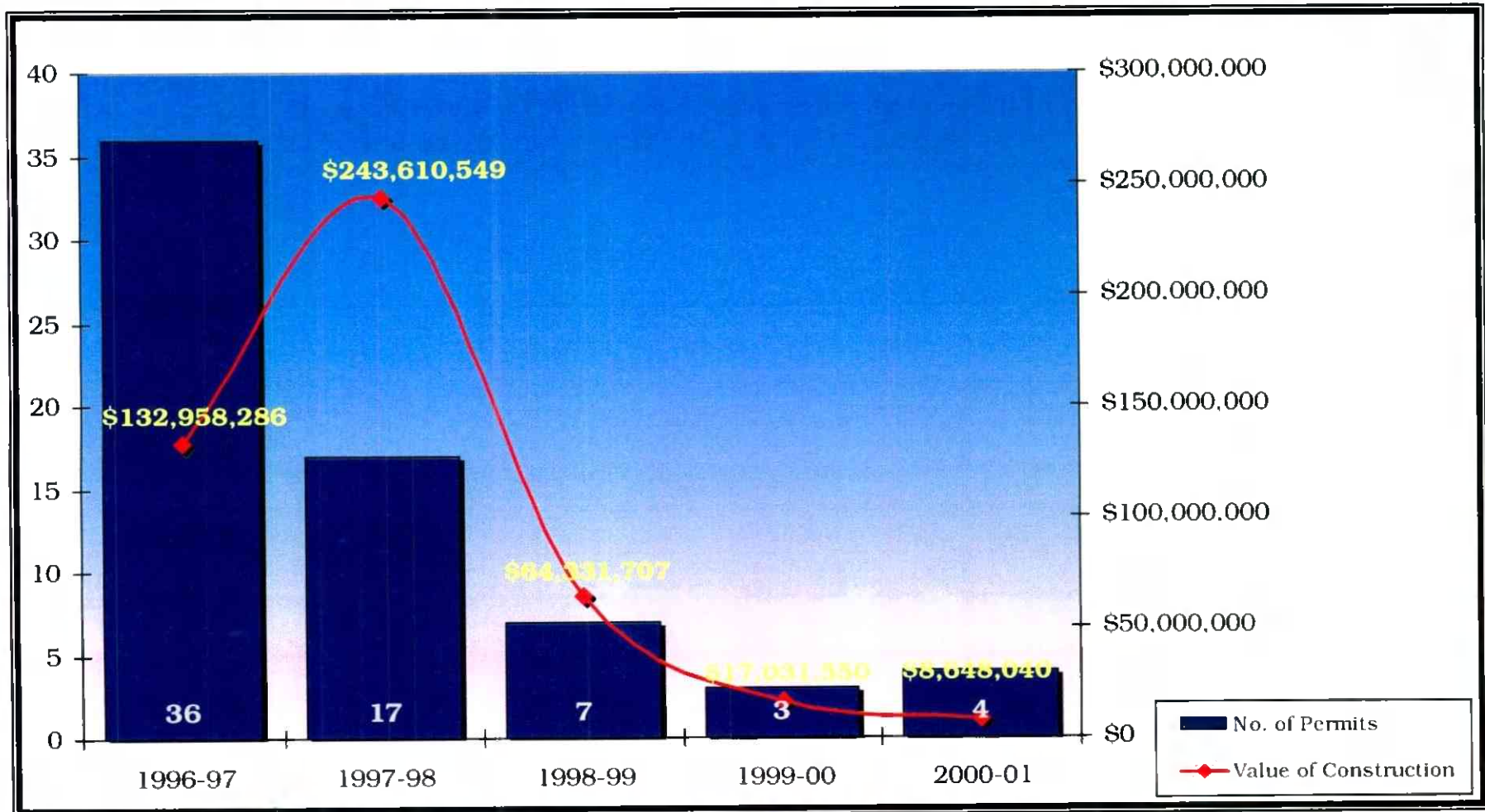
BUILDING PERMITS & CONSTRUCTION VALUE

Commercial



BUILDING PERMITS & CONSTRUCTION VALUE

Industrial



SECTION 2

Building Fees Collected

Fiscal Year 2000-2001

| Year | BUILDING PERMITS | MECHANICAL PERMITS |
|----------------|-------------------------|---------------------------|
| 2000-01 | 1,292,310.79 | 65,285.17 |
| 1999-00 | 990,516.48 | 63,222.32 |
| 1998-99 | 1,327,498.82 | 66,209.38 |
| 1997-98 | 1,315,180.98 | 64,971.10 |
| 1996-97 | 1,357,456.88 | 66,494.65 |

| Year | PLUMBING PERMITS | ELECTRICAL PERMITS |
|----------------|-------------------------|---------------------------|
| 2000-01 | 315,167.41 | 544,191.72 |
| 1999-00 | 269,029.44 | 529,317.67 |
| 1998-99 | 428,545.96 | 474,724.93 |
| 1997-98 | 449,522.70 | 623,394.65 |
| 1996-97 | 469,880.70 | 414,198.65 |

