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## Overview

The City of Rochester publishes Building Permit and Development Activity Reports to help community members, contractors, businesses, researchers, and decision-makers better understand development activity occurring throughout the community.

These reports summarize information related to:

- Building permits
- Trade permits
- Housing activity
- Planning applications
- Public works permitting activity

The reports are intended to support transparency, public awareness, and understanding of community development activity within Rochester.

Reports are maintained by the Rochester Community Development Department and Public Works Department and are updated monthly. Certain information is also reported to the U.S. Census Bureau as part of required reporting processes.

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## Monthly Reports User Guide

### Purpose of the Report

The Monthly Report provides a high-level overview of development activity occurring throughout Rochester.

The report summarizes information from:

- Building Division
- Planning Division
- Housing Division
- Public Works

The report is designed to help users quickly understand trends and activity levels related to development and permitting within the community.

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## What Information Is Included

Monthly Reports include:

- Permit valuation totals
- Permit counts
- Inspection counts
- Planning application counts
- Housing activity
- Rental licensing activity
- Grading permits
- Trend charts and historical comparisons

Example metrics include:

- Residential permits issued
  - Commercial permits issued
  - Building Safety inspections
  - Planning applications submitted
  - Housing units created
  - Rental inspections
  - Grading permit review timelines
- 

## How to Interpret the Report

### ***Trend Charts***

Many charts compare current-year activity to the historical average. Unless otherwise indicated, the historical average is defined as the average of the prior 3 years data.

Examples include:

- Total Valuation
- Total Building Safety Inspections by Month
- Planning Applications Submitted
- New Housing Units Created

These charts help users understand how current activity compares to prior years or typical trends.

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### ***Arrows and Percentages***

Some metrics include arrows and percentages.

These indicators show whether the current value is above or below the historical average used by the report.

For example:

- An upward arrow indicates activity above the historical average.



- A downward arrow indicates activity below the historical average.
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### ***Year-to-Date (YTD) Metrics***

Some values are cumulative year-to-date totals rather than monthly totals.

For example:

- Permits issued YTD
- Rental units inspected YTD
- Approved zoning certificates YTD

Users should review labels carefully when comparing values across reports.

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### ***Data Limitations and Considerations***

Users should consider the following when interpreting Monthly Reports:

- Permit activity may change after publication as applications are revised, reviewed, or finalized.
- Permit valuations are generally applicant-provided estimates and may not represent final construction costs.
- Reports summarize permit activity, not completed construction projects.
- Seasonal trends may impact permit and development activity.
- Historical averages may change over time as additional data becomes available.
- Some metrics reflect monthly totals while others reflect cumulative year-to-date totals.
- Some information may be excluded or modified to support accessibility, privacy, or operational requirements.

The report also notes that values may change as permit and valuation information is updated.

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## **Summary Reports User Guide**

### **Purpose of the Report**

Summary Reports provide aggregated permit information grouped by permit category and activity type.

These reports help users understand:

- Total permit activity
- Valuation totals
- Types of construction activity occurring within Rochester
- Trends in residential, commercial, and multi-family development

Summary Reports are available as:

- Monthly reports
- Year-to-date (YTD) reports



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## What Information Is Included

Summary Reports may include:

- Residential building permits
- Multi-family permits
- Commercial permits
- Additions and alterations permits
- Trade permits
- Sign permits
- Demolition permits
- Permit valuations
- Permit counts
- Dwelling unit counts

Reports are grouped into categories such as:

- New Buildings
- Additions / Alterations
- Phased Partial Permits
- Trade Permits
- Miscellaneous Permits

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## Understanding Permit Valuation

Permit valuation generally reflects the estimated project value submitted during the permitting process.

Valuation amounts:

- are estimates initially provided during application
- are potentially revised during permit review and issuance
- may not reflect final project costs

Valuation totals should be interpreted as indicators of development activity rather than audited construction costs.

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## Understanding Permit Counts

Permit counts represent permits issued during the reporting period.

