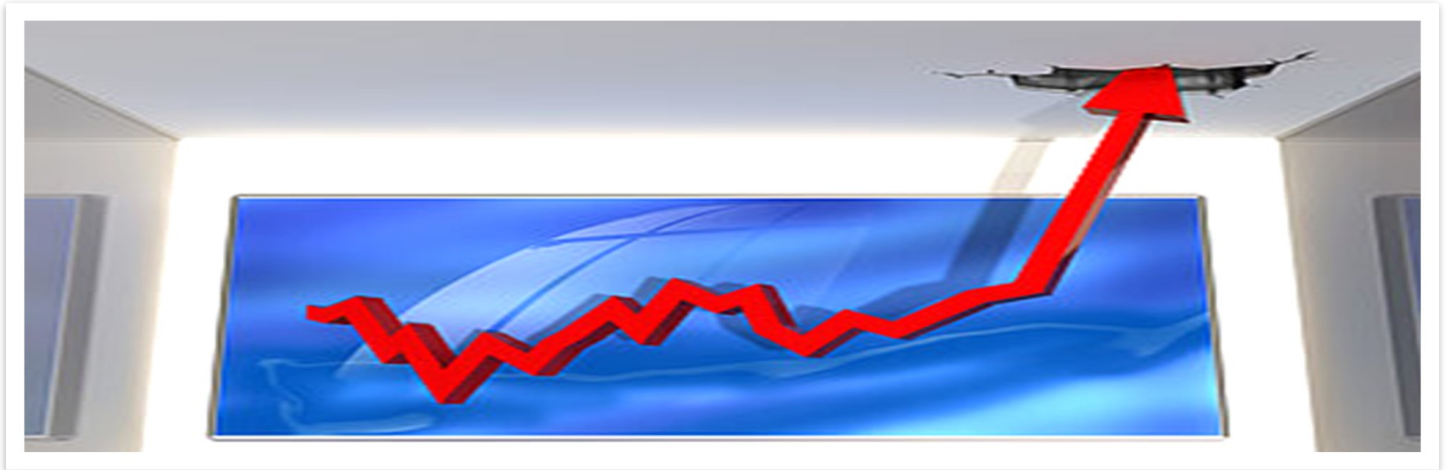




DEVELOPMENT SERVICES DEPARTMENT



Monthly Building Activity Report

October 2023



City of Cape Coral, Florida
Single Family Home - Building Permits Issued

SINGLE FAMILY HOME

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2024 vs 2022 Difference	2024 vs 2021 Difference
October	184	203	354	388	252	362	110	(26)	8
November	162	163	272	373	287				
December	172	154	313	275	298				
January	115	187	338	406	455				
February	137	181	313	354	333				
March	147	155	300	325	303				
April	139	139	383	465	302				
May	133	157	372	698	286				
June	112	188	408	579	309				
July	191	216	406	432	207				
August	183	266	370	545	251				
September	199	267	354	299	303				
Total	1,874	2,276	4,183	5,139	3,586	362	110	(26)	8
Average/Mo	156	190	349	428	299	362	63	(66)	13
Percentage change over Prior Year	N/A	21.5%	83.8%	22.9%	-30.2%	N/A	N/A	-15.5%	3.8%

