

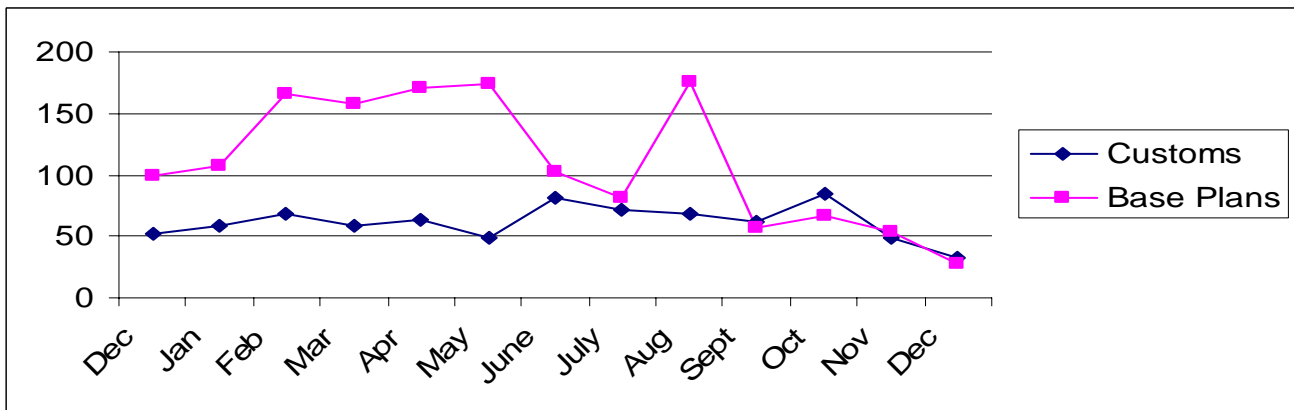


Fast Forward

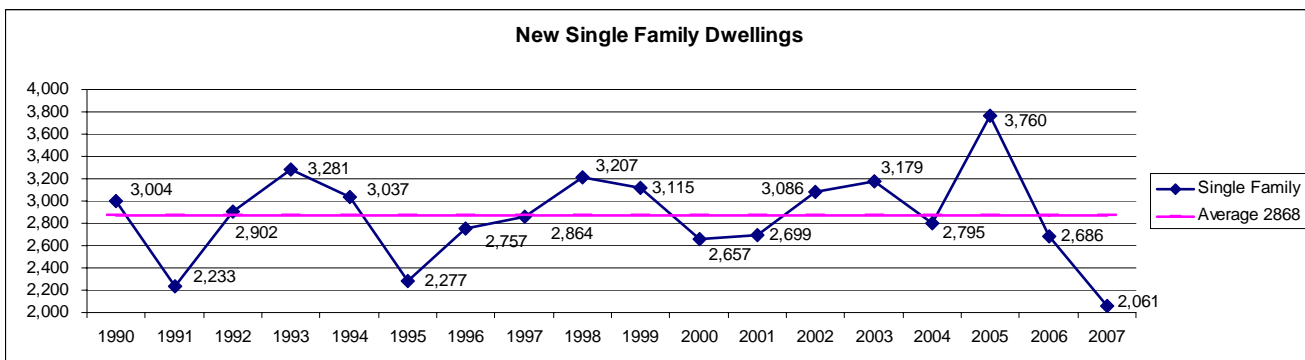
2007 Single Family Permit Activity

Single family homes make up the largest segment of building permits each year. There are usually twice as many Base Plans, those used by volume builders, as there are custom homes permitted each year. Custom homes have been very consistent averaging 877 a year the last five years.

The graph below for 2007 is typical for custom homes. What was unusual is the monthly variation in Base Plan applications.

