

Los Angeles Construction Landscape: Building Permit Trends and Patterns (2020-2024)

This analysis examines building permit activity in Los Angeles from 2020 to 2024, a period that includes the pandemic recovery and subsequent construction boom. Using data from over multiple permits valued at billion dollars, I analysed five key aspects: temporal trends showing how activity changed year-over-year, geographic concentration revealing which neighbourhoods are most active, the types of construction work being performed, project valuation patterns, and the most active contractors in the city. These insights reveal the dynamics of LA's construction industry and help understand where investment is flowing.

Analysis 1: Building Activity Trends (2020-2024)

ANALYSIS 1: Building Permit Trends (2020-2024)

Permits issued per year:

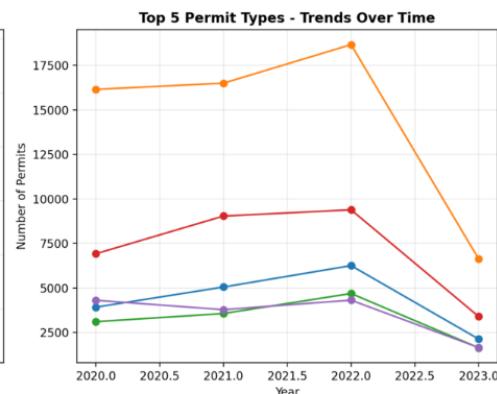
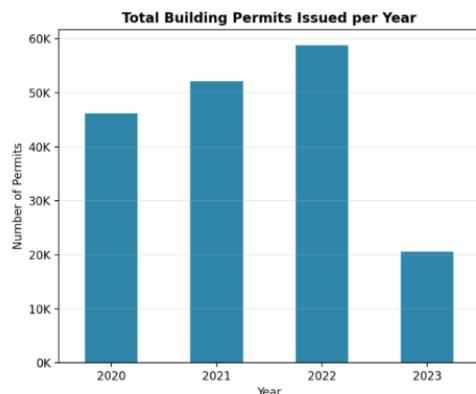
```
year
2020    46288
2021    52089
2022    58774
2023    20633
```

dtype: int64

Total valuation by year:

```
year
2020    $6.67B
2021    $6.36B
2022    $7.84B
2023    $2.05B
```

Name: VALUATION, dtype: object



Code:

```
Python ▾ as cell8

1  # ANALYSIS 1: Permit Activity Trends Over Time
2  print("ANALYSIS 1: Building Permit Trends (2020-2024)")
3
4  permits_by_year = records.groupby('year').size()
5  valuation_by_year = records.groupby('year')[['VALUATION']].sum()
6
7  top_permit_types = records[['PERMIT_TYPE']].value_counts().head(5).index
8  permits_by_year_type = records[records[['PERMIT_TYPE']].isin(top_permit_types)].groupby(['year', 'PERMIT_TYPE']).size().unstack(fill_value=0)
9
10 print("\nPermits issued per year:")
11 print(permits_by_year)
12
13 print("\nTotal valuation by year:")
14 print(valuation_by_year.apply(lambda x: f"${x/1e9:.2f}B"))
15
16 fig, (ax1, ax2) = plt.subplots(1, 2, figsize=(14, 5))
17
18 permits_by_year.plot(kind='bar', ax=ax1, color="#2E86AB")
19 ax1.set_title('Total Building Permits Issued per Year', fontsize=12, fontweight='bold')
20 ax1.set_xlabel('Year', fontsize=10)
21 ax1.set_ylabel('Number of Permits', fontsize=10)
22 ax1.tick_params(axis='x', rotation=0)
23 ax1.grid(axis='y', alpha=0.3)
24 ax1.yaxis.set_major_formatter(plt.FuncFormatter(lambda x, p: f'{x/1000:.0f}K'))
25
26 permits_by_year_type.plot(ax=ax2, marker='o')
27 ax2.set_title('Top 5 Permit Types - Trends Over Time', fontsize=12, fontweight='bold')
28 ax2.set_xlabel('Year', fontsize=10)
29 ax2.set_ylabel('Number of Permits', fontsize=10)
30 ax2.legend(title='Permit Type', bbox_to_anchor=(1.05, 1), loc='upper left')
31 ax2.grid(alpha=0.3)
32
33 plt.tight_layout()
34 plt.show()
```

This analysis helps set the stage for understanding how construction has been happening in Los Angeles. Between 2020 and 2022, the city saw a clear upswing, permits went up by about 27%, and the total value of projects grew by 18%. That means we're looking at a period where the industry was bouncing back and growing after the pandemic. One important takeaway is that most of this activity wasn't from building brand-new structures. Instead, about 30% of all permits were for repairs, upgrades, and renovations to existing buildings.

This context matters because everything else we analyze - where construction is happening, what kinds of projects dominate, and which contractors are busiest - took place during this growth period. Knowing this helps us understand whether high activity in certain neighbourhoods reflects long-term patterns or was simply part of this short-term post-pandemic spike.

Analysis 2: Geographic Concentration - Top ZIP Codes

ANALYSIS 2: Most Active ZIP Codes

Top 15 ZIP codes by permit count:

ZIP_CODE

91326	5902
90045	4895
90049	4853
90026	3510
90272	3386
90066	3332
91367	3031
90064	2927
90016	2799
90019	2764
91342	2753
90025	2670
91344	2649
91604	2634
91335	2419

