

A panoramic view of the Seattle skyline under a clear blue sky. The Space Needle is the central focus on the left. In the background, Mount Rainier is visible. The foreground shows green trees and some buildings.

Seattle Department of Construction and Inspections

Photo by John Skelton

Presentation to Planning, Land Use, and Zoning Committee

Nathan Torgelson | January 17, 2018

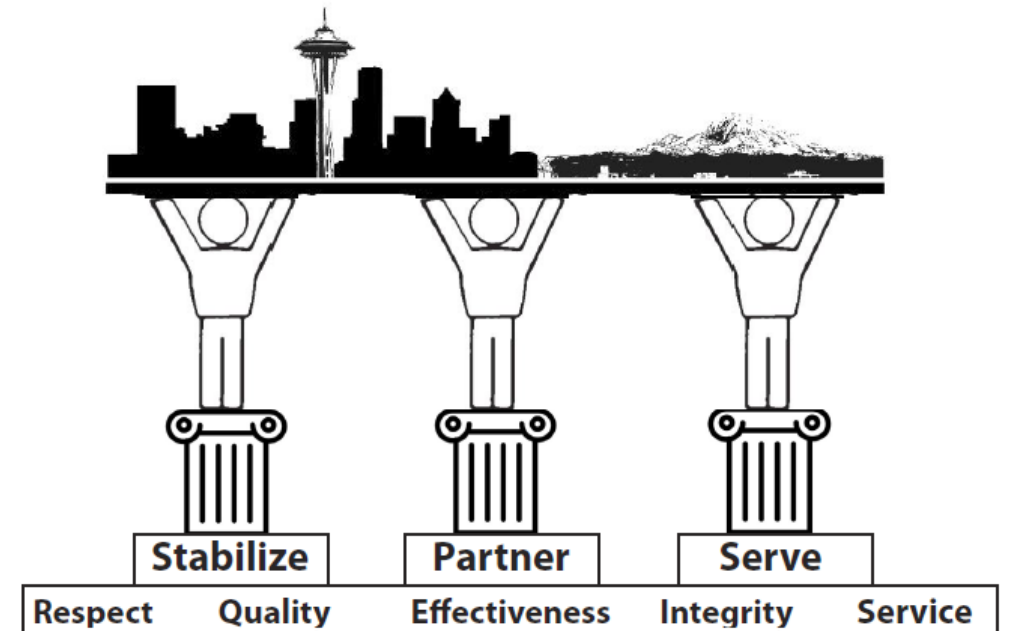
PURPOSE AND VALUES

Our Purpose

As stewards and regulators of land and buildings, we preserve and enhance equity, livability, safety, and health of our communities.