| Year | *PLAN CHECK FEES | MANUF. HOME PERMITS |
|----------------|-------------------------|----------------------------|
| 2000-01 | 1,140,426.53 | 630.00 |
| 1999-00 | 932,602.53 | 840.00 |
| 1998-99 | 1,166,192.03 | 1,441.25 |
| 1997-98 | 1,160,854.04 | 5,246.00 |
| 1996-97 | 1,229,005.43 | 735.00 |

| Year | SOLAR PERMITS | SIDEWALK PERMITS |
|----------------|----------------------|-------------------------|
| 2000-01 | 0.00 | 210.00 |
| 1999-00 | 0.00 | 180.00 |
| 1998-99 | 0.00 | 290.00 |
| 1997-98 | 0.00 | 2,790.00 |
| 1996-97 | 0.00 | 450.00 |

| Year | FENCES | SIGNS |
|----------------|---------------|-----------------|
| 2000-01 | 600.00 | 5,670.00 |
| 1999-00 | 570.00 | 3,865.00 |
| 1998-99 | 570.00 | 6,780.00 |
| 1997-98 | 920.00 | 4,320.00 |
| 1996-97 | 830.50 | 4,591.40 |

| Year | STATE SURCHARGE | SEWER CONNECTION FEES |
|----------------|------------------------|------------------------------|
| 2000-01 | 176,003.68 | 3,629,860.00 |
| 1999-00 | 134,508.93 | 3,282,258.45 |
| 1998-99 | 98,896.91 | 5,822,746.50 |
| 1997-98 | 105,232.16 | 8,078,112.00 |
| 1996-97 | 102,065.24 | 5,851,120.00 |

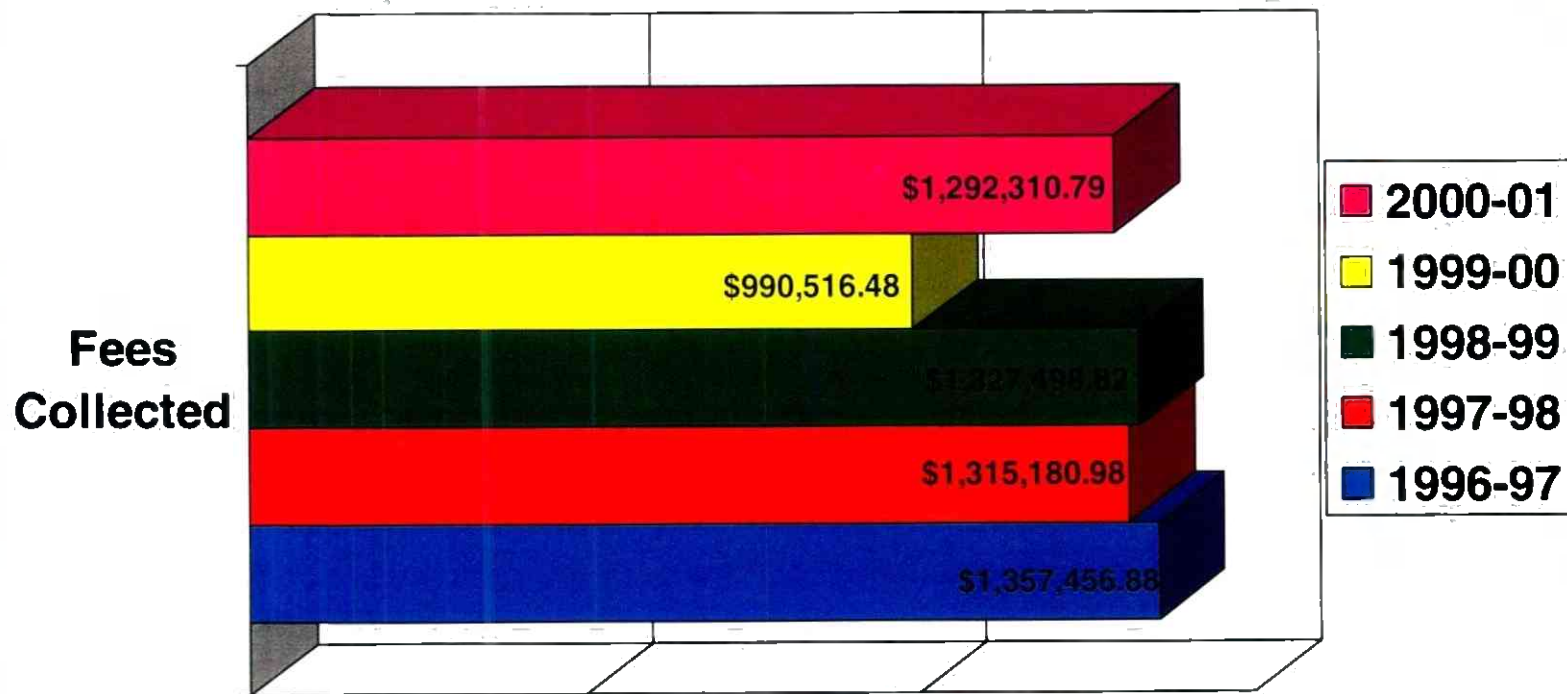
| Year | WATER CONNECTION FEES | TIF/STREET FEES |
|----------------|------------------------------|------------------------|
| 2000-01 | 2,614,746.55 | 3,887,457.89 |
| 1999-00 | 1,910,118.21 | 1,857,328.45 |
| 1998-99 | 3,023,500.67 | 2,788,976.43 |
| 1997-98 | 342,181.00 | 4,481,434.48 |
| 1996-97 | 934,080.00 | 1,422,063.10 |