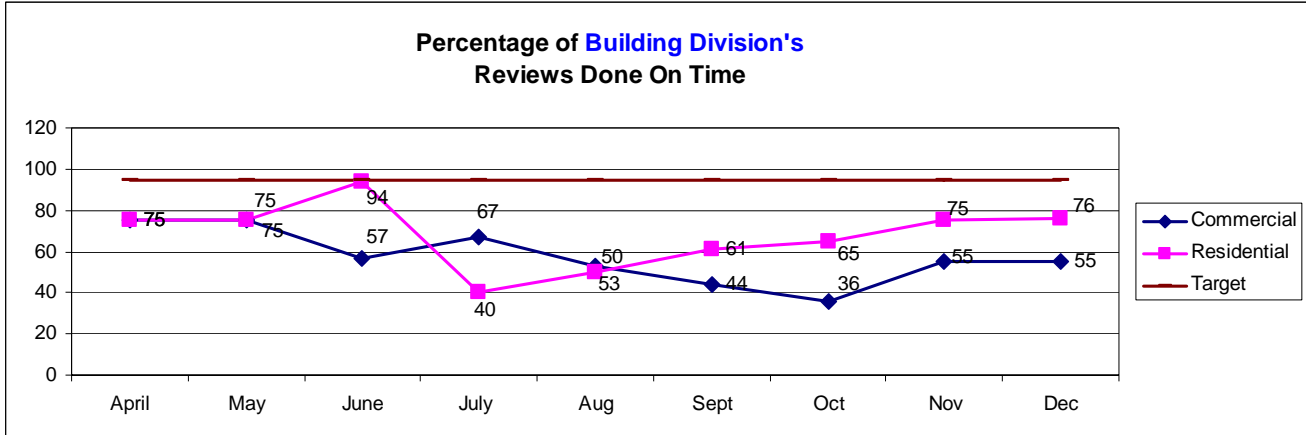


The year end total for single family was the lowest since 1990. The up and down cycle had been four to five years apart and the down years had been improving. This last 3 year cycle went from an all time high to an all time low radically altering what was a predicable trend.

