



COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF CASPER

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Building Division

End of year Report 2019

Prepared by- Dan Elston, Chief Building Official

Construction in 2019 showed an interesting trend that is adapting to the economic environment that the City of Casper is in today. In 2019, Commercial Certificates of Occupancy were issued to 30 addresses for new or existing businesses. A certificate of occupancy is issued to, a new business in a new building, a new business in an existing building, or an existing business in a new location. Of the 31 certificates of occupancy, 7 were for construction of new buildings, 23 were remodels of existing buildings, and 1 was a removal and replacement of an existing building.

Commercial Projects Completed:

Remodels:

- Ludovico Pizza Restaurant- 3095 Talon Dr.
- Outfitter Liquors-3035 CY Ave.
- CY Laundry Mat-3037 CY Ave.
- Casper Bale-fill expansion- 1886 Station Road
- El Burro Loco Restaurant-2333 E Yellowstone HY. (Old Western Grill)
- Rising Star Dance Studio - 601 SE WY. BLVD (Eastridge Mall)
- Hall On Ash- 355 S. Ash St. (Venue space)
- Clarion Inn - 123 WE St. (Old Parkway Plaza)
- Grooms & Harkins -555S.Wolcott (Accounting Offices)
- Michaels - 445 Newp01t Dr. (Old Dress Barn)
- Optimal Therapy- 4270 S. Poplar (Sunrise Mall)
- WY. Sellers' Market- 330 S Durbin (Old Rescued Treasures)
- Census Bureau - 4170 S. Poplar (Sunrise Mall)
- Spectrum Store-475 Newport Dr. (Old Dress Barn partial)
- Backwards Distillery- 218 S. Wolcott
- Eye Mart Express- 3400E 2nd St. (Old El Torro Restaurant)
- U-Haul - 725 Bryan Stock Trail (Old Cretex Concrete plant)
- PharmRx - 4641 SW WY. Blvd (Strip Mall)
- Casper Horse Palace - 71 SE WY. Blvd (Old On The Border)

- Ashby Construction Office- 274 S. Wolcott (Old Milo's Bld.)
- Let-Er Buck Car Wash- 4320 E. 2nd St.
- Frosted Tops - 225 S. David St. (Across from David Street Station)
- Wyoming Rib and Chop - S. Center (Old C-85 Wonder Bar)

New Construction:

- Fire Station No. 5 - 555 Landmark Lane
- Taco Johns - 4035 Plaza Dr.
- Raven Crest Apartments - Tranquility Way (This project was noted on last year's report but had not received a final C.O.)
- Masterson Place - 310 S. Washington
- Sleep Number Mattress Store- 4841 E 2nd St. (Strip Mall)
- Jersey Mikes -4851 E 2nd St. (Strip Mall)
- Envision Electric- 541 Durango Ct., Next to George T Sanders Supply (Shop/office)

Remove/Replace:

- Taco Bell - 86 SE Wy. Blvd

One/Two Family Dwellings:

Residential housing was steady for 2019. The City of Casper issued 62 Building permits for one/two family dwellings compared to 61 for 2018. This does not include Evansville, Mills or Bar Nunn.

Permit Revenue:

The Community Development Department issued 1,124 building, 1,031 electrical, 1010 plumbing, and 795 mechanical permits for 2019.

The total value of construction for 2019, both commercial and residential was \$73,082,239.62. This includes all construction including, reroofs, garages, additions, decks, remodels and new construction, plus electrical, mechanical, plumbing systems.

The revenue fees collected for the above value of work was \$1,302,749.78. This is \$169,594.55 above fees collected for 2018.

The new State Office Building project is included in these numbers, even though construction is in the beginning phases; all permits were issued prior to the end of the year. Without this project the total value of construction and revenue would have been less than 2018.

Inspections:

The building department performed 1,900 building, 1,906 electrical, 1,510 plumbing, 619 mechanical, inspections plus 198 field consults and 356 plan reviews for 2019. Inspections can range from a 15minute water heater inspection to a 3hour commercial framing or rough-in inspection. With our team of five certified inspectors, scheduling and traveling to field inspections consumes the majority of time each day. It is with pride that the City of Casper can

pronounce that the average time for an inspection to be completed is less than 2 hrs. Most jurisdictions require a 24hr. notice for all inspections.

The State Office building project will be challenging over the next 2 years with frequent multiple inspections requested daily. The City of Casper and FCI (General Contractor) have created an inspection process that will ensure all inspections are completed and signed off before leaving the site daily. An inspection log has been created and will be available for the State to review upon request at the FCI jobsite office. This will ensure that inspections are completed prior to work being completed.

Pictures:

Attached are pictures of the projects completed in 2019 for your review.