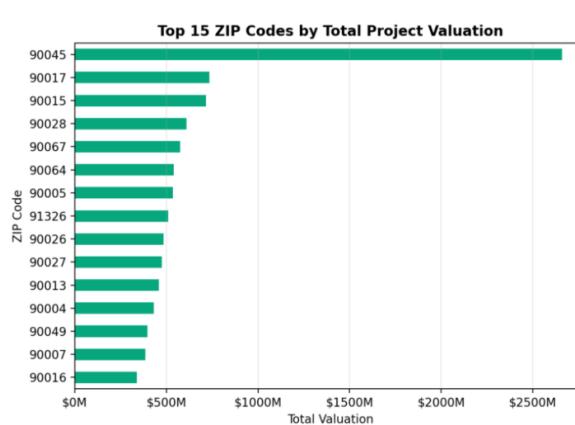
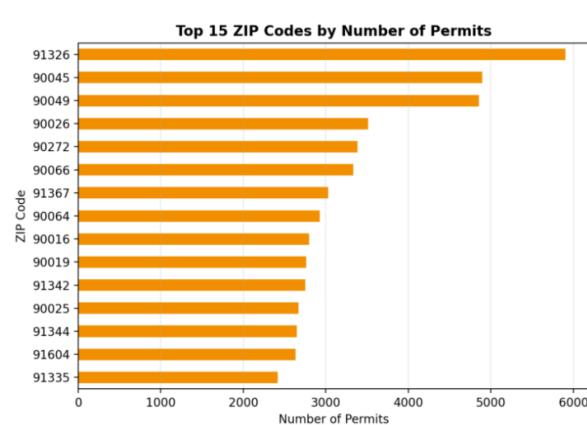
Name: count, dtype: int64

Top 15 ZIP codes by total valuation:

ZIP_CODE

90045	\$2659.3M
90017	\$735.6M
90015	\$715.4M
90028	\$609.9M
90067	\$575.1M
90064	\$540.5M
90005	\$536.3M
91326	\$510.9M
90026	\$485.6M
90027	\$476.3M
90013	\$460.1M
90004	\$432.5M
90049	\$396.9M
90007	\$386.0M
90016	\$338.9M

Name: VALUATION, dtype: object



Code:

```
Python ▾ as cell
1 # ANALYSIS 2: Top ZIP Codes by Permit Activity
2 print("ANALYSIS 2: Most Active ZIP Codes")
3
4 zip_permits = records['ZIP_CODE'].value_counts().head(15)
5 zip_valuation = records.groupby('ZIP_CODE')['VALUATION'].sum().sort_values(ascending=False).head(15)
6
7 print("\nTop 15 ZIP codes by permit count:")
8 print(zip_permits)
9
10 print("\nTop 15 ZIP codes by total valuation:")
11 print(zip_valuation.apply(lambda x: f"${x/1e6:.1f}M"))
12
13 fig, (ax1, ax2) = plt.subplots(1, 2, figsize=(14, 5))
14
15 zip_permits.sort_values(ascending=True).plot(kind='barh', ax=ax1, color="#F18F01")
16 ax1.set_title('Top 15 ZIP Codes by Number of Permits', fontsize=12, fontweight='bold')
17 ax1.set_xlabel('Number of Permits', fontsize=10)
18 ax1.set_ylabel('ZIP Code', fontsize=10)
19 ax1.grid(axis='x', alpha=0.3)
20
21 zip_valuation.sort_values(ascending=True).plot(kind='barh', ax=ax2, color="#06A77D")
22 ax2.set_title('Top 15 ZIP Codes by Total Project Valuation', fontsize=12, fontweight='bold')
23 ax2.set_xlabel('Total Valuation', fontsize=10)
24 ax2.set_ylabel('ZIP Code', fontsize=10)
25 ax2.grid(axis='x', alpha=0.3)
26 ax2.xaxis.set_major_formatter(plt.FuncFormatter(lambda x, p: f'${x/1e6:.0f}M'))
27
28 plt.tight_layout()
29 plt.show()
```

Now that we know LA's construction activity grew a lot from 2020 to 2022, the next question is: WHERE did all this building actually happen? Analysis 2 shows that it wasn't spread evenly across the city. In fact, just 15 ZIP codes account for one-third of all the permits issued. This means a small group of neighbourhoods saw much more construction and upgrading than the rest of LA.

Another interesting finding is the difference between the number of permits and the amount of money invested. For example, Porter Ranch has the most permits, but Westchester has the highest total project value. This tells us the work happening in these places isn't the same—one area may have lots of smaller fixes, while another sees fewer but more expensive projects.

These patterns lead directly into the next step. In Analysis 3, we'll look at the types of projects happening in these neighbourhoods to understand what's causing these differences—are some areas mainly doing minor repairs while others are getting major remodels?

Analysis 3: Types of Construction Work

ANALYSIS 3: What Types of Work Are People Doing?

Top 10 permit types:

PERMIT_TYPE

Bldg-Alter/Repair	57956
Electrical	28740
Bldg-Addition	17353
Fire Sprinkler	14052
Bldg-New	12994
Grading	9928
Swimming-Pool/Spa	8576
Bldg-Demolition	6522
Nonbldg-New	6102
Plumbing	4602

