January 29, 2025

BUILDING DIVISION 2024 ANNUAL REPORT

Construction in 2024 saw a slight increase in activity with a total value of construction slightly higher than in 2023. Commercial construction value remained higher (mainly due to large projects such as the Casper Natrona County Health Department, Yellowstone Apartments (permitted and reported as commercial construction), and the Hyatt Hotel). Single family residential new home construction saw a 42% increase in permits being issued with a slightly higher value of construction than was seen in 2023. Mechanical, plumbing, and electrical permits were also up from what was issued in 2023.

PERMIT REVENUE:

The Community Development Department issued 1051 Building, 863 Electrical, 780 Plumbing and 727 Mechanical permits in 2024.

Breakdown of permit valuations for 2024:

Commercial construction	=	$ 78,207,060.93
Residential construction	=	$ 34,488,364.90
Electrical permits	=	$ 18,324,414.95
Mechanical permits	=	$ 13,016,622.37
Plumbing permits	=	$ 11,252,086.27
Total value for 2024	=	$155,288,549.42

Revenue fees collected	=	$ 1,593,816.54

NOTABLE COMMERCIAL PROJECTS COMPLETED:

- Discount Tire (4990 E 2nd St)
- CY Liquor (1363 CY Ave)
- Backdoor Lounge (1363 CY Ave)
- Bath and Body Works (525 Newport)
- The Derby Club @ Poplar (Located at Poplar Wine & Spirits, 1016 S Poplar St)
- 7 Brew (3950 Dennis Dr)
- Ace Hardware Storage Building (3025 Arrowhead Rd)
- C85 Apartments (129 W 2nd St)
- Casper Dermatology Renovation and Addition (1119 E 3rd St)
- Boston Pizza (123 W E St)
- Sips Coffee Shop (1632 Heathrow Ave)
- Ashley Furniture (601 SE Wyoming Blvd)

January 29, 2025

- Rialto Renovation (100 E 2nd St)
- Casper Tin Shop Addition (511 Durango Ct)
- Cygnet Brewery (613 W Yellowstone Hwy)
- Morgan Stanley (322 S David St)
- Family Dollar (2125 E 12th St)
- City Hall Renovation (200 N David St)
- Wyoming Sports Ranch (1887 Champions Blvd)
- Jump Craze (1656 Heathrow Ave)

NOTABLE COMMERCIAL PROJECTS UNDER CONSTRUCTION:

- Casport Mint Phase II (170 Star Lane) Old Casper Star Tribune
- Fairfield by Marriott (111 W. D St.)
- Hyatt Place (407 N. Walsh Dr.)
- Paradise Valley Christian Church (3025 Paradise Dr.)
- The Yellowstone Apartments (Located in the Old Yellowstone District, 415 S Elm St)
- Legacy Dental (1771 Goodstein Dr)
- Bid D (4501 SW Wyoming Blvd)
- Casper Vision Center (3503 Casper Mountain Rd)
- Casper Natrona County Health Department (1500 E 12th St)
- Riddle's Jewelry (5091 E 2nd St)
- Blackmore Marketplace Shops (5081 E 2nd St)
- Lutheran College Dorm (2590 Luther Way)

NEW RESIDENTIAL CONSTRUCTION:

- New One/Two Family Dwelling units in the City of Casper = 62 for a value of $19,916,594.50

NOTABLE MULTI-FAMILY PROJECTS:

Currently under construction (also listed under commercial projects):

- Yellowstone Apartments (Located in the Old Yellowstone District, 415 S Elm St)

January 29, 2025

INSPECTIONS:

Building Division completed inspections:

• Building, Residential/Commercial	=	1,849
• Electrical	=	2,143
• Plumbing	=	1,634
• Mechanical	=	695
Total Completed Inspections	=	6,285

DANGEROUS BUILDINGS:

Properties that were posted as Dangerous Buildings in 2024 (Photos included below):

- 1635 Birch St – Sold to an investor and is currently under renovation
- 1237 S Boxelder St – Sold to an investor and is currently under renovation
- 1305 S McKinley St – Demolished by owner
- 1385 S Nebraska St. – Currently secured by owner
- 1169 N Jackson St – Currently secured by owner
- 305 E. 14th St.- Has been sold to an investor and was demolished (Carryover from 2023)
- 1342 W. 13th St – Demolished (Carryover from 2023)
- 300 W F St (Econolodge) – Renovated into the Riverside Hotel (Carryover from 2023)

1635 Birch

Before:



After:

The renovation project is not complete as of the date of this report.