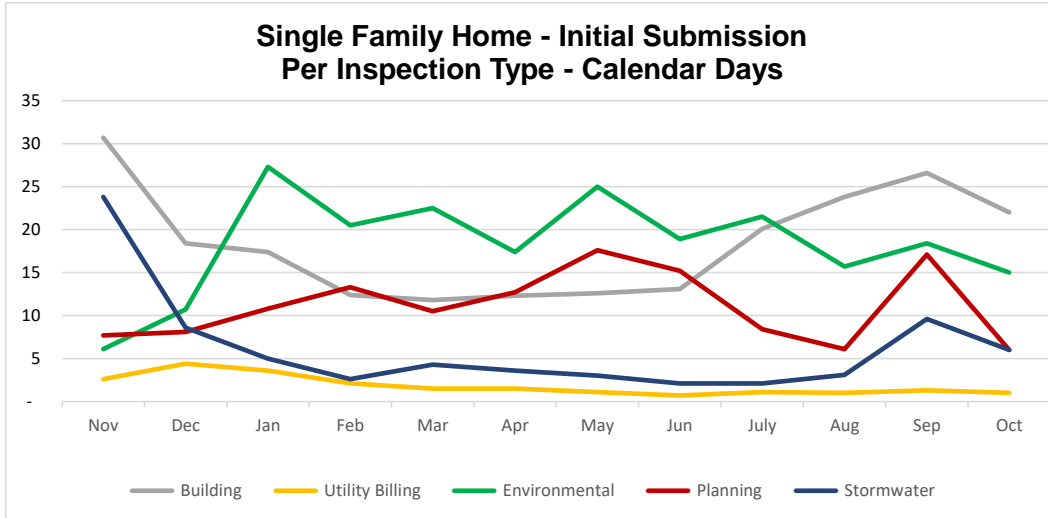
COMMERCIAL CONSTRUCTION BUILDING PERMITS ISSUED

Month	2019	2020	2021	2022	2023	2024	2024 vs 2023 Difference	2024 vs 2022 Difference	2024 vs 2021 Difference
October	24	18	17	29	7	40	33	11	23
November	19	13	9	15	25				
December	20	16	13	22	10				
January	22	21	13	11	27				
February	23	12	12	11	23				
March	25	28	36	18	38				
April	33	8	16	21	28				
May	25	17	16	39	51				
June	31	21	28	13	34				
July	21	16	33	17	42				
August	31	21	32	28	33				
September	29	32	32	12	52				
Total	303	223	257	236	370	40	33	11	23
Average/Mo	25	19	21	20	31	40	9	20	19
Percentage change over Prior Year	N/A	-26.4%	15.2%	-8.2%	56.8%	N/A	N/A	103.4%	86.8%

Single Family Home - Average Days To Review Building Plans - By Review Type

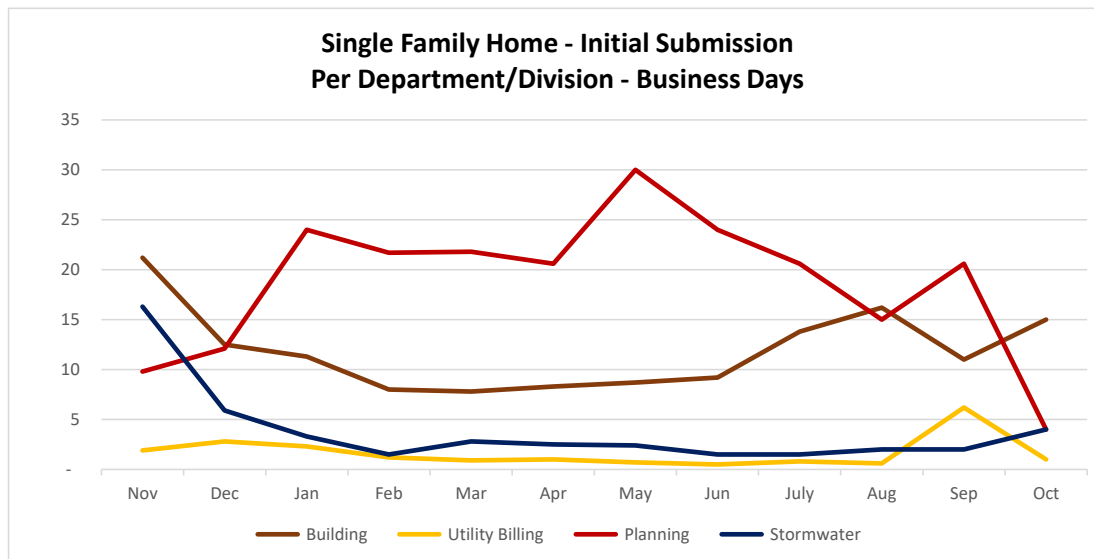
Building Permit Reviews (Calendar days)

Review Type	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Average Nov-Oct
	Calendar Days												
Building	31	18	17	12	12	12	13	13	20	24	27	22	18
Utility Billing	3	4	4	2	2	2	1	1	1	1	1	1	2
Environmental	6	11	27	21	23	17	25	19	22	16	18	15	18
Planning	8	8	11	13	11	13	18	15	8	6	17	6	11
Stormwater	24	9	5	3	4	4	3	2	2	3	10	6	6



Building Permit Reviews (Business days)