Our Values

- Respect
- Quality of work
- Effectiveness
- Integrity
- Service



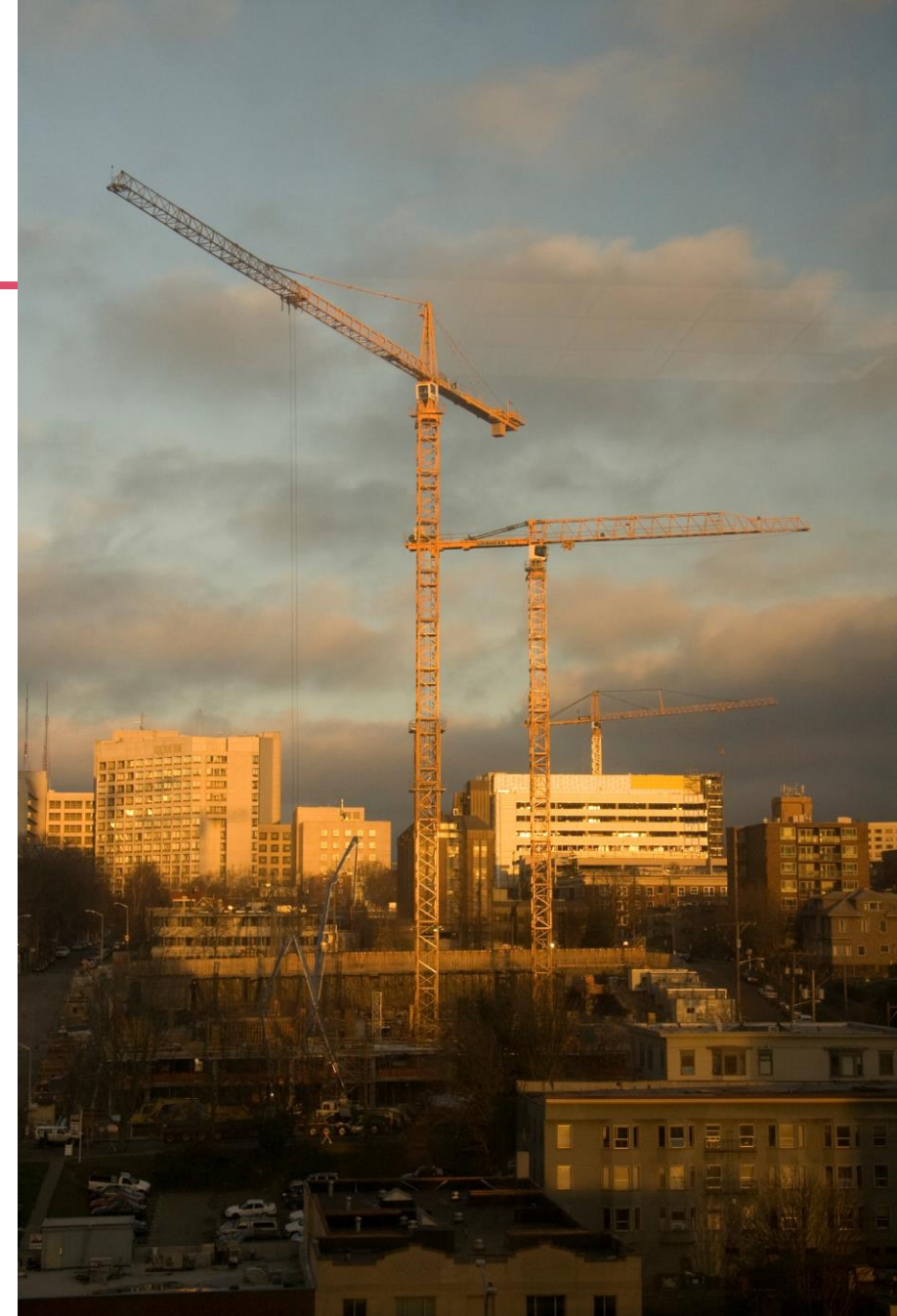
SDCI Overview

380 current employees in six divisions.

Organization	Total Employees
Director's Office	12
Department Administration	23
Code Compliance	45
Land Use Services	87
Engineering Services	108
Inspection Services	105

2018 Budget: 405 FTEs

Total includes 3 TES and 4 Interns



SDCI OVERVIEW

- 2018 adopted \$85.06M budget (91% funded by permit and other revenues)
- Over 52,753 permits issued in 2017
- 7,402 enforcement complaints
- 30,309 registered rental properties comprising 152,865 units
- 4,221 eviction (1,640) or tenant relocation (2,581) contacts in 2017



WHAT WE DO

- Permit review and issuance
- Inspections
- Code development
- Design Review
- Land use
- Code enforcement
- Tenant protections
- Community engagement



WHAT WE DO

Permits Issued in 2017

- Master Use Permits: 796
- Building Permits: 10,420
- Electrical Permits: 23,949
- Net Number of Residential Units Completed: 8,756



WHAT WE DO

191,451 Inspections in 2017

- Building Inspections: 67,936
- Land Use: 2,221
- Electrical: 86,865
- Demolition: 3,368
- Sign: 941

7,402 Complaints in 2017

- Construction: 1,557
- Housing: 577
- Noise: 731
- Vacant Buildings: 442
- Zoning: 1,836

WHAT WE DO

Community Engagement

- Design Review Board Meetings
- Code Development Public Meetings
- Land Use Public Meetings
- Landlord/Tenant Engagement
- Public Resource Center
- Website and Social Media
- Newsletter and Listservs



PERMIT INTAKE AND ISSUANCE VALUE AND VOLUME

2016 and 2017 were two of the largest recorded value and volume totals in the last 20 years, even when adjusted for inflation.