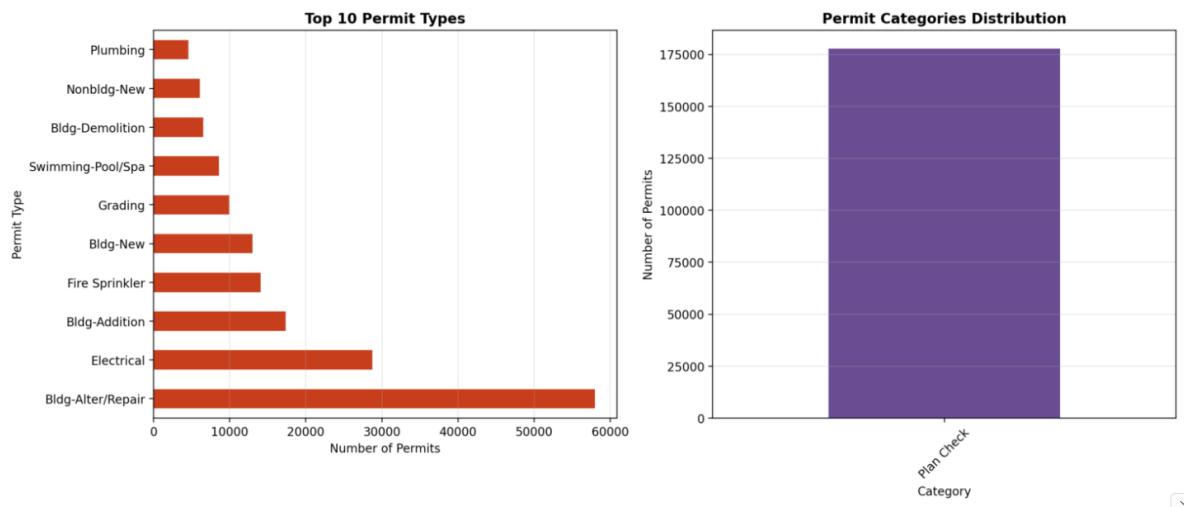
Name: count, dtype: int64

Top permit categories:

PERMIT_CATEGORY

Plan Check 177704

Name: count, dtype: int64



Code:

```
Python ▾ as cell10

1 # ANALYSIS 3: Permit Types and Categories Distribution
2 print("ANALYSIS 3: What Types of Work Are People Doing?")
3
4 permit_type_counts = records['PERMIT_TYPE'].value_counts().head(10)
5 permit_category_counts = records['PERMIT_CATEGORY'].value_counts().head(8)
6
7 print("\nTop 10 permit types:")
8 print(permit_type_counts)
9
10 print("\nTop permit categories:")
11 print(permit_category_counts)
12
13 fig, (ax1, ax2) = plt.subplots(1, 2, figsize=(14, 6))
14
15 permit_type_counts.plot(kind='barh', ax=ax1, color='#C73E1D')
16 ax1.set_title('Top 10 Permit Types', fontsize=12, fontweight='bold')
17 ax1.set_xlabel('Number of Permits', fontsize=10)
18 ax1.set_ylabel('Permit Type', fontsize=10)
19 ax1.grid(axis='x', alpha=0.3)
20
21 permit_category_counts.plot(kind='bar', ax=ax2, color='#6A4C93')
22 ax2.set_title('Permit Categories Distribution', fontsize=12, fontweight='bold')
23 ax2.set_xlabel('Category', fontsize=10)
24 ax2.set_ylabel('Number of Permits', fontsize=10)
25 ax2.tick_params(axis='x', rotation=45) (function) fontsize: Unknown
26 ax2.grid(axis='y', alpha=0.3)
27
28 plt.tight_layout()
29 plt.show()
```

Now that we understand when permits peaked (2022) and where they concentrated (15 ZIP codes capturing 33% of activity), Analysis 3 answers a crucial question: WHAT are people actually building? The answer reshapes our understanding of LA's construction landscape.

The dominance of Building Alteration/Repair (33% of all permits) explains the high permit volumes in Analysis 2. ZIP codes like Porter Ranch with 5,000+ permits aren't seeing massive new development—they're experiencing thousands of individual home improvements, repairs, and renovations. The prevalence of Electrical permits (16%) and Fire Sprinkler installations (8%) suggests significant infrastructure upgrades and safety compliance work, possibly driven by code enforcement or insurance requirements.

Critically, Building-New construction accounts for only 7% of permits, yet we saw in Analysis 2 that some ZIP codes have valuations over \$250M. This contrast raises an important question for Analysis 4: if most permits are for alterations and repairs, where does the high valuation come from? Are these alteration projects more expensive than expected, or do the fewer new construction projects carry extremely high values? The next analysis examines project valuations to understand the investment scale behind these different work types.

Analysis 4: Project Size and Investment Analysis

ANALYSIS 4: Project Size and Investment Analysis

Valuation statistics (excluding top 1% outliers):

Mean: \$70,452

Median: \$20,000

25th percentile: \$3,158

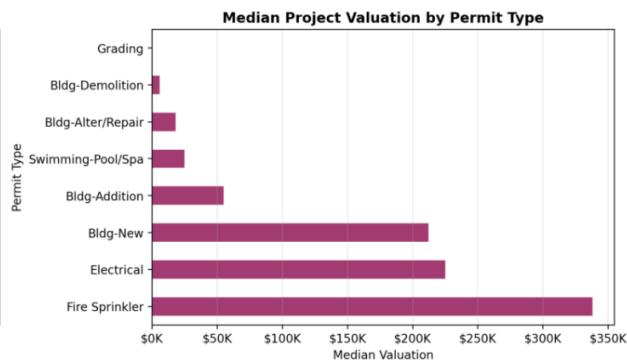
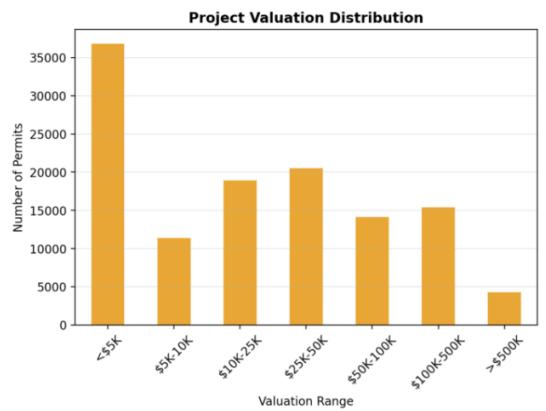
75th percentile: \$60,000

