



MARCH 2024 MONTHLY UPDATE

**2024
BUILDING SAFETY
TOWN HALL
MEETING**



Building Safety staff hosted a Town Hall meeting for the development community. Staff reviewed updates to the building code, demonstrated the new texting option, SelectTXT, for scheduling inspections and receiving results, and answered questions from attendees. There were approximately 100 attendees, online and in person.





FEATURED PROJECTS:



Refrigeration Supplies Distributor (RSD)

ADDRESS: 1549 N CENTRAL AVE, MEDFORD OR
MAP NUMBER: Taxlot - 372W24 - 706

STORE + WAREHOUSE

ARCHITECT

WILLARD E. WILLIAMS JR.
ARCHITECT

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PLANNING

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Member American Institute Of Architects

STAMP

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This new warehouse and storage is located at 1549 N. Central Avenue. The project valuation is \$3,134,000.



ksw
ARCHITECTS

18 WATER STREET
SUITE 101
ASHLAND, OR
97520
TEL: 541.488.8293

THESE DRAWINGS MAY BE USED FOR:
CONSTRUCTION
BIDDING
REGISTRATION
CONVEYANCE
ISSUANCE OF A PERMIT
BID/ PERMIT



SONSA Medical Office building; a new two story, 21,672 square foot building will be sited at 3270 Hillcrest Road. The first floor will be an MRI suite and future tenant space. The second floor is medical office space. The project valuation is \$5,471,419.





City Manager Information

- ❖ As part of the Destination Downtown program objective and Performance Measure, Sam Barnum met with Jim Akery, the Project Manager for 1 West Main. Potential uses and possible lessees for the first-floor space were discussed.
- ❖ Sam met with several developers to work on issues, to provide project consultation, and to discuss code requirements for current projects. He has met with developers for Bella Vista, Travis Snyder, Pallet Wine Company owner, and Van Wey Homes owner, to name a few.
- ❖ Sam is part of the Economic Improvement District (EID) Steering Committee where he has been tasked with reaching out to several business/property owners in the proposed EID area to evaluate the level of support there may be for development of an EID.
- ❖ The Master Plan Permit Program is taking off. It began seven years ago and, historically, Hayden Homes was the only developer that has participated in the program. There are currently five developers participating in the program. In addition, an ADU Master Plan Program is also offered.
- ❖ With the heightened use of the Master Plan Permit Program, submittals have been coming in swiftly and abundantly. For these types of permits, initial plan review turnaround time for Building is three days. For other departments it is five days. By statute, typical residential initial plan review turnaround time is 10 days. Holly Fay has been working with developers to assure thorough submittals to ensure a smooth and quick journey through the various departments.
- ❖ Staff have updated the ADU master plans to align with the current code cycle which came into effect on April 1, 2024.

Budget

None

Potential Study Session & G-3 Topics

April 18, 2024: Oregon State Building Code and Chapter 9 of the Medford Municipal Code updates

Potential Upcoming Council Agenda Items

TBD: Adoption of current building and municipal codes

Information for Council

There were 92 new City of Medford business licenses in the month of August. A detailed list can be found on [the Business License website](#).





30/60/90 Days of Upcoming Tasks for Goals Implementation

TASK	GOAL(S)	DEPARTMENT STAFF ASSIGNED	ANTICIPATED COMPLETION DATE
Destination Downtown Program	Downtown Revitalization	Sam Barnum	Ongoing
Member: Reimagine Medford Planning Committee (DMA)	Downtown Revitalization	Sam Barnum	Ongoing
Consult and meet regularly with local developers to assure that Building Safety processes are working to efficiently and effectively support development	Housing; Community Engagement	Sam Barnum	Ongoing
Serve as a member on the EID Steering Committee	City Center Revitalization	Sam Barnum	TBD

Building Safety Statistics and Development Information

- ❖ Developers submitted 39 new single family residential (SFR) permit applications, project valuation \$10,010,658
- ❖ Developers submitted 28 new commercial permit applications, project valuation \$2,059,924
- ❖ 304 building permits were generated, project valuation \$28,841,698

