

March 8, 2024



## BUILDING DIVISION 2023 ANNUAL REPORT

Prepared by Justin Scott, Chief Building Official

Construction in 2023 was consistent with a total value of construction slightly higher than in 2022. Commercial construction value was significantly higher (mainly due to the Wyoming Sports Ranch project), materials and interest rates drove new residential construction values higher which led to a decrease of permits for new construction being issued, dropping by approximately 50 % from that of 2022. Mechanical, plumbing, and electrical permits were also down from what was issued in 2022. Some of the notable projects completed in 2023 are the Alder Park Apartments, Liberty Square Apartments, Johnstone Supply, La Cocina Restaurant, LDS Temple, and 307 Chiropractic.

### **PERMIT REVENUE:**

The Community Development Department issued 906 Building, 678 Electrical, 686 Plumbing and 631 Mechanical permits in 2023.

Breakdown of permit valuations for 2023:

|                          |   |                        |
|--------------------------|---|------------------------|
| Commercial construction  | = | \$ 73,021,555.88       |
| Residential construction | = | \$ 32,356,592.33       |
| Electrical permits       | = | \$ 10,433,169.71       |
| Mechanical permits       | = | \$ 11,899,005.96       |
| <u>Plumbing permits</u>  | = | <u>\$ 4,896,659.00</u> |
| Total value for 2022     | = | \$132,629,382.88       |

Revenue fees collected = \$ 1,337,832.91

### **NOTABLE COMMERCIAL PROJECTS COMPLETED:**

- LDS Temple (3011 Independence Ct.)
- Alder Park Apartments (3300 Patriot Dr.)
- Sweet Grass Acupuncture (2948 Hogan Dr.)
- Copper Cup Coffee (631 S. Ash St.)
- Wellness Springs (918 E. 2<sup>nd</sup> St.)
- Johnstone Supply (3100 E. Yellowstone Hwy.)
- Alma Home (260 W. 1<sup>st</sup> St.)
- La Cocina (4110 Centennial Hills Blvd.)
- Jeffree Star Cosmetics (355 S. Ash St.)
- Liberty Square Apartments (100 S. Beverly St.)
- Urban Tails (430 N. McKinley St.)
- The Range at 5150 (455 Thelma Dr.)
- 3 Crowns Golf Course Deck Remodel (1601 King Blvd.)

**COMMUNITY DEVELOPMENT DEPARTMENT**

200 North David Street | Casper, WY 82601-1862 | Phone: (307) 235-8241 | [www.casperwy.gov](http://www.casperwy.gov)

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- Horse Palace O.T.B. (3243 Talon Dr.)
- CY Liquor (1363 CY Ave.)
- 307 Chiropractic (5980 Enterprise Dr.)
- Harbor Freight Expansion (Sunrise Shopping Center)

**NOTABLE COMMERCIAL PROJECTS UNDER CONSTRUCTION:**

- Casport Mint Phase II (170 Star Lane) Old Casper Star Tribune
- Nolan Phase II (325 S. David St.) Condominiums
- Jump Craze (1656 Heathrow Ave.)
- Ace Hardware Storage Building (3025 Arrowhead Rd.)
- 7 Brew Coffee (3950 Dennis Dr.)
- Poplar Wine and Spirits Derby Club Expansion (1016 S. Poplar St.)
- Bath and Body Works (525 Newport Rd.)
- Boston Pizza at the former Parkway Plaza (123 W. "F" St.)
- City Hall Project S.A.F.E. (200 N. David St.)
- Fairfield Marriott (111 W. D St.)
- Hyatt Place (407 N. Walsh Dr.)
- WYO Sports Ranch (1887 Champions Blvd.)
- Discount Tire (4990 E. 2<sup>nd</sup> St.)
- Backdoor Lounge (1363 CY Ave.)
- Paradise Valley Christian Church (3025 Paradise Dr.)
- C85 Apartments (Above the Branding Iron, 129 W. 2<sup>nd</sup> St.)

**RESIDENTIAL CONSTRUCTION:**

- New One/Two Family Dwelling units = 36 for a value of \$17,574,264.00

**NOTABLE MULTI-FAMILY PROJECTS:**

Currently under construction (also listed under commercial projects).

- C85 Apartments (Above the Branding Iron, 129 W. 2<sup>nd</sup> St.)



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**INSPECTIONS:**

Building Division completed inspections:

|                                      |              |
|--------------------------------------|--------------|
| • Building, Residential/Commercial = | 1,800        |
| • Electrical =                       | 1,979        |
| • <u>Plumbing/Mechanical</u> =       | <u>2,067</u> |
| Total Completed Inspections =        | 5,846        |

**DANGEROUS BUILDINGS:**

Properties that were posted as Dangerous Buildings in 2023.

- EconoLodge (300 W. F St.) - Currently under renovation
- 1523 Westridge Pl. - Currently under renovation
- 933 S. Poplar St. - Demolished
- 1014 W. 11<sup>th</sup> St. - Demolished
- 1027 W. 14<sup>th</sup> St. - Currently under renovation
- 305 E. 14<sup>th</sup> St.- Currently permitted to be repaired
- 1342 W. 13<sup>th</sup> St - In the appeals process

City Council asked the Building Division to look into streamlining the Contractor Licensing process and create an entry level licensing category to aid individuals in obtaining licensure and progressing through the licensing categories. Through this process the Contractor’s Licensing and Appeals Board was changed over to serve as a solely Appellate Board with the Community Development Department overseeing the contractor license application review/approval process. This change has greatly decreased the timeframe which applicants have to wait to obtain their respective licenses. A Class IV (handyman) General Contractor license has also been created to give less experienced individuals a pathway into becoming licensed and establishing themselves in the contracting community. An additional Class II General Contractor license category was added to ease in the transition from a Class III to a Class II. We now have a Class IIA and Class IIB General Contractor license available. This change seems to have led to an increase in licensing and has had positive feedback from the contracting community thus far.

There are some exciting projects on the horizon for the City of Casper, and the Building Division is anxious to provide the services required to see these projects through from design to completion with plan reviews, licensing, permitting and inspections. The Building Division team consists of:



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- Justin Scott – Chief Building Official
- Shawn Barrett – Electrical Inspector
- Russ Lutz – Electrical Inspector
- Brian DeVault – Plumbing/Mechanical Inspector
- Donnie Lane – Plumbing/Mechanical Inspector
- Deeann Miller – Permit Technician.

We pride ourselves in maintaining our licensure and International Code Council Certifications, as well as attending yearly continuing education to stay current on code changes and new building construction practices. We are always just a phone call away and are ready to assist with any questions related to your project.

Report prepared by:

Justin Scott  
Chief Building Official  
Building Inspection Division  
City of Casper, WY