Valuation distribution:

valuation_bin

<\$5K	36835
\$5K-10K	11386
\$10K-25K	18912
\$25K-50K	20530
\$50K-100K	14110
\$100K-500K	15414
>\$500K	4302

Name: count, dtype: int64



Code:

```
Python ▾ as cell11

 1 # ANALYSIS 4: Project Valuation Analysis
 2 print("ANALYSIS 4: Project Size and Investment Analysis")
 3
 4 valuation_clean = records['VALUATION'].dropna()
 5 valuation_clean = valuation_clean[(valuation_clean > 0) & (valuation_clean < valuation_clean.quantile(0.99))]
 6
 7 print(f"\nValuation statistics (excluding top 1% outliers):")
 8 print(f"Mean: ${valuation_clean.mean():,.0f}")
 9 print(f"Median: ${valuation_clean.median():,.0f}")
10 print(f"25th percentile: ${valuation_clean.quantile(0.25):,.0f}")
11 print(f"75th percentile: ${valuation_clean.quantile(0.75):,.0f}")
12
13 top_types = records['PERMIT_TYPE'].value_counts().head(8).index
14 valuation_by_type = records[records['PERMIT_TYPE'].isin(top_types)].groupby('PERMIT_TYPE')['VALUATION'].median().sort_values(ascending=False)
15
16 bins = [0, 5000, 10000, 25000, 50000, 100000, 500000, float('inf')]
17 labels = ['<$5K', '$5K-10K', '$10K-25K', '$25K-50K', '$50K-100K', '$100K-500K', '>$500K']
18 records['valuation_bin'] = pd.cut(records['VALUATION'], bins=bins, labels=labels)
19 valuation_dist = records['valuation_bin'].value_counts().sort_index()
20
21 print("\nValuation distribution:")
22 print(valuation_dist)
23
24 fig, (ax1, ax2) = plt.subplots(1, 2, figsize=(14, 5))
25
26 valuation_dist.plot(kind='bar', ax=ax1, color="#E8A735")
27 ax1.set_title('Project Valuation Distribution', fontsize=12, fontweight='bold')
28 ax1.set_xlabel('Valuation Range', fontsize=10)
29 ax1.set_ylabel('Number of Permits', fontsize=10)
30 ax1.tick_params(axis='x', rotation=45)
31 ax1.grid(axis='y', alpha=0.3)
32
33 valuation_by_type.plot(kind='barh', ax=ax2, color="#A23B72")
34 ax2.set_title('Median Project Valuation by Permit Type', fontsize=12, fontweight='bold')
35 ax2.set_xlabel('Median Valuation', fontsize=10)
36 ax2.set_ylabel('Permit Type', fontsize=10)
37 ax2.grid(axis='x', alpha=0.3)
38 ax2.xaxis.set_major_formatter(plt.FuncFormatter(lambda x, g: f'${x/1000:.0f}K'))
39
40 plt.tight_layout()
41 plt.show()
```

Analysis 4 brings in the money side of the story and helps connect all the earlier findings. From Analysis 3, we know that most permits are for Building Alteration/Repair, and from Analysis 2 we saw some ZIP codes with extremely high total project values. Now we understand why: the costs of projects in LA are very uneven.

The typical project is not huge, the median cost is only about \$20,000. That means half of all permits are for smaller jobs like repairs, updates, or basic renovations. This explains why areas like Porter Ranch have so many permits. Thousands of homeowners are doing smaller projects in the \$10K–\$50K range. And the 36,000+ permits under \$5K show how much routine maintenance people do that doesn't dramatically change a neighbourhood.

But the real money comes from the big projects. Only 2.4% of permits cost more than \$500K, yet these large projects account for a huge portion of the total \$22.9 billion spent. At roughly \$1–2 million each, these big permits alone make up \$5–10 billion. These are likely happening in high-value areas like Westchester and involve commercial buildings or luxury construction.

The permit types also tell us a lot. Fire Sprinkler permits, for example, have a surprisingly high median cost of \$325K because they're not for houses, but large commercial buildings with full fire safety systems. Meanwhile, Building Alteration/Repair has a much lower \$25K median, confirming these are mostly everyday home projects.

All this leads to the final question: who is actually doing this work? Are the same contractors handling both small \$5K repair jobs and big \$500K+ developments? Or are different companies specializing in different project sizes?

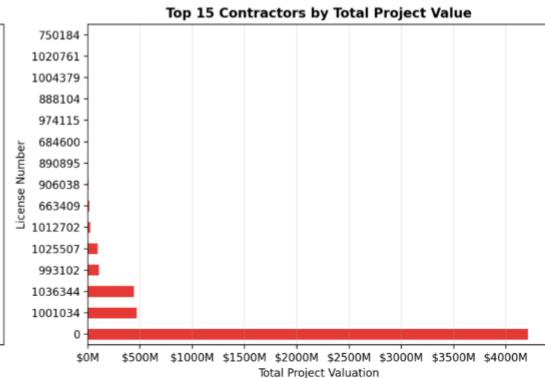
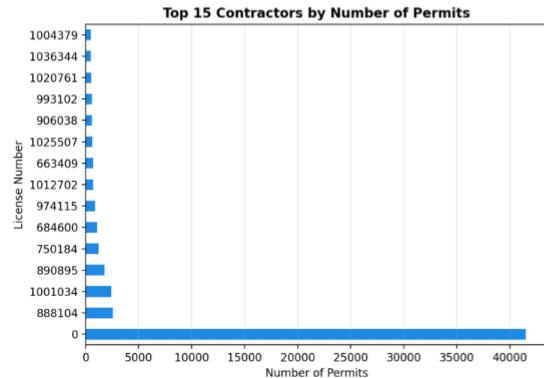
That's exactly what Analysis 5 explores.