Review Type	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Average Nov-Oct
	Business Days												
Building	21	13	11	8	8	8	9	9	14	16	11	15	12
Utility Billing	2	3	2	1	1	1	1	1	1	1	6	1	2
Planning	10	12	24	22	22	21	30	24	21	15	21	4	19
Stormwater	16	6	3	2	3	3	2	2	2	2	2	4	4



NOTE: Permit reviews may take place simultaneously, adding them up does not add up to the amount of time to review

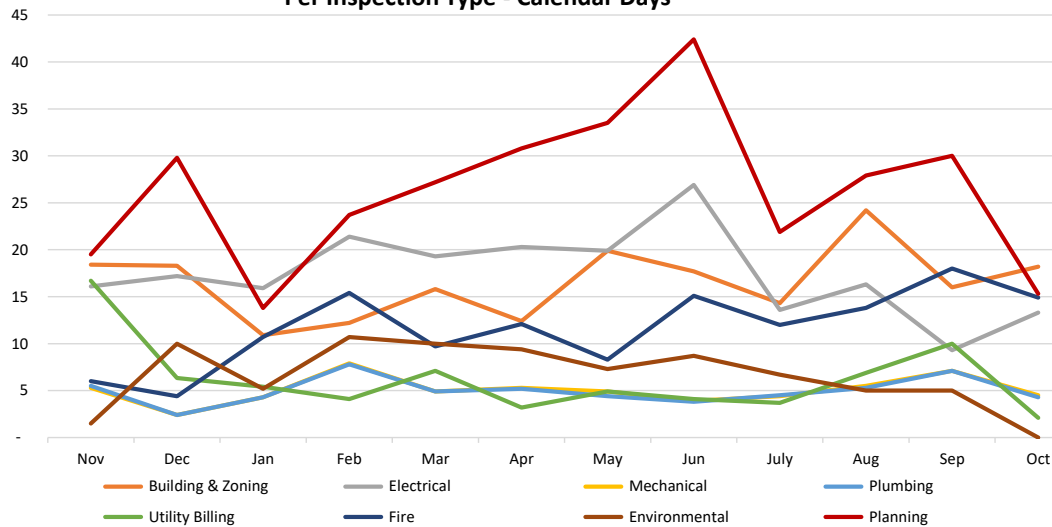
NOTE: In July and August, BlueBeam building plan review software had a nation-wide issue, affecting review times outside our control

Commercial Construction - Average Days To Review Building Plans - By Review Type

Building Permit Reviews (Calendar days)

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Average Nov-Oct
Review Type	Calendar Days												
Building & Zoning	18	18	11	12	16	12	20	18	14	24	16	18	17
Electrical	16	17	16	21	19	20	20	27	14	16	9	13	17
Mechanical	5	2	4	8	5	5	5	4	4	6	7	5	5
Plumbing	6	2	4	8	5	5	4	4	5	5	7	4	5
Utility Billing	17	6	5	4	7	3	5	4	4	7	10	2	6
Fire	6	4	11	15	10	12	8	15	12	14	18	15	12
Environmental	2	10	5	11	10	9	7	9	7	5	5	-	7
Planning	20	30	14	24	27	31	34	42	22	28	30	15	26

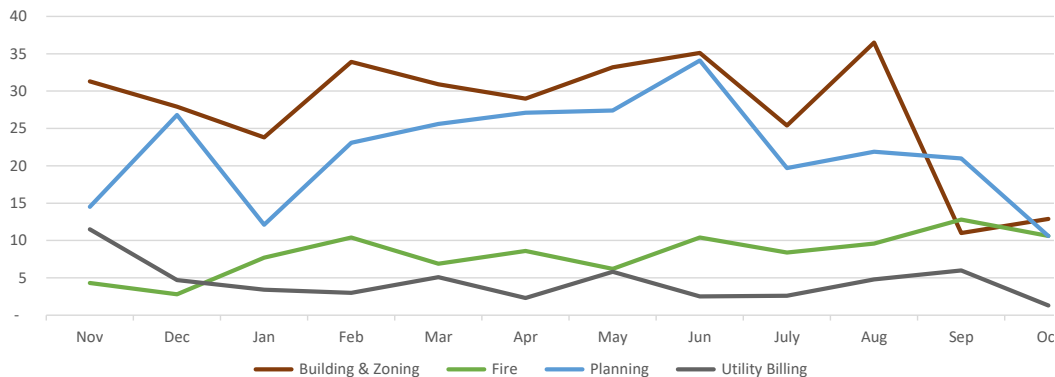
**Commercial Construction - Initial Submission
Per Inspection Type - Calendar Days**