Permit totals:

- do not necessarily represent completed projects
- may include multiple permits related to the same property or development
- may vary based on project timing and construction cycles



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## Data Limitations and Considerations

Users should consider the following when interpreting Summary Reports:

- Reports summarize permit activity, not construction completion.
- Permit data may be revised after publication.
- Valuation totals are estimates and may change over time.
- Some permit categories may fluctuate significantly month to month due to large projects.
- Year-to-date reports are cumulative and should not be directly compared to single-month reports without considering date ranges.
- Historical report formats and categories may vary over time due to reporting or system changes.

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## Detail Report Spreadsheet User Guide

### Purpose of the Report

The Detail Report Spreadsheet provides permit-level information in a searchable and sortable format.

The spreadsheet allows users to:

- search by address
- filter by permit type
- review valuation amounts
- identify contractors
- review work descriptions
- analyze permit activity geographically

This report is intended for users seeking more detailed permit information and analysis.

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### Accessibility Note

As of April 2026, PDF-based Detail Reports are no longer published due to accessibility compliance requirements. Permit-level information is instead provided through accessible spreadsheet formats.

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### Data Source and Workflow

Permit information is collected through the City's permitting system as applications are submitted by:

- Contractors
- Property & Business owners
- Developers



- Community members

City staff review and process permit applications as part of the permitting workflow.

The Rochester Community Development Department maintains and publishes the data. Reports are generally updated monthly as permit activity is processed and finalized.

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## Before Using the Data

Users should consider the following before analyzing permit-level data:

- Permit records may change after publication.
  - Some fields contain abbreviations or system-generated codes.
  - Valuation amounts are generally estimates.
  - Permit issuance does not necessarily indicate project completion.
  - Some records may contain incomplete or corrected information as projects progress.
  - Certain information may be excluded or modified to support privacy, accessibility, or operational requirements.
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## Common Fields and Definitions

### ***Permit Type***

The general category of permit activity.

Possible values:

- Commercial Building
  - Commercial Trade
  - Residential Building
  - Residential Trade
  - Multi-Family Building
  - Multi-Family Trade
  - Demolition
  - Grading
  - Sign
- 

### ***Category***

Describes the type of work being performed.

Possible values:

- Addition
- Alteration



- Basement Finish
- Deck Addition
- Electrical
- Furnace or AC
- Mechanical
- Plumbing
- ReRoof
- ReSiding
- Window Replacement

**Permit Number (Permit ID)**

Each permit is assigned a unique permit number. Example: R26-0001CB

Portion	Meaning
R	Rochester
26	Year permit was created
0001	Sequential permit number
CB	Permit type abbreviation

Common permit suffixes include:

Suffix	Meaning
CB	Commercial Building
CE	Commercial Electrical
CM	Commercial Mechanical
CP	Commercial Plumbing
D	Demolition
GF	Grading
MFB	Multi-Family Building
RB	Residential Building
RBR	Residential Reroof
RBS	Residential Residing
RBW	Residential Window Replacement
RE	Residential Electrical
RM	Residential Mechanical
RP	Residential Plumbing
S	Sign Permit



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### **Construction Type Code**

Used to classify the structure or project type.

<b>Code</b>	<b>Meaning</b>
101	Single Family Dwelling
102	Townhouse
434	Alteration
997	Accessory Structure / Footing & Foundation Only
998	Phased Partial Permit
999	Commercial Buildings

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### **Principal Building Use**

Describes the primary intended use of a building.

Possible values may include:

- Assembly
  - Business
  - Educational
  - Factory / Industrial
  - Institutional
  - Mercantile
  - Residential
  - Utility
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### **Occupancy**

Describes the occupancy classification associated with the structure.

Examples include:

- IRC-1 — Single-Family Dwelling
  - IRC-3 — Townhouse
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## **Questions**

For questions regarding permit reports or development activity data, please contact:

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Rochester, MN 55901

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