2017

Permit Issued: 10,459

Intake Value: \$4,260,345,788

Issuance Value: \$5,050,426,181

2016

Permit Issued: 10,786

Intake Value: \$6,747,986,560

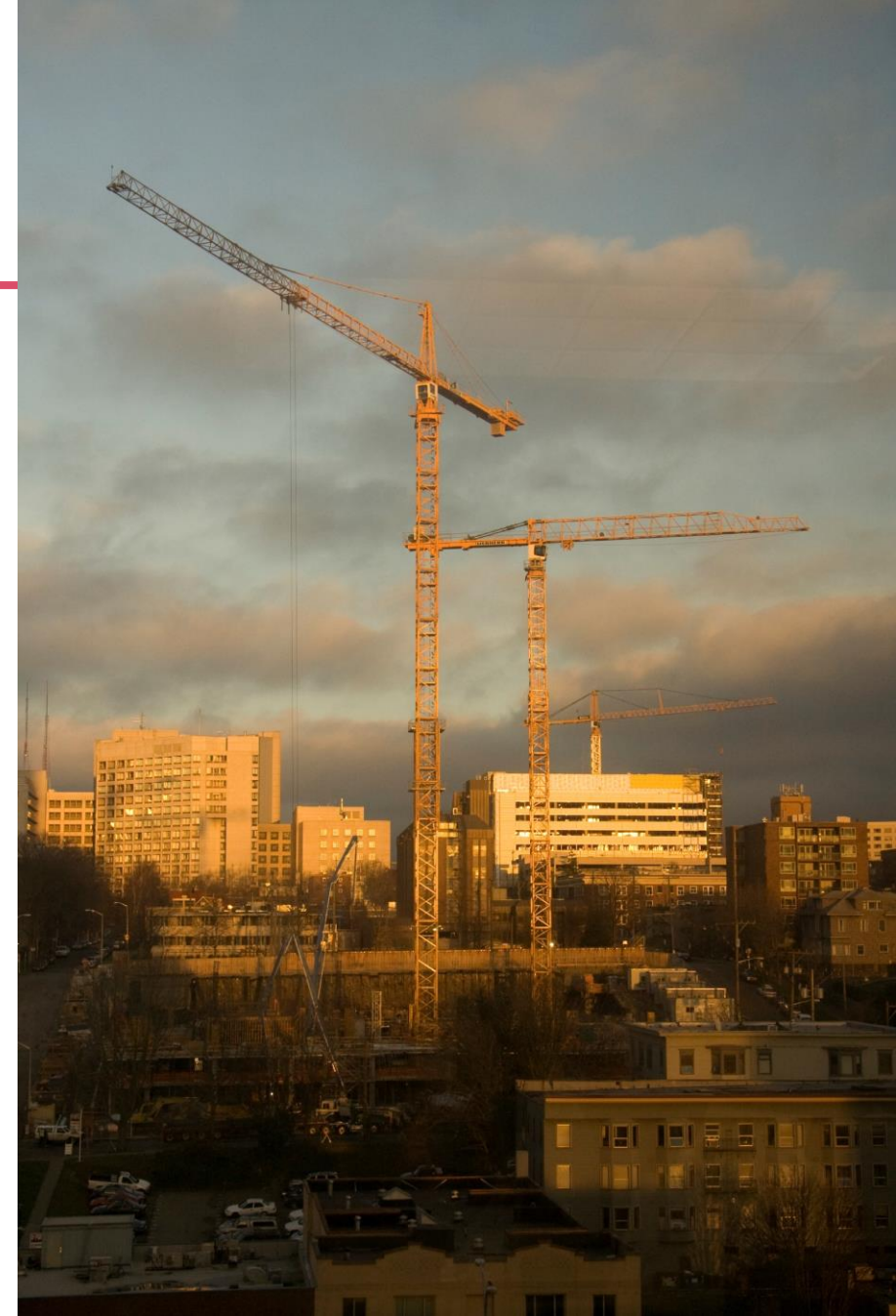
Issuance Value: \$3,723,829,604



CRANE TALLY

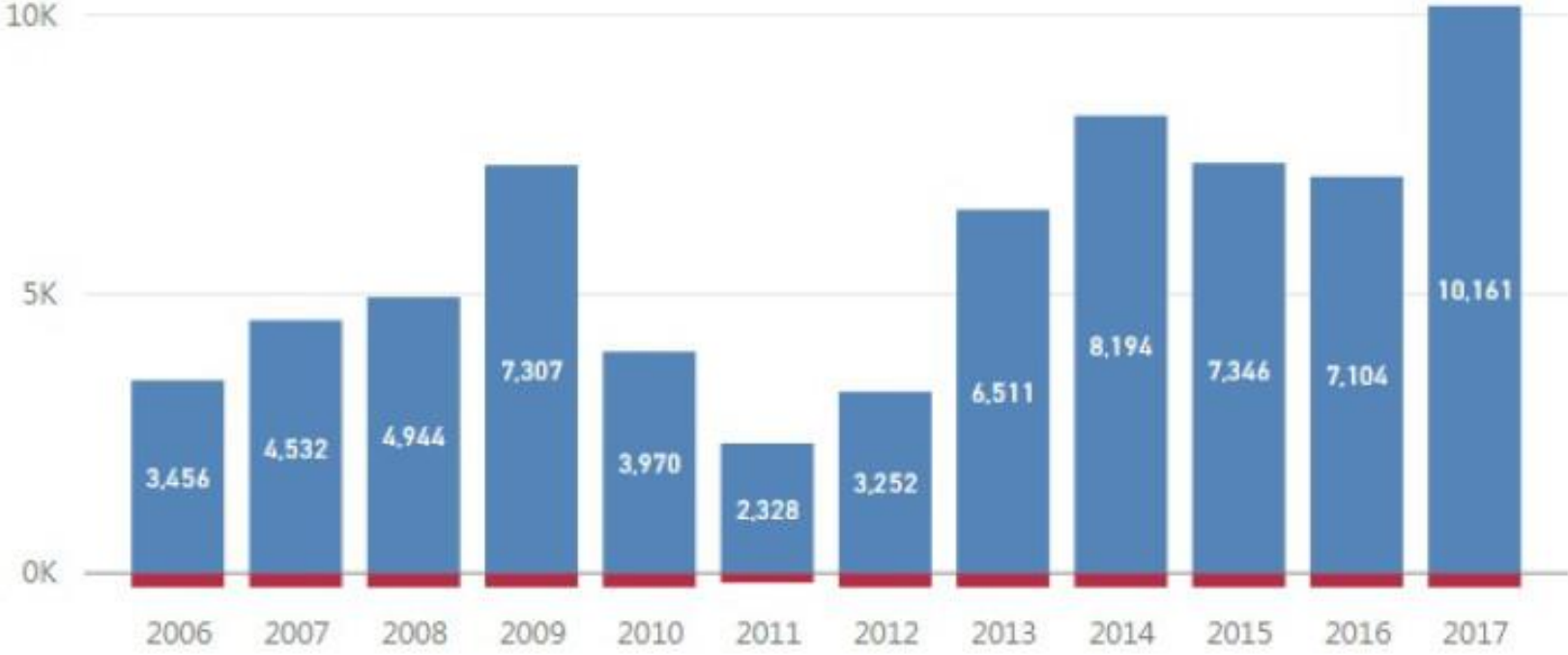
City	Nov. 2016 Crane Tally
Seattle	62
Chicago	56
Los Angeles	29
Washington, DC	27
Portland	25
San Francisco	24
New York	21
Austin	20

Source: The Wall Street Journal



RESIDENTIAL UNITS

Residential units reported in the year the construction permit was completed.