Building Permit Reviews (Business days)

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Average Nov-Oct
Review Type	Business Days												
Building & Zoning	31	28	24	34	31	29	33	35	25	37	11	13	28
Utility Billing	12	5	3	3	5	2	6	3	3	5	6	1	4
Fire	4	3	8	10	7	9	6	10	8	10	13	11	8
Planning	15	27	12	23	26	27	27	34	20	22	21	11	22

**Commercial Construction - Initial Submission
Per Department/Division - Business Days**



NOTE: Permit reviews may take place simultaneously, adding them up does not add up to the amount of time to review

NOTE: In July and August, BlueBeam building plan review software had a nation-wide issue, affecting review times outside our control

Overall Average

	Nov'22	Dec'22	Jan'23	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Average
Single Family - Average Business days to issue	59.9	60.1	63.4	62.8	74.8	94.9	87.2	96.6	106.0	97.2	136.0	107.1	87.2
(Apply to Issue) Min Days to Issue	8.0	15.0	10.0	12.0	7.0	8.0	16.0	6.0	7.0	17.0	19.0	7.0	11.0
(Apply to Issue) Max Days to Issue	77.0	112.0	146.0	152.0	202.0	232.0	255.0	261.0	315.0	342.0	701.0	406.0	266.8

Permit Type

	Nov'22	Dec'22	Jan'23	Feb'23	Mar'23	Apr'23	May'23	Jun'23	Jul'23	Aug'23	Sep'23	Oct'23	Average
Single Family Mastered - Avg Bus days to issue	N/A	N/A	N/A	N/A	N/A	44.3	34.1	47.8	47.7	59.9	46.3	54.4	47.8
Min Days to Issue	N/A	N/A	N/A	N/A	N/A	36.0	12.0	7.0	12.0	18.0	14.0	12.0	15.9
Max Days to Issue	N/A	N/A	N/A	N/A	N/A	56.0	81.0	114.0	171.0	172.0	193.0	209.0	142.3
<i>Did not track separately until April 2023</i> # of permits issued	N/A	N/A	N/A	N/A	N/A	9.0	59.0	41.0	42.0	57.0	64.0	91.0	363.0

Commercial Construct. - Avg Bus days to issue	194.0	173.3	232.5	163.5	249.6	354.5	121.2	284.1	156.3	164.2	136.6	163.4	199.4
Min Days to Issue	11.0	11.0	1.0	29.0	19.0	20.0	35.0	58.0	41.0	32.0	9.0	29.0	24.6
Max Days to Issue	415.0	493.0	742.0	401.0	832.0	849.0	461.0	545.0	442.0	733.0	571.0	895.0	614.9
# of permits issued	31.0	11.0	34.0	24.0	44.0	37.0	52.0	34.0	43.0	34.0	21.0	40.0	405.0

Enclosure: Fence/Screen - Avg Bus days to issue	58.3	27.3	35.6	26.9	38.7	45.1	45.8	52.0	62.9	125.7	44.9	36.4	50.0
Min Days to Issue	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	8.0	14.0	3.0	5.0	3.2
Max Days to Issue	509.0	306.0	278.0	394.0	393.0	496.0	354.0	385.0	336.0	658.0	435.0	343.0	407.3
# of permits issued	480.0	390.0	561.0	610.0	590.0	844.0	707.0	1,007.0	502.0	130.0	472.0	618.0	6,911.0

Marine Improvement - Avg Bus days to issue	97.6	71.8	66.0	53.4	102.9	71.9	105.0	83.4	78.7	90.4	64.3	78.6	80.3
Min Days to Issue	1.0	1.0	1.0	7.0	1.0	19.0	25.0	24.0	10.0	1.0	12.0	16.0	9.8
Max Days to Issue	448.0	623.0	412.0	455.0	433.0	292.0	373.0	399.0	488.0	627.0	561.0	628.0	478.3
# of permits issued	348.0	392.0	274.0	132.0	79.0	116.0	111.0	398.0	343.0	379.0	246.0	180.0	2,998.0