| Year | PARK SYSTEMS FEES | EROSION CONTROL FEES |
|----------------|--------------------------|-----------------------------|
| 2000-01 | 3,808,168.09 | 83,237.00 |
| 1999-00 | 2,238,932.88 | 70,616.20 |
| 1998-99 | 4,028,984.00 | 94,489.50 |
| 1997-98 | 4,028,114.00 | 77,105.50 |
| 1996-97 | 839,074.00 | 105,211.06 |

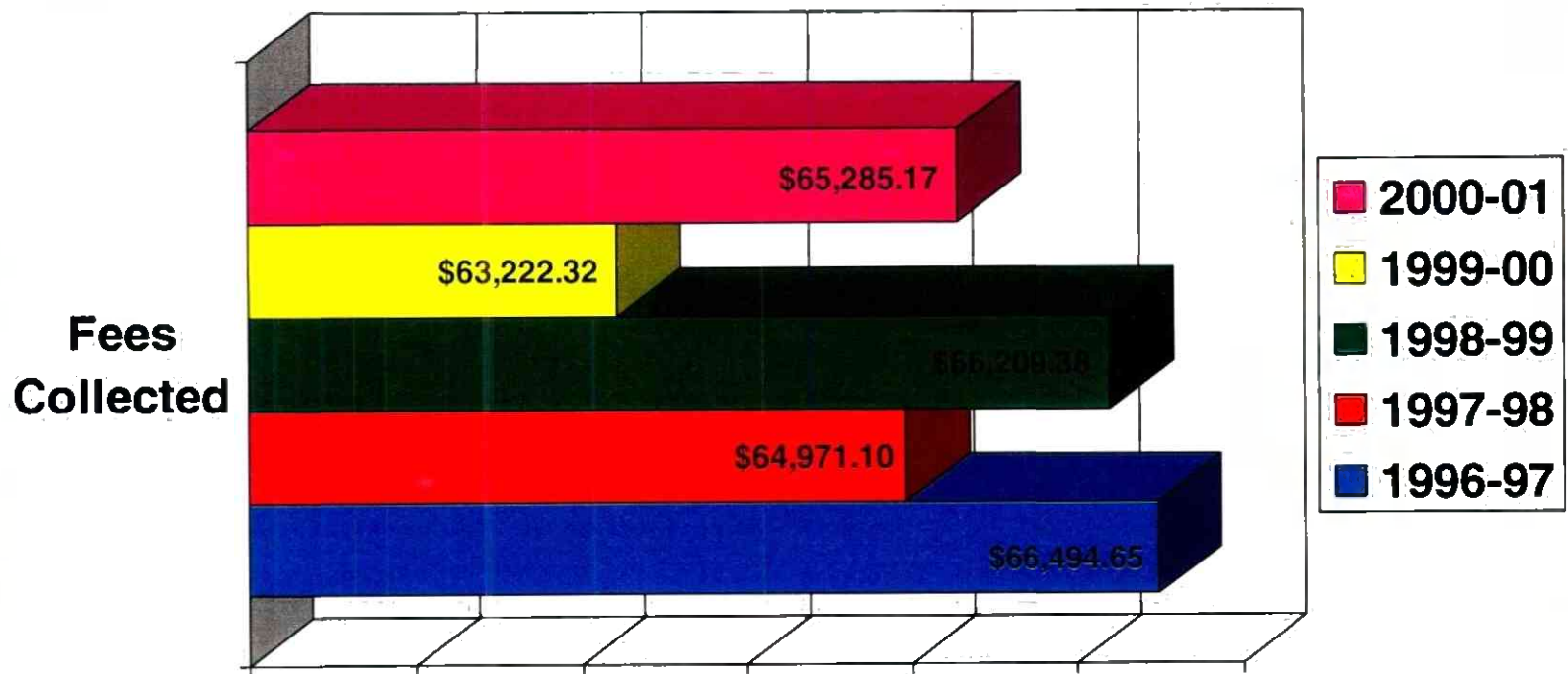
| Year | EROSION CONTROL PLAN CK | SWM SYSTEMS CHARGE |
|----------------|--------------------------------|---------------------------|
| 2000-01 | 50,099.05 | 1,030,082.35 |
| 1999-00 | 46,767.40 | 754,540.41 |
| 1998-99 | 64,945.10 | 1,122,928.10 |
| 1997-98 | 52,723.13 | 1,055,632.75 |
| 1996-97 | 65,729.30 | 522,518.00 |

*** PLAN CHECK FEES INCLUDE FIRE & LIFE SAFETY, PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL PLAN CHECK FEES.**