Analysis 5: Most Active Contractors

ANALYSIS 5: Most Active Contractors

Top 15 contractors by permit count:

BUSINESS_NAME	CITY	Permit_Count
Nan	Nan	41507
TESLA ENERGY OPERATIONS INC	FREMONT	2588
SHAPPELL HOMES INC	FORT WASHINGTON	2435
Nan	Nan	1785
SUNRUN	SOMERSET	1237
FIRE SPRINKLER SYSTEMS INC	CORONA	1088
A P ELECTRICAL	SUN VALLEY	913
OPTIMUM SEISMIC INC	VERNON	712
ALPHA STRUCTURAL INC	SUNLAND	700
T J C HOME BUILDERS LLC	ALISO VIEJO	632
ORTIZ FIRE CITY OF INDUSTRY	614	
K N CONSULTING INC	SUNSET BEACH	611
BRIGHT OPS	WORCESTER	510
FLUOR FLATIRON BALFOUR BEATTY DRAGADOS	GOLDSBORO	504
PACIFCSKY SOLAR LLC	CHATSWORTH	488



Code:

```
Python ✓ as cell12 •
1  # ANALYSIS 5: Top Contractors Analysis
2  print("ANALYSIS 5: Most Active Contractors")
3
4  top_contractors_count = records['LICENSE_NUM'].value_counts().head(15)
5
6  top_license_nums = top_contractors_count.index
7  top_contractors_valuation = records[records['LICENSE_NUM'].isin(top_license_nums)].groupby('LICENSE_NUM')['VALUATION'].sum().sort_values(ascending=False).head(15)
8
9  top_contractors_detail = pd.DataFrame([
10     'LICENSE_NUM', top_contractors_count.index,
11     'Permit_Count': top_contractors_count.values
12 ])
13
14 top_contractors_with_info = top_contractors_detail.merge(
15     contractors[['LICENSE_NO', 'BUSINESS_NAME', 'CITY', 'PRIMARY_STATUS']],
16     left_on='LICENSE_NUM',
17     right_on='LICENSE_NO',
18     how='left'
19 )
20
21 print("\nTop 15 contractors by permit count:")
22 print(top_contractors_with_info[['BUSINESS_NAME', 'CITY', 'Permit_Count']].head(15).to_string(index=False))
23
24 fig, (ax1, ax2) = plt.subplots(1, 2, figsize=(14, 5))
25
26 top_contractors_count.plot(kind='barh', ax=ax1, color="#1E88E5")
27 ax1.set_title('Top 15 Contractors by Number of Permits', fontsize=12, fontweight='bold')
28 ax1.set_xlabel('Number of Permits', fontsize=10)
29 ax1.set_ylabel('License Number', fontsize=10)
30 ax1.grid(axis='x', alpha=0.3)
31
32 top_contractors_valuation.plot(kind='barh', ax=ax2, color="#E53935")
33 ax2.set_title('Top 15 Contractors by Total Project Value', fontsize=12, fontweight='bold')
34 ax2.set_xlabel('Total Project Valuation', fontsize=10)
35 ax2.set_ylabel('License Number', fontsize=10)
36 ax2.grid(axis='x', alpha=0.3)
37 ax2.xaxis.set_major_formatter(plt.FuncFormatter(lambda x, g: f'${x/1e6:.0f}M'))
38
39 plt.tight_layout()
40 plt.show()
```

Analysis 5 helps answer the final question: who is actually doing all this construction work in LA? And the answer shows that the contractor landscape is much more spread out than the other patterns we saw.

While earlier analyses showed strong concentration, like a handful of ZIP codes and a few permit types driving most activity - the contractor side is the opposite. The top 15 contractors handle only 8.4% of all permits. The rest is shared among almost 13,000 different licensed contractors, showing just how fragmented the industry is.

The companies that appear at the top of the permit list, like Tesla and Sunrun, are mostly solar and energy installers. This lines up perfectly with what we saw earlier: lots of electrical work and plenty of moderate-cost projects. These companies complete thousands of jobs in the \$20K–\$40K range. They boost the total number of permits but don't dominate total spending.

The real money comes from a different group of contractors. Some lesser-known companies handle fewer permits but control billions of dollars in project value. This means they are probably responsible for huge commercial or luxury projects worth \$10M–\$100M each. These big projects explain why certain ZIP codes reached \$250M+ in total valuation even though they didn't have the highest permit counts.

Another important detail: 23% of all permits have no contractor listed. This could mean homeowner-led projects, older records without complete tracking, or simply missing data. Understanding where these permits appear could help explain some of the odd valuation patterns we saw earlier.

Python ▾ as `cell11`

```

1 print("SUMMARY STATISTICS")
2 summary_stats = pd.DataFrame({
3     'Metric': [
4         'Total Permits',
5         'Date Range',
6         'Total Valuation',
7         'Average Valuation',
8         'Median Valuation',
9         'Most Common Permit Type',
10        'Most Active ZIP Code',
11        'Unique Contractors'
12    ],
13    'Value': [
14        f'{len(records)}',
15        f'{records['ISSUE_DATE'].min().strftime("%Y-%m-%d")}' + to {records['ISSUE_DATE'].max().strftime("%Y-%m-%d")}',
16        f"${records['VALUATION'].sum()/.1e9:.2f}B",
17        f"${records['VALUATION'].mean():,.0f}",
18        f"${records['VALUATION'].median():,.0f}",
19        records['PERMIT_TYPE'].mode()[0],
20        str(records['ZIP_CODE'].mode()[0]),
21        f'{records['LICENSE_NUM'].nunique():,}'
22    ]
23 })
24
25 print("\n" + summary_stats.to_string(index=False))
26

```

```

SUMMARY STATISTICS
      Metric          Value
Total Permits      177,704
      Date Range 2020-01-02 to 2023-05-19
Total Valuation      $22,938
      Average Valuation      $181,944
      Median Valuation      $20,000
Most Common Permit Type  Bldg-Alter/Repair
      Most Active ZIP Code      91326
      Unique Contractors      12,968

```

Putting all five analyses together, we get a full picture of LA's construction boom from 2020 to 2023:

- permits grew by 27%,
- activity was concentrated in a small set of neighbourhoods,
- most work involved repairs and upgrades,
- typical project costs were modest,
- but a small number of big projects drove most of the money,
- and the work was carried out by thousands of contractors, with solar companies dominating permit counts and specialized builders handling the big-ticket projects.