Wells - Avg Bus days to issue	44.3	19.9	18.4	14.2	20.4	27.9	25.4	29.0	19.2	22.2	43.3	19.3	25.3
Min Days to Issue	1.0	1.0	1.0	2.0	3.0	4.0	3.0	2.0	4.0	1.0	1.0	1.0	2.0
Max Days to Issue	307.0	316.0	221.0	214.0	303.0	549.0	301.0	290.0	235.0	171.0	445.0	469.0	318.4
# of permits issued	204.0	188.0	228.0	143.0	177.0	170.0	97.0	356.0	173.0	243.0	94.0	318.0	2,391.0

**City of Cape Coral, Florida
New Building Permit Applications**

<u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2024 vs 2023 Difference</u>	<u>2024 vs 2022 Difference</u>	<u>2024 vs 2021 Difference</u>
October	2,662	2,875	4,320	3,981	3,447	4,532	1,085	551	212
November	2,280	2,273	3,382	3,709	8,114				
December	1,835	2,141	3,942	3,601	8,862				
January	2,255	2,630	3,586	3,753	9,272				
February	2,305	2,612	4,065	3,435	8,521				
March	2,538	2,918	5,144	5,759	9,031				
April	2,663	2,567	4,801	4,662	7,225				
May	2,846	2,821	4,165	5,044	7,036				
June	2,803	3,954	4,655	4,637	6,706				
July	2,737	4,107	4,058	4,513	5,304				
August	2,603	3,987	4,236	5,143	5,465				
September	2,429	3,791	3,910	3,573	4,211				
Total	29,956	36,676	50,264	51,810	83,194	4,532	1,085	551	212
Average/Mo	2,496	3,056	4,189	4,318	6,933	4,532	(2,401)	215	343
Percentage change over Prior Year	N/A	22.4%	37.0%	3.1%	60.6%	N/A	N/A	5.0%	8.2%

**City of Cape Coral, Florida
Building Permits Issued**

<u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2024 vs 2023 Difference</u>	<u>2024 vs 2022 Difference</u>	<u>2024 vs 2021 Difference</u>
October	2,842	2,941	3,772	3,413	5,101	4,352	(749)	939	580
November	2,275	2,250	3,234	3,629	7,380				
December	1,998	2,170	3,825	3,553	8,481				
January	2,089	2,597	3,644	3,357	9,582				
February	2,170	2,578	3,710	2,821	8,132				
March	2,607	2,819	5,001	2,776	7,625				
April	2,687	2,579	4,409	5,441	6,815				
May	2,854	2,706	3,732	3,862	6,218				
June	2,551	3,480	4,687	4,595	7,256				
July	2,907	3,960	4,089	4,261	5,850				
August	2,566	3,833	4,087	4,876	5,728				
September	2,450	3,710	3,496	3,465	3,683				
Total	29,996	35,623	47,686	46,049	81,851	4,352	(749)	939	580
Average/Mo	2,500	2,969	3,974	3,837	6,821	4,352	(2,469)	515	378
Percentage change over Prior Year	N/A	18.8%	33.9%	-3.4%	77.7%	N/A	N/A	13.4%	9.5%

City of Cape Coral, Florida
Valuation of Building Permits Issued

<u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2024 vs 2023</u> <u>Difference</u>	<u>2024 vs 2022</u> <u>Difference</u>	<u>2024 vs 2021</u> <u>Difference</u>
October	\$ 79,874,600	\$ 82,160,395	\$ 110,910,105	\$ 123,326,184	\$ 147,313,950	\$ 297,658,221	\$ 150,344,271	\$ 174,332,037	\$ 186,748,116
November	66,544,009	100,566,858	79,094,866	126,644,252	291,808,295				
December	57,259,503	56,961,846	113,577,609	100,723,090	295,123,702				
January	60,557,222	87,092,157	104,968,179	134,473,368	422,336,826				
February	53,016,758	69,591,628	106,219,898	110,460,742	315,116,867				
March	64,021,903	93,474,912	133,452,877	121,779,558	335,989,582				
April	62,543,691	73,347,074	127,670,347	195,783,166	279,000,382				
May	61,466,735	68,933,111	144,713,337	251,297,153	284,057,252				
June	62,003,463	78,476,415	163,809,149	215,757,123	264,796,003				
July	77,707,047	85,915,172	123,447,018	211,324,051	254,012,499				
August	75,576,832	88,454,594	160,057,301	263,228,261	241,638,143				
September	94,613,243	83,749,884	118,334,318	159,446,635	225,015,895				
Total	\$ 815,185,006	\$ 968,724,044	\$ 1,486,255,004	\$ 2,014,243,584	\$ 3,356,209,396	\$ 297,658,221	\$ 150,344,271	\$ 174,332,037	\$ 186,748,116
Average/Mo	\$ 67,932,084	\$ 80,727,004	\$ 123,854,584	\$ 167,853,632	\$ 279,684,116	\$ 297,658,221	\$ 17,974,105	\$ 129,804,589	\$ 173,803,637
Percentage change over Prior Year	N/A	18.8%	53.4%	35.5%	66.6%	N/A	N/A	77.3%	140.3%