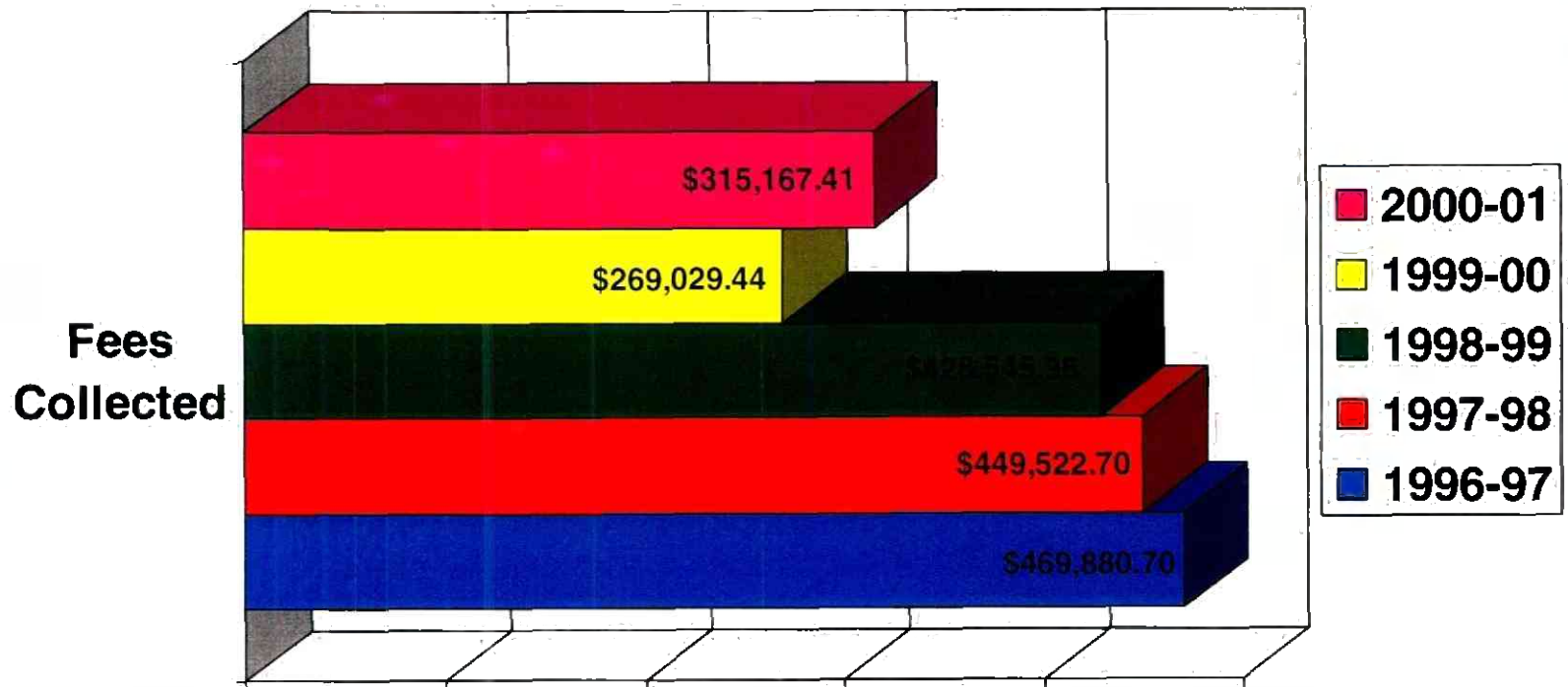
Building Permits



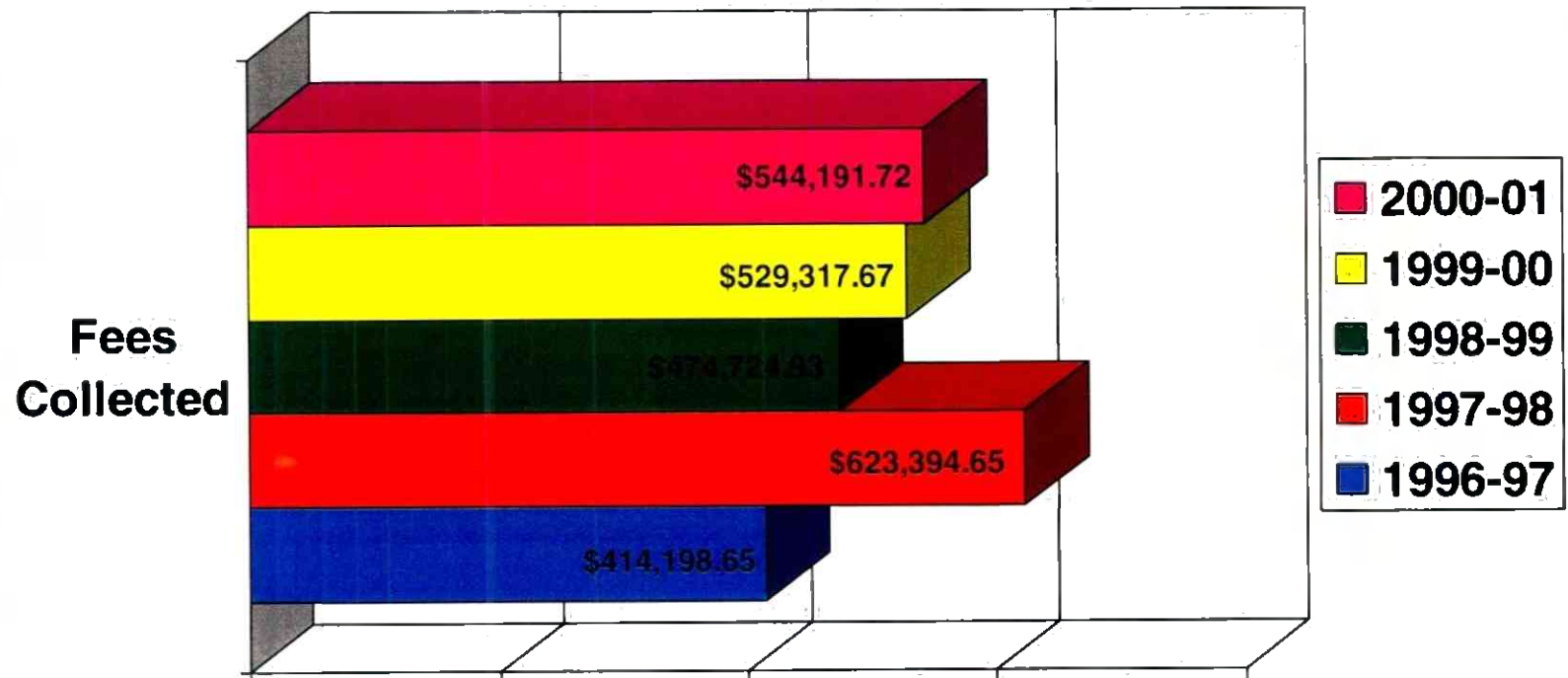
Mechanical Permits



Plumbing Permits



Electrical Permits



SECTION 3

Building Department Division Inspection Workload Units

Fiscal Year 2000-2001

| FISCAL 2000-01 | STRUCTURAL-MECHANICAL | | PLUMBING | | ELECTRICAL | | TOTAL/ (AVERAGES) |
|-----------------------|-----------------------|----------------|---------------|----------------|---------------|------------------|----------------------|
| Inspection Type | RES | COM | RES | COM | RES | COM | |
| JULY | 817 | 841 | 619 | 649 | 242 | 1000 | 4187/18.6 |
| AUGUST | 867 | 1028 | 546 | 910 | 319 | 1141 | 4824/17.5 |
| SEPTEMBER | 673 | 1019 | 368 | 1069 | 215 | 999 | 4359/18.5 |
| OCTOBER | 751 | 991 | 556 | 929 | 153 | 1108 | 4508/18.4 |
| NOVEMBER | 756 | 792 | 539 | 841 | 157 | 751 | 3841/18.8 |
| DECEMBER | 806 | 458 | 498 | 886 | 212 | 815 | 3687/18.0 |
| JANUARY | 585 | 854 | 544 | 907 | 202 | 1108 | 4200/18.1 |
| FEBRUARY | 550 | 689 | 657 | 847 | 104 | 1099 | 3946/18.4 |
| MARCH | 782 | 1030 | 447 | 1037 | 164 | 1382 | 4854/19.3 |
| APRIL | 872 | 1029 | 550 | 726 | 112 | 816 | 4113/19.3 |
| MAY | 806 | 1095 | 638 | 814 | 189 | 979 | 4528/18.1 |
| JUNE | 824 | 476 | 559 | 822 | 129 | 855 | 3702/17.6 |
| | | | | | | | |
| TOTALS/ (AVERAGES) | 9,089/ 757 | 10,302/ 859 | 6,521/ 543 | 10,437/ 870 | 2,198/ 183 | 12,053/ 1,004 | 50,749/ 4229 |

Unit of Analysis – Monthly Inspection Units

Cases correspond to the twelve months of the 2000-01 fiscal year and reflect the monthly inspections from each division within the department.

Variables used would represent sixteen inspectors total, five structural/mechanical inspectors, four plumbing inspectors, five electrical inspectors and two chief inspectors. Each of the individual inspectors are split into residential and commercial.

Notes: Daily Case averages are reflected in the far right-hand column. This data reflects total combined monthly averages from all the divisions on a month-to-month basis. The total inspections performed for each division and their monthly average are reflected in the bottom row.