2017 OPERATIONAL HIGHLIGHTS

- 100% electronic plan submittal
- Consolidated and updated space
- Piloted E3, an online performance management system
- RSJI integration into SDCI initiatives
 - Job shadowing
 - Blanket permit process
 - Vacant buildings
- Addressed historic permit loads
 - Production push days
 - New hires



2017 PROGRAM HIGHLIGHTS

- Ongoing partnership with OH, OCR and OIRA on tenant outreach
- New Land Use Information sign
- Response to Homelessness Crisis
- Southeast Seattle Home Fair (February 11, 2017)
- Major Projects
 - WSCC
 - UW Master Plan
 - Terminal 5
 - Expedia



2017 LEGISLATIVE HIGHLIGHTS

- Design Review Update Legislation
- Vacant Buildings Legislation
- Rental Registration and HBMC Updates
- SEPA Legislation
- Omnibus
- Electrical Code Changes/Boiler Code changes



2018 COUNCIL PREVIEW

- HALA Implementation
- Design Review Clean Up Legislation
- Vacant Building Report
- URM Outreach Report
- Seattle Asian Art Museum (In CPNa Committee)

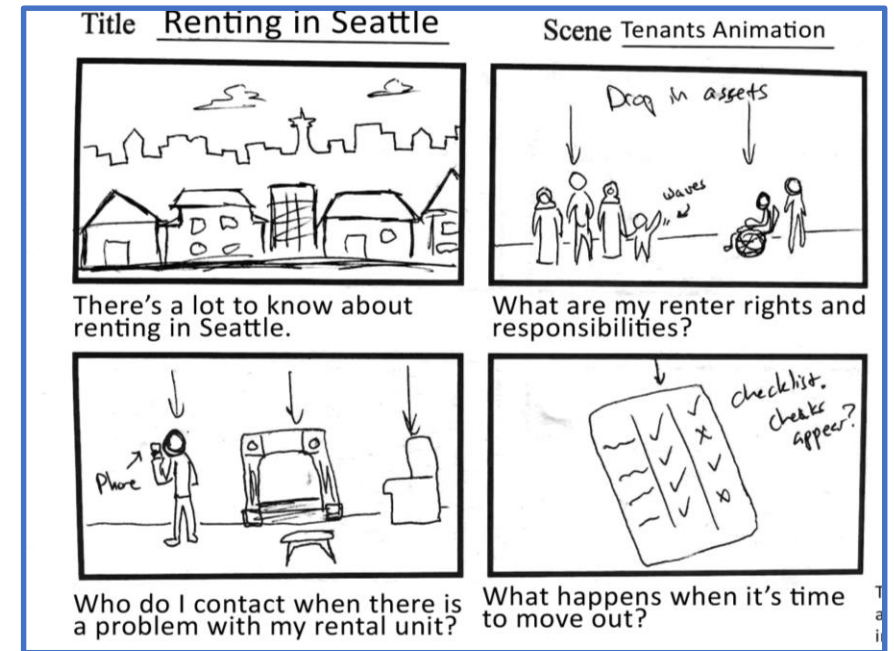


2018 OPERATIONAL HIGHLIGHTS

- Accela (Permitting System) Launch
 - Current Hansen (Permitting) System is out-of-date
 - Accela will make systems and processes more streamlined
 - Reduce paper and streamline communications between customers and staff
 - Increase coordination with other departments (Fire and SDOT)
- Design Review Improvements
 - July 1, 2018 implementation date
 - Coordination with DON on early outreach activities

2018 OPERATIONAL HIGHLIGHTS

- Renting in Seattle web portal
 - Single phone number for information and services
 - Sustained, coordinated outreach
 - Increased access for marginalized and traditionally underserved communities, particularly communities of color and immigrant and refugees
 - Improved informational materials
 - Enhanced and continued coordination between departments



QUESTIONS?

Nathan Torgelson, Director

Nathan.Torgelson@seattle.gov

www.seattle.gov/sdci