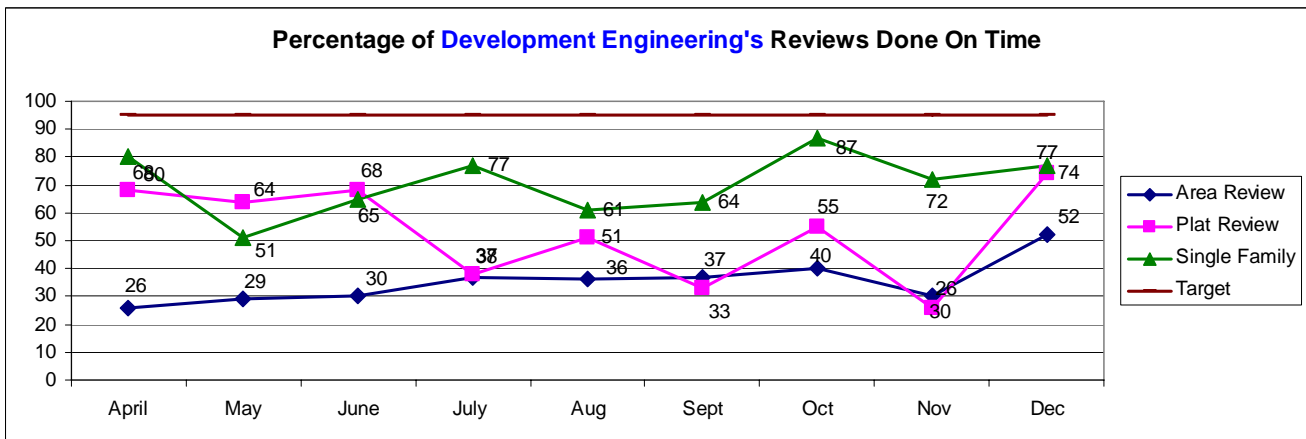


Performance of Reviews for December 2007

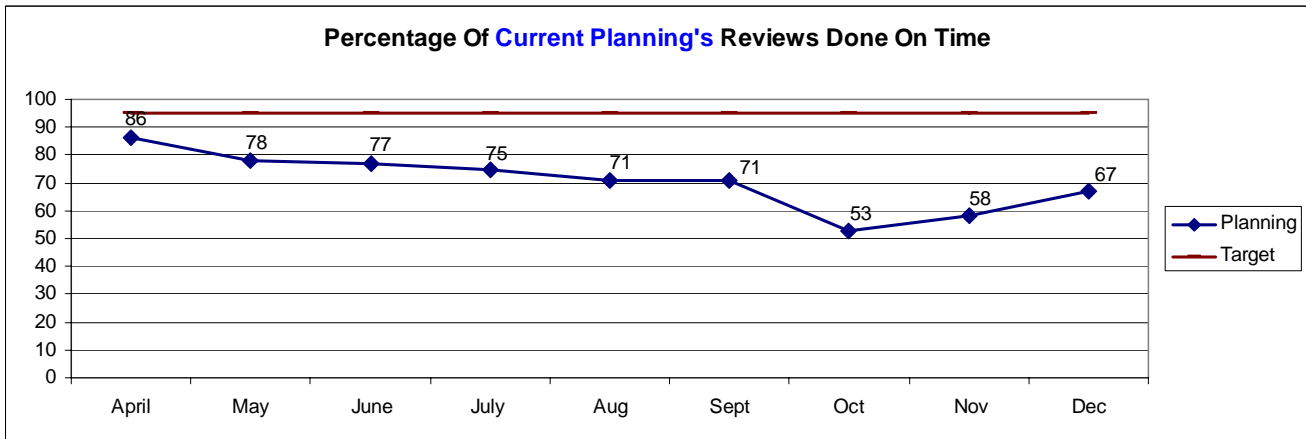
Performance measure targets are for 95% of all applications to be reviewed within 14, 28, 30, or 60 days depending on reviewing Section or Division and the type of application. Percentages shown here represent a summary for the Section for the applications reviewed within the reporting period.



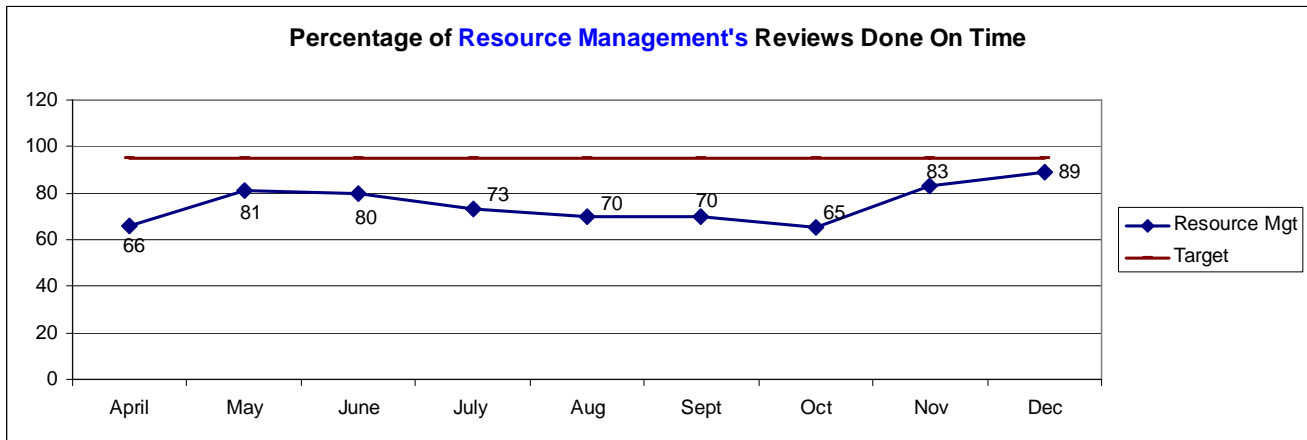
The plan review section has two Plans Examiner vacancies. The pie chart on page 3 shows 3% of the reviews were in backlog status. On-time and less than a week late combine to 84%, up 4% from November.