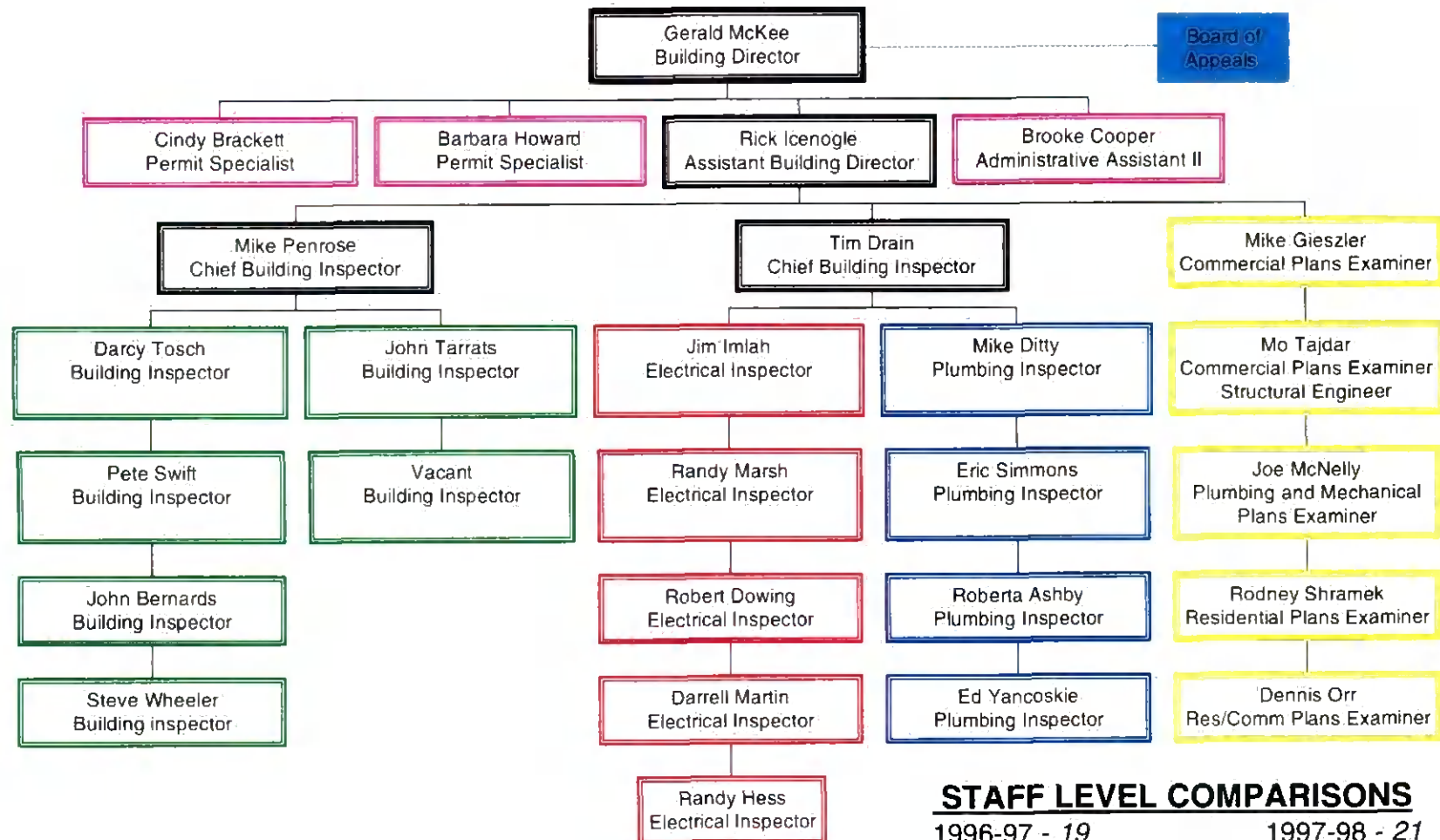
Variable column totals reflect data from each division inspector and their respective district. This information would be used to determine which divisions are busiest and whether district lines may require reassessment. National average inspections per day is established at _____.

