

Code Enforcement Department

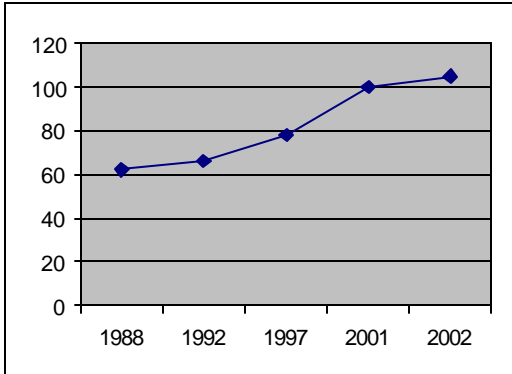


Richard G. Lambert
Building Inspector

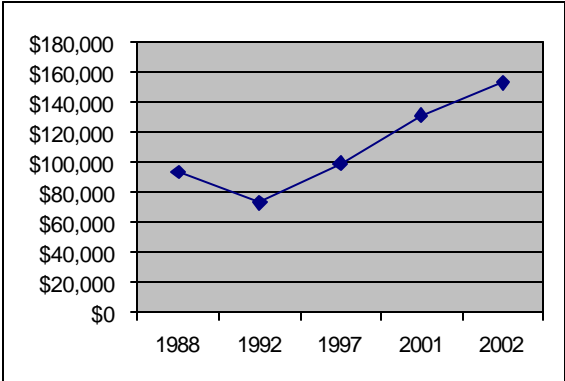
In my report of 2001, I noted that we achieved an all-time record for construction spending value, an unheard of \$40 million dollars. In 2002, we achieved another milestone as we issued a total of 631 building permits and 366 plumbing permits in a calendar year. The average construction job was smaller this year with the total estimated cost of construction only reaching \$33.5 million. This breaks down to \$22,111,770 in residential construction spending and \$11,306,065 in commercial spending. There were 105 new single-family housing starts for 2002 but what was notable this year were the number of duplex and multiple unit condominium starts.

There were 28 new condominium units constructed with an average construction cost of \$66,300 per unit and 14 units in 7 duplex residences with an average construction cost of \$89,500 per unit. The average construction cost of a single-family home in Saco rose from \$141,900 in 2001 to \$152,860 in 2002, an all-time high. All of the construction costs listed above do not include the cost of land.

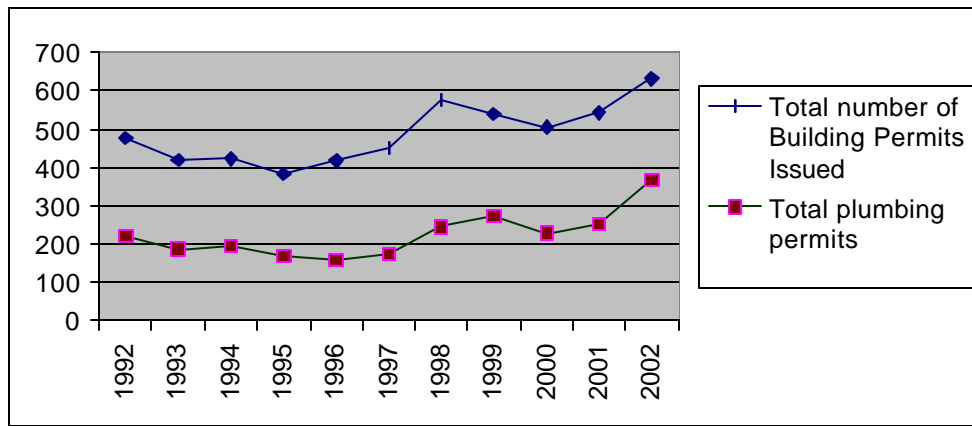
Number of Single Family Housing Starts



Estimated Cost of Construction For Single-Family Residence (not including land).



City of Saco 2002 Permit Activity



Some of the larger projects permitted this year were the addition and alteration to the Hannaford Supermarket and shopping center on Main Street (\$2.9 million), Clair Volkswagen, a new car dealership on the Portland Road (\$1.3 million), Prime Hyundai, an addition and alteration to the new car dealership (\$550 thousand), two additions to existing businesses in the Industrial Park; Sure Winner Foods, a frozen food and ice cream distributor (\$690 thousand) and Yale Cordage, a rope manufacturer on the Industrial Park Road (\$370 thousand).

Hannaford Renovations, Main Street



The demand for new housing will continue to be strong in Saco based on future subdivision and multiple-unit residential projects that have been approved or are under review by the Saco Planning Board. Commercial Construction will continue to be strong with the construction of a new Shaw's Supermarket at the Saco Valley Shopping Center and the new Saco Subaru car dealership on the Portland Road.

Respectfully submitted,
Richard G. Lambert
Building Inspector