The Development Engineering Section currently has two vacancies. There is a Civil Engineer 2 position available in the Enforcement Work Unit and a Civil Engineer 2 position available in the Area Review Work Unit. The pie chart on page 3 provides a good illustration of Development Engineering's timeliness and backlog.

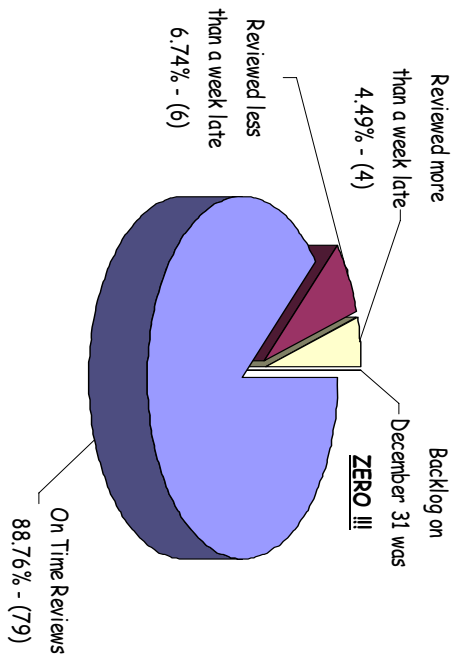


Current Planning is continually working towards accomplishing on time reviews of the various applications types. It is a struggle when applications that are taken in each month exceed the established figure that has been determined to be our Blue Line. The Blue Line figure was determined on the potential complexity of the application type. Research indicates we could be stashed for review on 184 applications a month without developing a backlog. We have exceeded this threshold for a number of months this year.

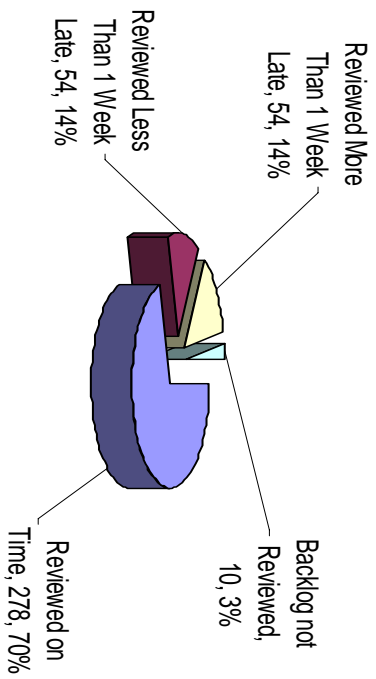


When combined, the Resource Management on-time reviews plus their less-than-a-week-late reviews equals a 96% efficiency rating.

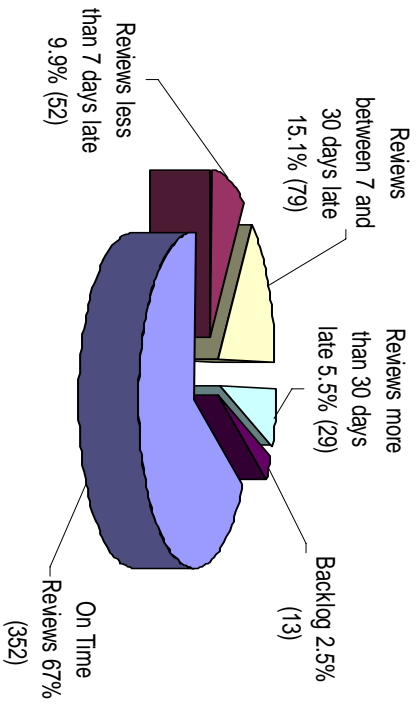
Resource Mgt Performance Review December 2007