SECTION 4

Building Department Organizational Charts And Staff Level Comparisons

Building Department Organizational Structure

Fiscal Year 2000-2001

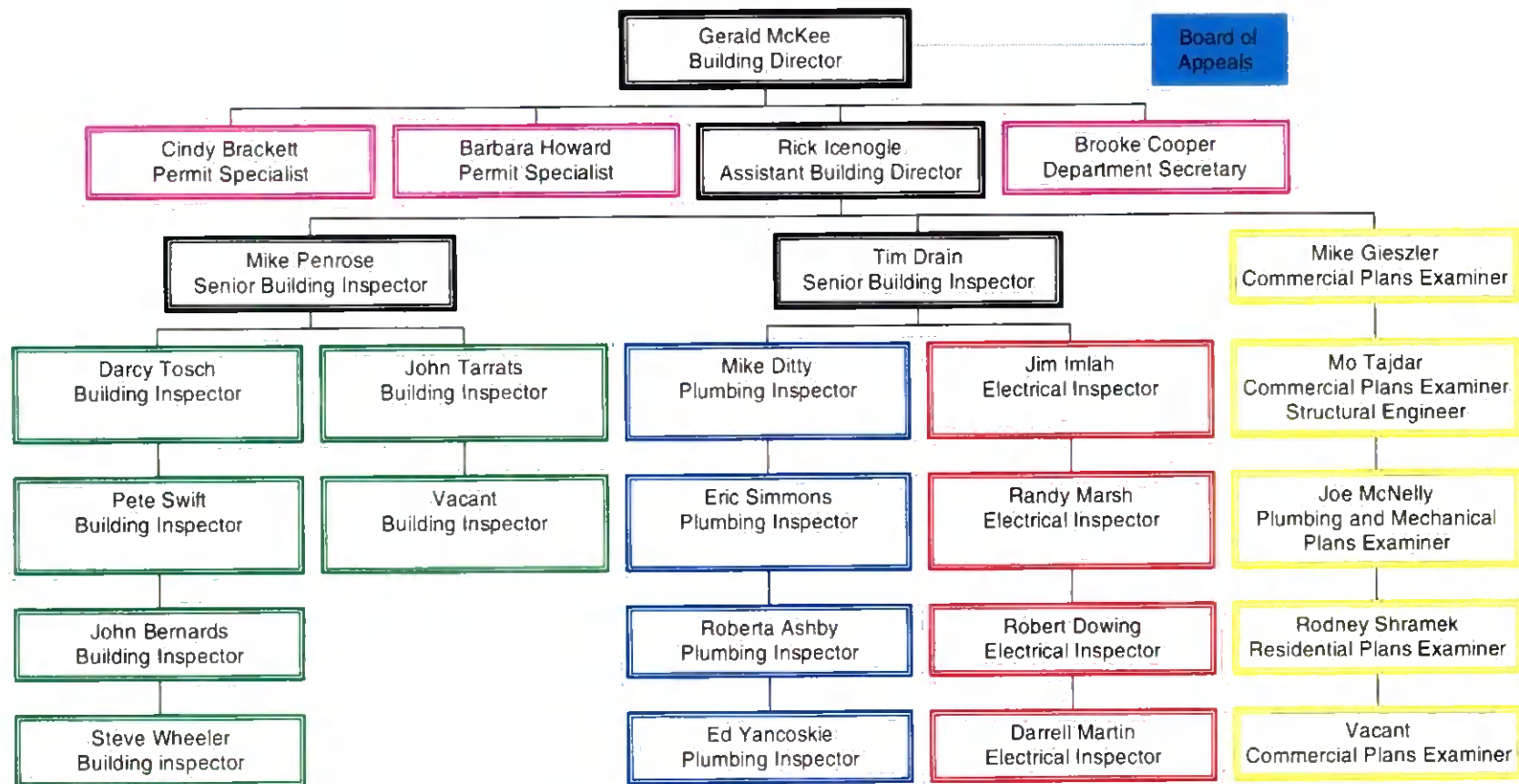


STAFF LEVEL COMPARISONS

| | |
|--------------|--------------|
| 1996-97 - 19 | 1997-98 - 21 |
| 1998-99 - 23 | 1999-00 - 24 |
| 2000-01 - 26 | |

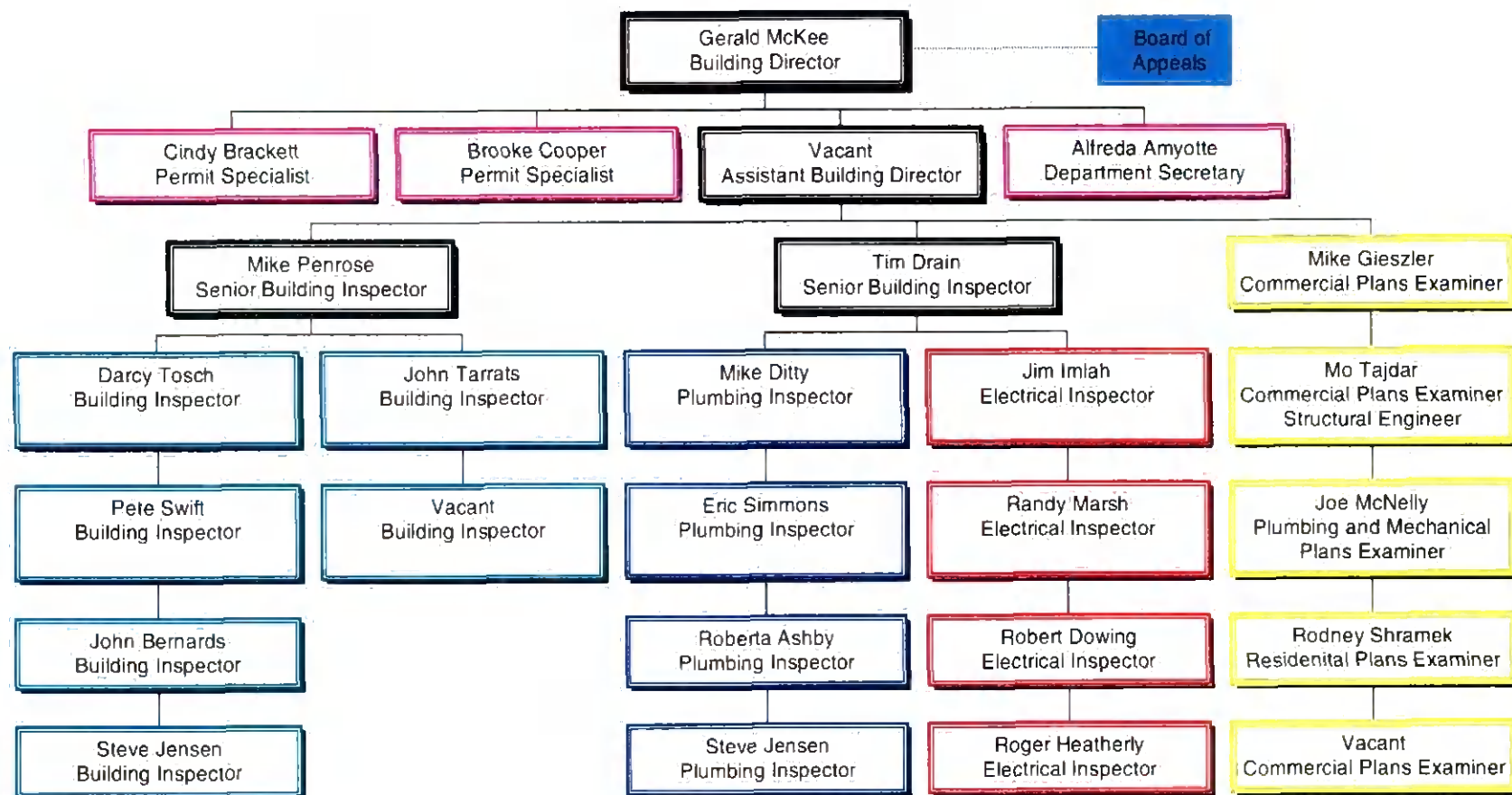
Building Department Organizational Structure