Overall, LA's construction activity is a mix of everyday home improvements and a handful of massive developments—each shaping the city in very different ways.

Streamlit Dashboard

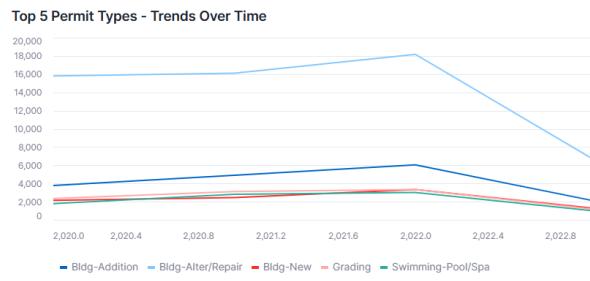
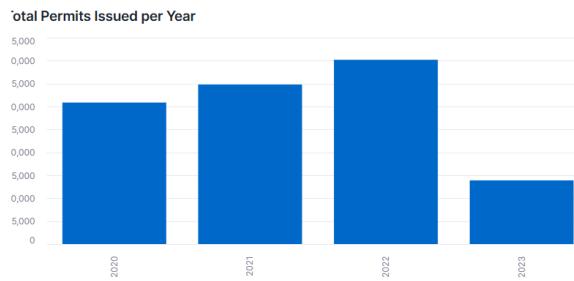
LA Building Permits Dashboard (2020-2024)

Explore construction trends, geographic patterns, and project insights

Total Permits 119,725	Total Investment \$5.07B	Unique ZIP Codes 125	Unique Contractors 9,854
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Analysis 1: Building Permit Trends (2020-2024)

Setting the temporal context - understanding WHEN construction activity occurs

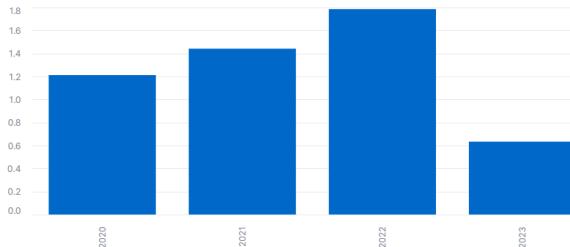


Change from 2020 to 2023: -55.0%

Monthly Permit Activity Trend



Total Valuation by Year



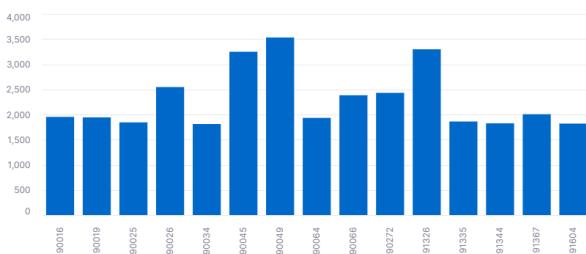
Year-by-Year Summary

year	Permits	Total Val (\$)	Avg Val (\$)	Median Val (\$)
2,020	30,859	\$1.21B	\$39,277	\$15,000
2,021	34,791	\$1.44B	\$41,436	\$20,000
2,022	40,191	\$1.79B	\$44,429	\$20,000
2,023	13,884	\$0.63B	\$45,630	\$19,000

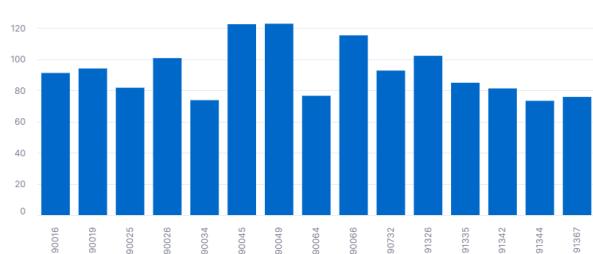
Analysis 2: Geographic Distribution - Most Active ZIP Codes

Understanding WHERE construction activity concentrates in LA

Top 15 ZIP Codes by Number of Permits



Top 15 ZIP Codes by Total Project Valuation



Top 5 ZIP Codes:

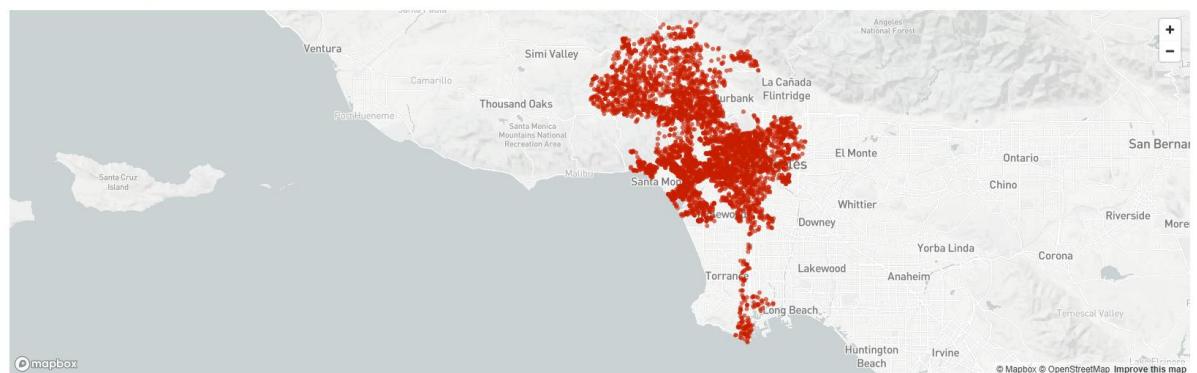
ZIP_CODE	Count
90049	3,530
91326	3,296
90045	3,247
90026	2,545
90272	2,430

Top 5 by Valuation:

ZIP Code	Total Valuation
90049	\$122.7M
90045	\$122.4M
90066	\$115.3M
91326	\$102.2M
90026	\$100.7M

📍 **Geographic Concentration:** Top 15 ZIP codes account for 28.7% of all permits

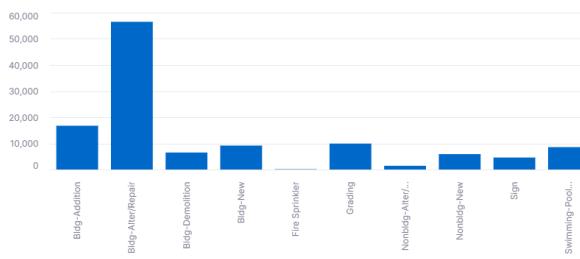
Permit Locations Map



Analysis 3: What Types of Work Are People Doing?