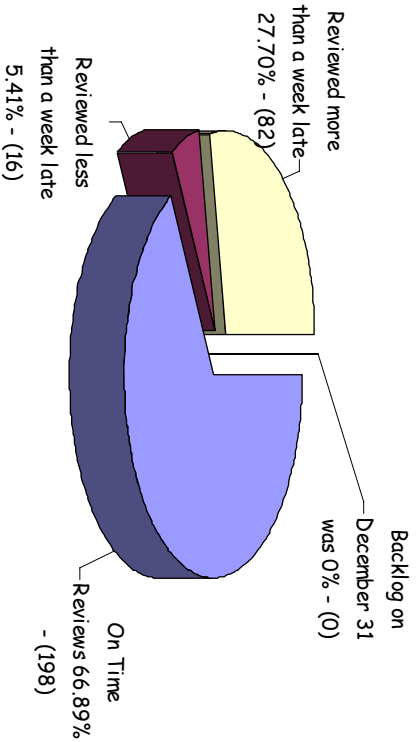
BLDG Plan Review Performance for December 2007



Development Engineering Review Performance Dec 2007

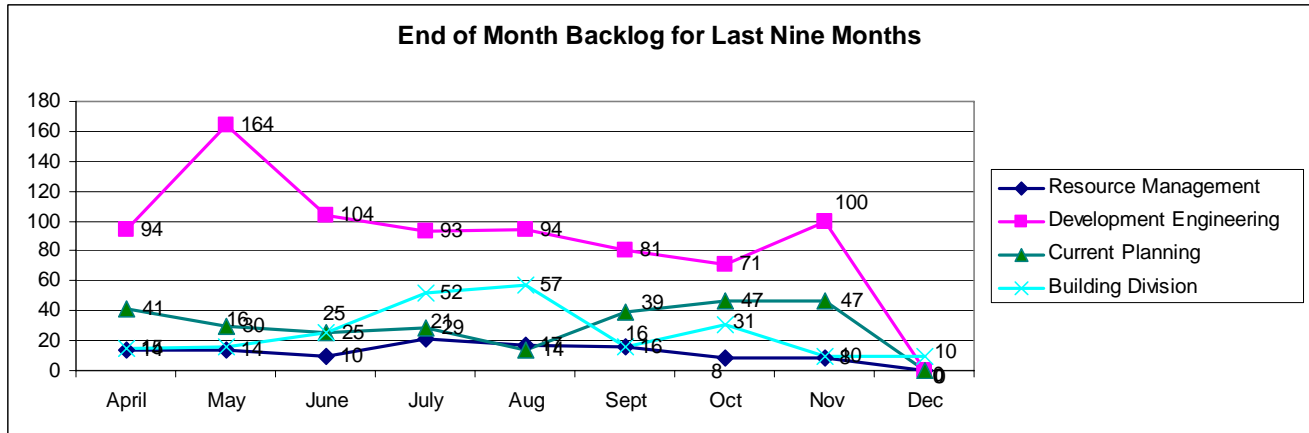


Current Planning Performance Review December 2007



Backlog Summary

Backlog represents those applications on the last day of the month that should have been reviewed. As noted in the pie charts on page 3, most of these applications are days late not months late. **On-Time Performance** is our measure of success not just backlog.