January 29, 2025

1237 S Boxelder St

Before:



After:

The renovation project is not complete as of the date of this report.

1305 S McKinley St

Before:



After:



January 29, 2025

1385 S Nebraska St

Before:



After:



1169 N Jackson St

Before:



After:

This case is still in process. The property owners are working with the City on their next steps.

January 29, 2025

305 E 14th St

Before:



After:



1342 W 13th St

Before:

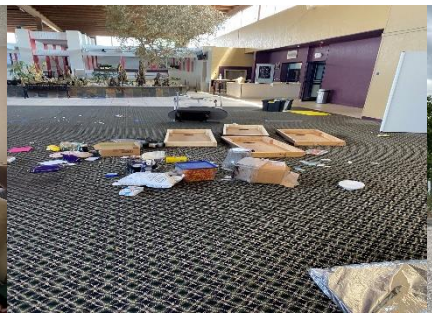


After:



300 W F St (Econolodge)

Before:


After:





PROJECTS/STAFFING:

The State of Wyoming created a new State Statute (§ 16-6-1101) in 2024 which now requires municipalities to honor another comparable Wyoming jurisdiction's licensure. Because of this, the Building Division amended its Licensing Ordinance in late 2024 to acknowledge this requirement.

January 29, 2025

In order to track this reciprocal licensing, the Building Division also amended the Municipal Code to create a Reciprocal Contractor License and an administrative fee for the staff time associated with reviewing all licensing requirements dictated by State Statute. The Building Division also continued to address Dangerous Buildings through a collaborative effort with the Casper Police Department, Casper Fire Community Risk Reduction Division, Code Enforcement Division, Street Division, and the City Attorney's Office. These efforts are continuing to better neighborhoods and keep Casper the place that we all choose to live, work, and play. We were able to collect $12,210 through 2023 Dangerous Building demolition liens which were satisfied. This was returned to the General Fund and is no longer a debt owed to the taxpayers.

The Building Division is optimistic that construction activity will continue to increase and is anxious to provide the services required to see future projects through from design to completion with plan reviews, licensing, permitting and inspections. Our team consists of:

- Liz Becher – Community Development Department Head
- Justin Scott – Chief Building Official
- Shawn Barrett – Electrical Inspector
- Joe Porter – 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 in attending yearly continuing education to stay current on code changes and new building construction practices. In 2024, Donnie Lane obtained his International Code Council (ICC) P5 and M5 Inspector Certifications, Brian DeVault obtained his ICC P5 Certification, Deeann Miller obtained her ICC Permit Technician Certification, and Justin Scott obtained his ICC Certified Building Official Certification. With Russ Lutz's retirement, Joe Porter was brought aboard and is actively working on obtaining his ICC Certifications to ensure that the Building Division continues to maintain appropriate licensure for the areas that we oversee.

Our staff also prides ourselves in maintaining active participation in regional boards and committees. Justin Scott participates in the Wyoming Conference of Building Officials (WCBO), Shawn Barrett is the Vice-President of the Wyoming Chapter of the Independent Alliance of the Electrical Industry (IAEI), and Deeann Miller is the interim President and Membership Committee Chairperson of the Wyoming Association of Permit Technicians, the Director at Large #6 of the Women in Code Enforcement and Development (WICED) #6, and participates as a member of Permit Tech Nation. These boards and committees are voluntarily pursued which shows the dedication and time that the Building Division puts into being a statewide leader and partner in the industry that we are entrusted to regulate.

January 29, 2025

As always, we are just a phone call away and are ready to assist with any questions related to building projects.

Report prepared by:

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