Understanding the nature of construction activity - repairs, additions, new construction

Top 10 Permit Types



Permit Categories Distribution

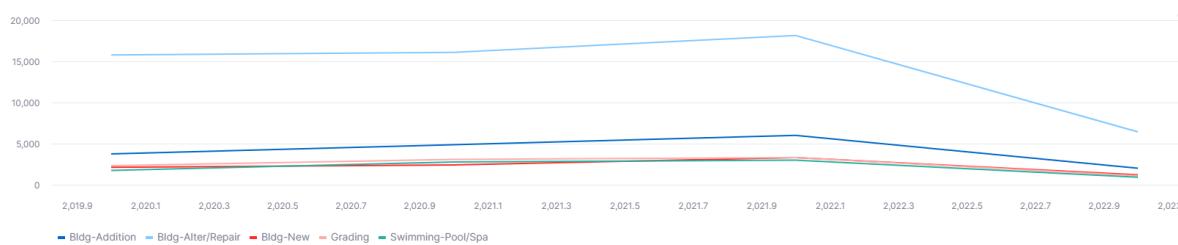


Distribution:

Permit Type	Count	Percentage
Bldg-Alter/Repair	56,529	47.2%
Bldg-Addition	16,762	14.0%
Grading	9,928	8.3%
Bldg-New	9,174	7.7%
Swimming-Pool/Spa	8,570	7.2%
Bldg-Demolition	6,507	5.4%
Nonbldg-New	5,893	4.9%
Sign	4,590	3.8%
Nonbldg-Alter/Repair	1,427	1.2%
Fire Sprinkler	164	0.1%

★ Most Common Permit Type: Bldg-Alter/Repair (56,529 permits, 47.2% of total)

How Permit Types Have Changed Over Time



Analysis 4: Project Size and Investment Analysis

Understanding HOW MUCH people invest in construction projects

Mean Valuation

\$42,371

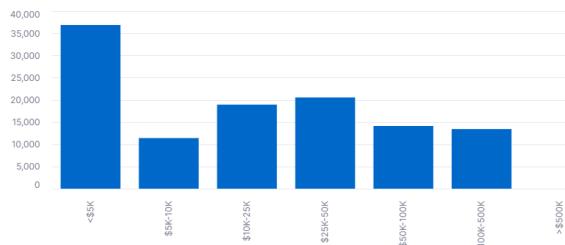
Median Valuation

\$19,000

Total Investment

\$5.07B

Project Valuation Distribution



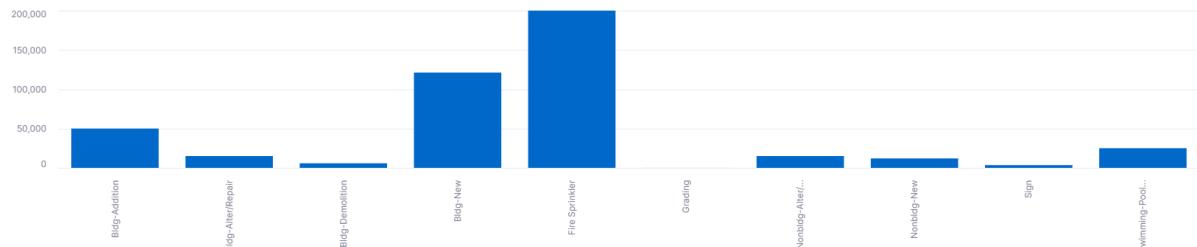
Valuation Statistics

Metric	value
Mean	\$42,371
Median	\$19,000
25th Percentile	\$1,750
75th Percentile	\$50,000
90th Percentile	\$120,000
Max	\$391,005

♥ High-Value Projects (>\$500K): 0 permits (0.0%)

Range	Count	Percentage
<\$5K	36,835	32.0%
\$5K-10K	11,386	9.9%
\$10K-25K	18,912	16.4%
\$25K-50K	20,530	17.8%
\$50K-100K	14,110	12.2%
\$100K-500K	13,416	11.6%
>\$500K	0	0.0%

Median Project Valuation by Permit Type (Top 10)



Permit Type	Median Valuation
Fire Sprinkler	\$200,000
Bldg-New	\$121,200
Bldg-Addition	\$50,000
Swimming-Pool/Spa	\$25,000
Bldg-Alter/Repair	\$15,000
Nonbldg-Alter/Repair	\$15,000
Nonbldg-New	\$12,000
Bldg-Demolition	\$5,800
Sign	\$3,500
Grading	\$80

👷 Analysis 5: Most Active Contractors

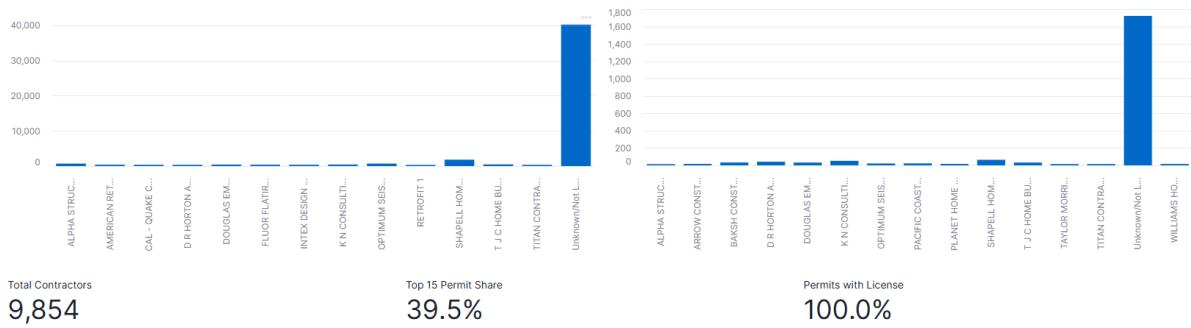
Understanding WHO executes LA's construction projects