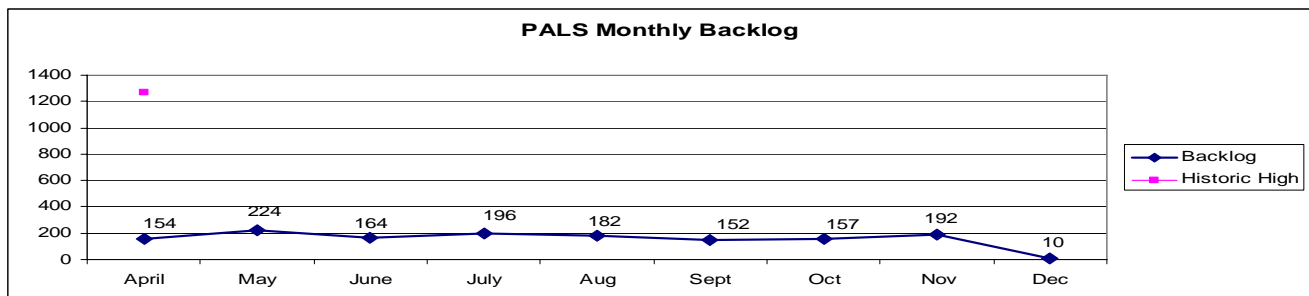


Additional details on backlog and what is being done to address the volume of applications will be in the individual Section reports. Those will be posted to the PALS web-page no later than the 15th of the month.

<http://piercecountywa.org/pc/services/home/property/pals/aboutus/reportsandstats.htm>

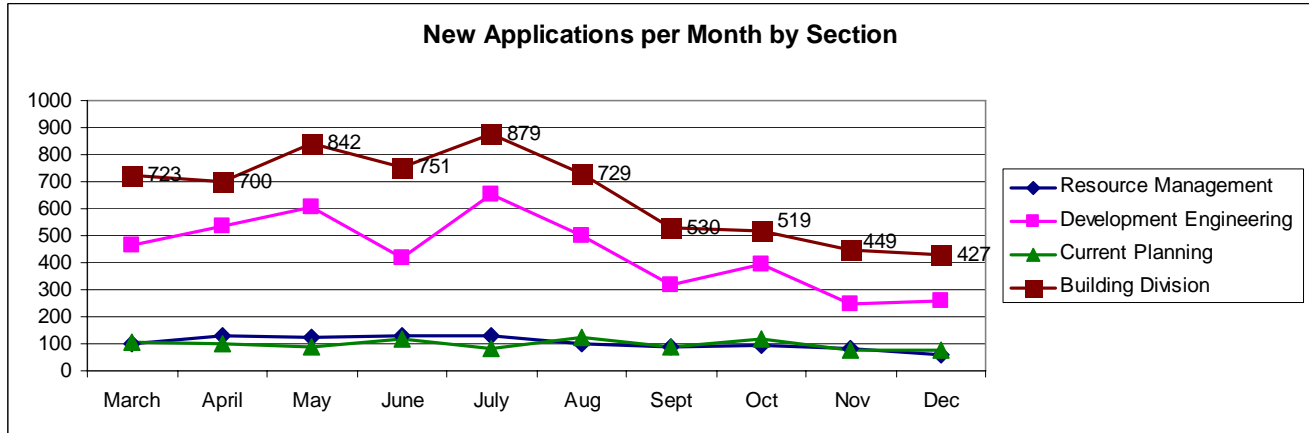
Meeting our performance goals of being 95% efficient is considered a success. At 95% there will always be some backlog.

	As of December 31 st
Building Division	10
Current Planning	0
Development Engineering	0 ¹
Resource Management	0
Total	10



¹ The pie chart on page 4 shows a backlog of 13. Those projects have been reviewed by Development Engineering and are waiting for comments from Public Works & Utilities – Traffic.

New Applications in December



Depending on the type of applications they will be reviewed within 14, 30 or 60 days from their date of application. Each permit represented here, generates a review by the other sections. For example, 100 building permits can generate 300 reviews within PALS.

Getting to 20 Minutes

Development Center			
December 2007			
	Percent Seen in 20 minutes	Percent Seen in 60 minutes	Percent Left Before Being Called
New Applications (walk-in) 225	67%	96%	2%
Over The Counter (pick up) 392	77%	96%	1%
Appointments (commercial) 18	100%	100%	0%
Information Only 217	72%	90%	3%