The Building Department is excited to submit this annual report; it reflects that the construction industry is on the upswing. There are projects rumored for 2020 that should continue this trend and the Building Division is anxious for another prosperous year ahead.



Dear Contractors:

November 25th, 2019

It seems like a month ago that I wrote a note to put in with the 2019 license renewal notices. Maybe it comes with age, but it seems like the hours are long, days last forever, weeks are eternal, but the years go by so fast.

This year has been pretty normal for construction, not any large new stores or businesses were constructed this year. There were a number of remodels of existing buildings for businesses relocating within Casper or moving to Casper. Value of construction for 2018 was approximately \$63,000,000. This year the value of construction will finish at around \$80,000,000. This is due largely to the new State Office Building that has been awarded, and construction is to start as weather allows. Single family dwelling permits are slightly above last year at this time; 56 this year compared to 54 for this time period last year.

As most of you know, Electrical Inspector Mr. Bill McCloy retired from the City. Russ Lutz has filled this position and is adjusting well from contractor to inspector.

Each year the Building Department discusses reoccurring issues that may need clarification which will speed up the final inspection process, saving both the contractors and the City of Casper time and monies.

- **Final Inspections:** When the permit holder calls for a final inspection, the project is to be complete. We have had numerous inspections where work is not complete, and the contractor is requesting a Temporary Certificate of Occupancy (TCO) if a Certificate of Occupancy (CO) will not be issued. The only allowance for a TCO versus a CO is for landscaping due to weather conditions in the wintertime months. The building permit fee schedule has a cost for re-inspections, which is \$75 per inspector, per re-inspection. Upon discretion of the Building Official, this fee may be assessed to your project if a re-inspection is requested.
- **Kitchen hood acceptance, sprinkler system and fire alarm tests (if applicable)** must be completed and approved prior to the final inspection. Please call Casper Fire-EMS at 307-235-8222 for this inspection.
- **Erosion Control:** Mud and dirt leaving your site is your responsibility. The Code Enforcement and the Storm Water Divisions have contacted the Building Department on numerous occasions for this. In all, we do pretty well with this; it is usually a complaint that has initiated this from a neighbor or citizen.
- **Drain Tile Installation:** We have numerous complaints about the drain tile installation, including not working after the home has received a CO. The City of Casper does not inspect drain tile installation at this time. However, per code this inspection can be required if this problem continues.
- **The property address** must be visible from the street during construction, this can be on the structure or temporary power pole, but must be legible from the street. This was mentioned last year but needs to be reiterated.
- **Finals:** When the project is complete, a final inspection is required. This is not being done particularly on house remodels with "house flippers" in most cases.

Community Development | Building Division

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Other Items:

- 2020 is the code cycle for the NEC (Electrical Code). Shawn and Russ are studying up on the changes. Some changes they mentioned are: GFCI's will have numerous changes, disconnecting means/surge protection for all services will be required; ufer is to be accessible, plus many more. They suggest obtaining the 2020 NEC for your reference. The City will adopt this code no later than June 1st and begin implementing. This is required by State Statute, which we will adopt in January and implement in July.
- I know that this is not a licensed contractor's problem but it arises throughout the year. Please urge your customers to request validation of your license and permit. I have people who call to complain about substandard work or work not being completed by a contractor. There are times that the "contractor" does not have a license with the City and the homeowner's only recourse is civil court. I just had a lady that paid \$14,000 for work that is not completed and substandard. She was in tears when she found out he had no license or insurance.

Thank you for another great year, rumors are 2020 should be a good one also. As always the Building Department is only a phone call away if you have any questions or concerns.

Have a Wonderful Holiday Season and a Happy New Year!

Sincerely,

Dan Elston CBO

Inspectors:

Justin Scott - Building

Shawn Barrett - Electrical

Lonnie Genoff - Plumbing/Mechanical

Russ Lutz - Electrical



Masterson Place

Michael's

MAKE creativity
FUN

445

Home Decor

Seasonal

MAKE Creativity

Happen

Wall Frames

Art Supplies

N



BIGGEST JACKPOTS
IN WY
CASPER
HORSE PALACE

OPEN

27

C350

W2111234567

358-PJT



Fire Station #5

SINCE 1956
Jersey Mike's
SUBS
DRIVE THRU

4851

JOIN A WINNI TEA
DRIVE THRU



sleep number

4845

OPEN

**SAVE
UP TO \$500**

ON SELECT SLEEP NUMBER 360°
SMART BEDS

Customer
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 Clarion
Inn



El Burro Loco











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Drive Thru

PLAZA DR



Now Open
TACO JOHN'S
Financing Provided By





Spectrum

475

Come On In

Get the best trade-in offer



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Eastridge Mall
Target
Walmart
Ross
Hyundai

CAR
WASH

PAID
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CA