Top 15 Contractors by Number of Permits

Business Name	City	Permit Count
Unknown/Not Listed	None	39,921
SHAPELL HOMES INC	FORT WASHINGTON	1,817
OPTIMUM SEISMIC INC	VERNON	710
ALPHA STRUCTURAL INC	SUNLAND	699
T J C HOME BUILDERS LLC	ALISO VIEJO	475
K N CONSULTING INC	SUNSET BEACH	440
DOUGLAS EMMETT BUILDERS	SANTA MONICA	431
FLUOR FLATIRON BALFOUR BEATTY DRAGADOS	GOLDSBORO	401
AMERICAN RETROFITTERS CORP	VAN NUYS	389
INTEX DESIGN AND CONSTRUCTION INC	ENCINO	378

Top 15 Contractors by Total Project Valuation

Business Name	City	Total Valuation
Unknown/Not Listed	None	\$1723.34M
SHAPELL HOMES INC	FORT WASHINGTON	\$63.84M
K N CONSULTING INC	SUNSET BEACH	\$52.16M
D R HORTON AMERICA'S BUILDER	CORONA	\$41.88M
BAKSH CONSTRUCTION INC	ROLLING HILLS ESTATES	\$33.19M
T J C HOME BUILDERS LLC	ALISO VIEJO	\$32.20M
DOUGLAS EMMETT BUILDERS	SANTA MONICA	\$32.20M
PACIFIC COAST BUILDERS	DOWNEY	\$22.51M
OPTIMUM SEISMIC INC	VERNON	\$21.67M
PLANET HOME DEVELOPMENT INC	NEWPORT BEACH	\$16.78M



💡 **Market Concentration:** Top 15 contractors handle 39.5% of permits, indicating a highly concentrated contractor landscape

Detailed Permit Data Explorer

Showing 1,000 of 119,725 permits

PCIS_PERMIT_NUM	ISSUE_DATE	STATUS	PERMIT_TYPE	VALUATION	ZIP_CODE	ADDRESS_START	STREET_NAME	AI_DESCRIPTION	LICENSE_NUM
18010-40002-00128	2020-02-25 00:00:00	Permit Finalized	Bldg-Alter/Repair	600	90018	2917	EXPOSITION	There is no raw description provided to summarize. Please provide the raw.	939166
18016-10000-36538	2020-02-25 00:00:00	CofC Issued	Bldg-Alter/Repair	90,000	90026	222	LAKE	soft story retrofit; seismic upgrade; install open fronted moment frame; ins.	968925
19010-30000-05694	2020-02-25 00:00:00	CofO Issued	Bldg-New	375,000	90064	2914	MOTOR	new single-family dwelling; 2-story; attached 2-car garage	1025507
20048-20000-00442	2020-02-25 00:00:00	Issued	Sign	3,300	90025	1840	WESTWOOD	new sign installation; illuminated sign; wall mounted sign; 3' x 11'9" size	860731
19014-10001-05445	2020-02-25 00:00:00	Permit Finalized	Bldg-Alter/Repair	0	90044	1243	60TH	change of use; permit update	0
18019-20000-06298	2020-02-25 00:00:00	Permit Finalized	Bldg-Demolition	6,000	91423	4143	DAVANA	demolition; single family dwelling; detached garage; storage; site clearing;	0
20016-10000-04370	2020-02-25 00:00:00	Permit Finalized	Bldg-Alter/Repair	300,000	90004	577	CAHUENGA	interior remodel; single family dwelling; removal and replacement work	703647
16010-20000-01083	2020-02-25 00:00:00	Issued	Bldg-New	225,000	90034	5841	DAVID	new single family dwelling with attached garage; small lot subdivision	0
17019-20000-04307	2020-02-25 00:00:00	Permit Finalized	Bldg-Demolition	6,500	90066	3238	BARRINGTON	demolition of single-family dwelling and detached garage; site clearing; se	901546
20016-20000-05534	2020-02-25 00:00:00	Issued	Bldg-Alter/Repair	20,000	91406	6917	ENCINO	convert garage to accessory dwelling unit; add dwelling unit; change build	0

Download Filtered Data as CSV

Key Insights from All 5 Analyses

1. Temporal Trends (Analysis 1)

- Construction activity showed growth from 2020-2022
- Most permit types peaked in 2022
- 2023 data suggests market changes

4. Investment Patterns (Analysis 4)

- Most projects are under \$25K (small repairs/upgrades)
- Small percentage of projects are >\$500K
- Valuation varies dramatically by permit type

2. Geographic Patterns (Analysis 2)

- Top 15 ZIP codes dominate permit activity
- High permit count ≠ high valuation (different patterns)
- Construction is geographically concentrated

5. Contractor Landscape (Analysis 5)

- Thousands of contractors compete in LA
- Energy companies dominate permit counts
- Market is relatively fragmented
- Top contractors specialize by project type/size

3. Work Types (Analysis 3)

- Alteration/Repair work is most common
- New construction is a small fraction
- Electrical and Fire Sprinkler work is significant

Data Source: LA City Building Permits (2020-2024)

Dashboard created with: Streamlit + Snowflake

Analysis Framework: Temporal → Geographic → Work Type → Valuation → Contractors