Fiscal Year 1999-2000



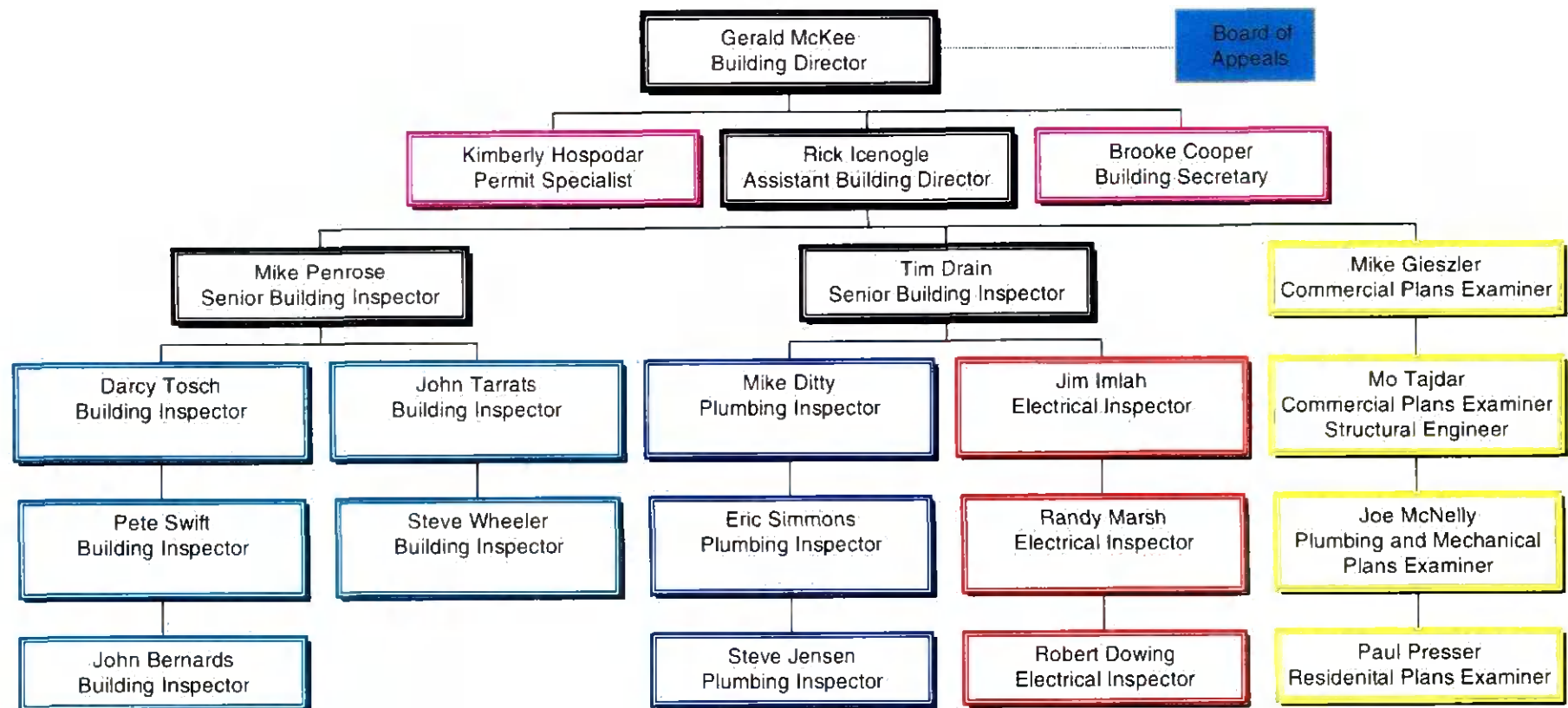
Building Department Organizational Structure

Fiscal Year 1998-1999



Building Department Organizational Structure

Fiscal Year 1997-1998



Building Department Organizational Structure

Fiscal Year 1996-1997

