

STAFF REPORT

DATE: 12/27/21

TO: City Council and City Manager

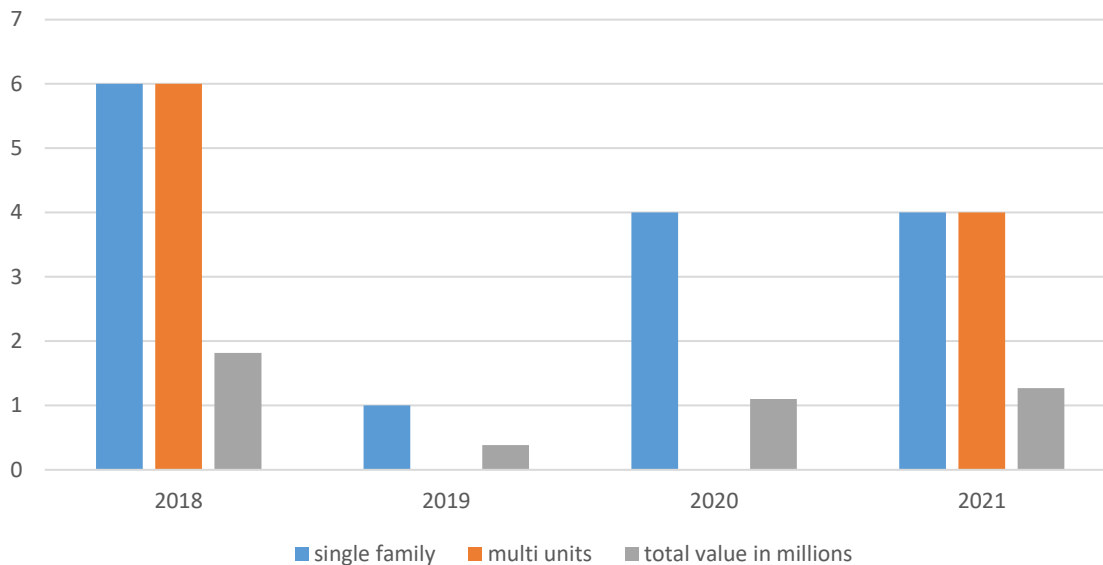
FROM: P&Z Department

RE: November Monthly report



Residential Construction update

November Housing Permits



NAHB report-

Single-family and multifamily housing production accelerated in November, due to strong demand for new construction. Overall housing starts increased 11.8% to a seasonally adjusted annual rate of 1.68 million units, according to a report from the U.S. Department of Housing and Urban Development and the U.S. Census Bureau.

The November reading of 1.68 million starts is the number of housing units builders would begin if development kept this pace for the next 12 months. Within this overall number, single-family starts increased 11.3% to a 1.17 million seasonally adjusted annual rate. The multifamily sector, which includes apartment buildings and condos, increased 12.9% to an annualized 506,000 pace.

"Mirroring gains in the HMI reading of builder sentiment, single-family housing starts accelerated near the end of 2021 and are up 15.2% year-to-date as demand for new construction remains strong due to a lean inventory of resale housing," said NAHB Chairman Chuck Fowke. "Policymakers need to help alleviate ongoing building material supply chain bottlenecks that are preventing builders from keeping up with buyer demand."

"Breaking an eight-year trend, in recent months there have been more single-family homes under construction than multifamily units," said NAHB Chief Economist Robert Dietz. "Moreover, despite some cooling earlier this year, the continued strength of single-family construction in 2021 means there are now 28% more single-family homes under construction than a year ago. These gains mean single-family completions will increase in 2022, bringing more inventory to market despite a 19% year-over-year rise in construction material costs and longer construction times."

On a regional and year-to-date basis (January through November of 2021 compared to that same time frame a year ago), combined single-family and multifamily starts are 24.4% higher in the Northeast, 9.6% higher in the Midwest, 15.4% higher in the South and 19.4% higher in the West.

Overall permits increased 3.6% to a 1.71 million unit annualized rate in November. Single-family permits increased 2.7% to a 1.10 million unit rate. Multifamily permits increased 5.2% to an annualized 609,000 pace.

Looking at regional permit data on a year-to-date basis, permits are 13.6% higher in the Northeast, 16.3% higher in the Midwest, 19.3% higher in the South and 22.4% higher in the West.

New MABCD code update

Resolution 232-2021 has adopted the new 2021 code cycle of the Uniform Plumbing Code for the city of Wichita and some of the surrounding jurisdictions. This code will be enforceable January 1st, 2022. The code has made some provisions to accept certain designs approved by the International Plumbing Code.

One example is the use of the air admittance valve is currently not approved by the Bel Aire adopted code but will be allowed in Wichita next year. Bel Aire did allow the use of an air admittance valve prior to 2016 on island sinks, bar sinks, and remodels where it wasn't feasible to vent to the exterior. Another code section has changed the lawn irrigation code.

Staff will be reviewing the code and the many pages of amendments adopted by MABCD. If there is a reason to update, the data will be provided for a future workshop.

Code violations

Fall protection with the city's current code require a guard rail with balusters on the interior side of the step and the rise of step to limit the size of opening when greater than 30" from grade.