City of Cape Coral, Florida Valuation of Building CO/CC		City of Cape Coral, Florida Building Permits C/O		
<u>Month</u>	<u>2024</u>	<u>Month</u>	<u>Single Family Home</u>	<u>Commercial Construction</u>
October	\$ 128,671,623	October	354	20
November	\$ 56,847,735	November	267	3
December	\$ 67,658,103	December	295	10
January	\$ 67,888,855	January	266	11
February	\$ 71,772,175	February	332	11
March	\$ 96,893,263	March	370	18
April	\$ 79,540,763	April	327	1
May	\$ 88,460,652	May	310	14
June	\$ 92,814,788	June	297	9
July	\$ 80,772,011	July	294	5
August	\$ 113,623,905	August	379	12
September	\$ 113,835,021	September	348	25
Total	\$ 1,058,778,894	Total	3,839	139

City of Cape Coral, Florida
Valuation Breakdown of Single Family Home Permits Issued

Month	\$0.00-\$250,000	\$250,001-\$500,000	\$500,001-\$1,000,000	\$1,000,001 - up
October	26	282	48	6
November	73	250	62	7
December	83	209	47	3
January	105	308	60	3
February	68	246	64	0
March	66	221	47	8
April	59	234	38	2
May	52	253	49	7
June	40	210	40	1
July	45	179	40	3
August	43	227	41	2
September	30	249	65	3
Total	690	2,868	601	45

City of Cape Coral, Florida
Valuation Breakdown of Commercial Construction Building Permits Issued

Month	\$0.00-\$500,000	\$500,001-\$1,000,000	\$1,000,001-\$2,000,000	\$2,000,001 - up
October	29	1	4	6
November	13	5	2	5
December	9	1	0	0
January	21	1	2	3
February	21	0	2	0
March	28	1	3	6
April	21	0	7	0
May	47	2	1	1
June	17	0	15	1
July	36	4	0	2
August	31	0	0	2
September	21	0	0	0
Total	294	15	36	26

City of Cape Coral, Florida
Building Inspections Completed

<u>Month</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	2024 vs 2023 Difference	2024 vs 2022 Difference	2024 vs 2021 Difference
October	9,194	13,568	17,196	18,931	13,446	14,849	1,403	(4,082)	(2,347)
November	8,932	11,404	14,797	18,573	16,671				
December	9,576	11,633	19,673	19,405	21,110				
January	9,955	12,782	17,706	18,588	26,377				
February	10,639	12,692	19,188	16,537	27,669				
March	9,130	13,574	22,378	20,910	36,697				
April	9,585	12,134	21,172	18,451	29,739				
May	9,832	12,036	18,931	20,078	32,102				
June	9,090	13,104	20,758	19,549	35,071				
July	10,617	14,403	18,414	18,273	28,686				
August	9,278	15,086	20,004	23,454	31,158				
September	8,476	15,482	19,397	16,725	13,254				
Total	114,304	157,898	229,614	229,474	311,980	14,849	1,403	(4,082)	(2,347)
Average/Mo	9,525	13,158	19,135	19,123	25,998	14,849	(11,149)	(4,274)	(4,286)
Percentage change over Prior Year	N/A					N/A	N/A		
		38.1%	45.4%	-0.1%	36.0%			-22.3%	-22.4%

Development Services

Permitting Services and Building Division

Fiscal Year 2024

182 FTEs / 7 Contract Employees