Permit Applications for Significant Developments

- ❖ Safelite Offices, Brian Way, project valuation \$399,600

Acquisition of Permits for Significant Developments

- ❖ RSD Warehouse, 1549 N. Central Avenue, project valuation \$3,134,000
- ❖ SONSA Medical Office, 3270 Hillcrest Road, project valuation \$5,471,419





2023-2025 Performance Measure Statistics 3/31/24		
	Target	Y-T-D
Consult w/ downtown business/property owners to promote development in downtown spaces	1x/mo	24
Lead Town Halls with the development community: educational & informational	2x/yr	2
Lead Real Estate training courses	2x/yr	1
Maintain state standards for initial plan review turnaround times-Residential	10 days	100.00%
Maintain state standards for initial plan review turnaround times-Commercial	15 days	100.00%
Trainer for ICC Preferred classes for continuing education credits & consistency throughout	4x/yr	3
Collaborate with Developer Ad Hoc Committee to enhance the permitting process	2x/yr	1

QUARTERLY UPDATE

Plan Review Turnaround Time

Average Commercial Project Turnaround Time for Building Safety – 3rd Quarter FY'24: 4.86 Days

State requirement: 15 business days

Average Residential Project Turnaround Time for Building Safety – 3rd Quarter FY'24: 2.94 Days

State requirement: 10 business days

Budget Y-T-D

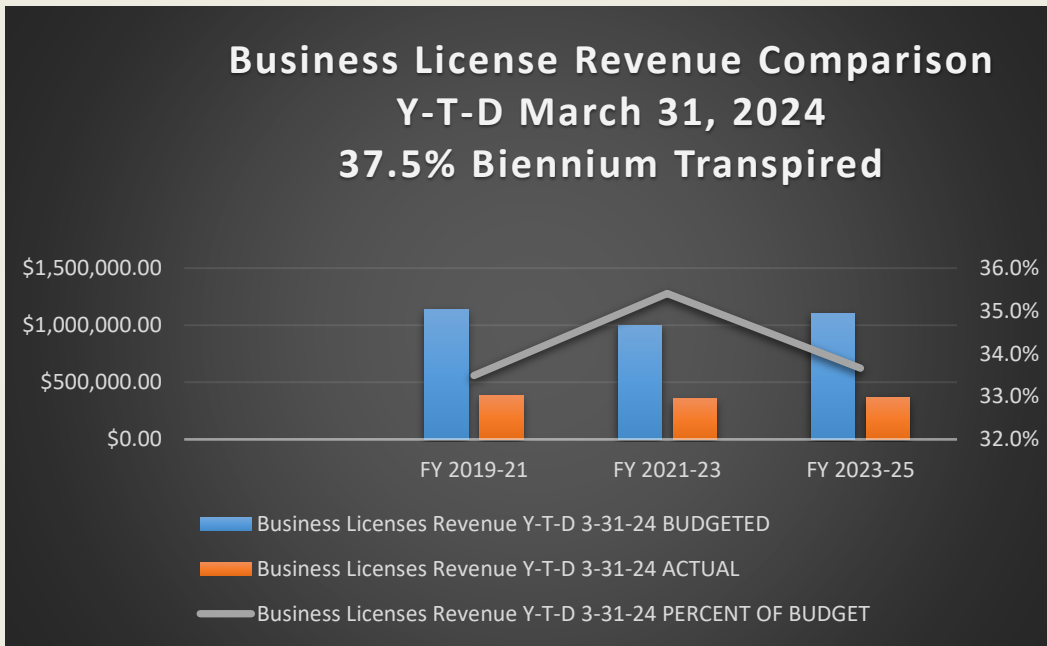
BUILDING SAFETY-LICENSING EXPENDITURES Y-T-D March 31, 2024 Biennial Comparison 37.5% of the Year Transpired							
FUND/DIVISION	FY 19-21	FY 21-23	FY 23-25		FY 19-21	FY 21-23	FY 23-25
	Personnel Services				Materials & Services / Capital Outlay		
BUSINESS LICENSE (100)	36.6%	*Note	*Note		19.6%	23.8%	52.8%
BUILDING SAFETY (400)	36.4%	31.0%	33.6%		40.3%	12.1%	29.2%

*Note: FY 2021-23 BL wages and fringe benefits are currently supported out of Fund 400.





Business License Revenues Y-T-D



Building Safety Revenues Y-T-D

