Memorandum

City of Lawrence

Planning & Development Services

|  |  |
| --- | --- |
| TO: | Diane Stoddard, Interim City Manager |
| FROM: | Barry Walthall, Building Codes Administrator |
| CC: | Scott McCullough, Planning & Development Services Director  Kurt Schroeder, Asst. Director, Development Services |
| Date: | November 6, 2015 |
| RE: | October 2015 Monthly Permit Reports |

The Building Safety Division issued 247 building permits in October, with total construction for the month valued at $12,045,661. Total permit fees assessed for the month were $95,954. Permits were issued for thirty (30) new residential projects, including twenty-eight (28) single-family dwellings and two (2) duplexes. Comparisons to previous years will be tracked throughout 2015 in the following table:

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | One- & Two-Family Permits | | Multi-Family Permits  (New Units) | | Total Number of Permits | | Total Valuation | | Permit Fees | |
| Year | Month | YTD | Month | YTD | Month | YTD | Month | YTD | Month | YTD |
| 2015 | 30 | 211 | 0(0) | 7(467) | 247 | 2,004 | $12,045,661 | $206,959,253 | $95,954 | $918,197 |
| 2014 | 12 | 88 | 0(0) | 3(83) | 182 | 1,621 | $7,036,931 | $85,411,576 | $55,208 | $554,472 |
| 2013 | 7 | 136 | 0(0) | 23(374) | 144 | 1,689 | $3,100,075 | $156,580,823 | $30,133 | $739,920 |
| 2012 | 14 | 106 | 0(0) | 22(184) | 204 | 2,038 | $6,353,685 | $81,787,523 | $59,023 | $618,543 |
| 2011 | 10 | 90 | 0(0) | 19(363) | 180 | 1,856 | $5,448,400 | $100,705,893 | $42,870 | $608,016 |
| 2010 | 13 | 141 | 0(0) | 6(220) | 172 | 1,887 | $13,080,572 | $94,791,736 | $69,064 | $571,305 |
| 2009 | 18 | 103 | 0(0) | 15(172) | 187 | 1,674 | $11,627,368 | $65,851,656 | $54,708 | $484,936 |

Permits were issued for forty-three (43) City projects in October, including tenant finish work for LMH Sports Therapy at Sport Pavilion Lawrence at 100 Rock Chalk Ln. Ste. 100, valued at $151,000; renovation and equipment replacement at Lawrence Memorial Hospital at 325 Maine St., valued $150,000; renovation work at City Hall at 6 E. 6th St., valued at $15,000; temporary electrical service for a storm water pump station project at 547 Maple St., with no construction value; temporary electrical service for a storm water pump station project at 600 Maple St., with no construction value; and thirty-eight (38) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling $111,677.

The largest project for the month was for a new multi-tenant light industrial building at 2040 Princeton Blvd. valued at $776,960.

These statistics are of interest in tracking construction activity in the community, but only partially tell the story for staff workload and performance. Staff has established performance goals of completing “initial” reviews for residential permits within 5 business days and for commercial permits within 15 business days of the application date. An initial review is a comprehensive first review of an application and plans for a building project, and may include review work performed by staff from Planning and Development Services, Fire and Medical, Utilities and Public Works Departments, as well as other relevant review agencies (depending on the nature and scope of the project). Initial and subsequent reviews and comments are tracked in the Innoprise permit tracking system from which reports may be extracted. Development Services staff is responsible for coordinating review work and disseminating review comments to applicants.

During the 2014 calendar year, staff achieved these goals for 95.5% of all residential permits with an average review time of 2.5 days; and 96% of all commercial permits with an average review time of 6.2 days.

In October, staff completed 152 of 163 residential reviews within 5 business days (93.25%), and 144 of 186 commercial reviews within 15 business days (77.4%). The following table tracks performance in meeting these objectives.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  | Residential Permits | | | | Commercial Permits | | | |
|  | Total Number of Reviews | Number of Reviews Completed within 5 Business Days | Average Review Time | Percent of Reviews Completed within 5 Business Days | Total Number of Reviews | Number of Reviews Completed within 15 Business Days | Average Review Time | Percent of Reviews Completed within 15 Business Days |
| Jan | 90 | 71 | 3.4 | 78.8% | 111 | 90 | 9.5 | 81.0% |
| Feb | 99 | 79 | 3.8 | 79.8% | 97 | 85 | 10.0 | 87.6% |
| Mar | 147 | 136 | 2.8 | 92.5% | 94 | 85 | 7.8 | 90.4% |
| Apr | 275 | 270 | 2.2 | 98.1% | 113 | 112 | 6.7 | 99.1% |
| May | 167 | 158 | 2.6 | 94.6% | 118 | 117 | 6.1 | 99.1% |
| June | 124 | 122 | 2.6 | 98.3% | 122 | 115 | 6.4 | 94.2% |
| July | 137 | 133 | 2.3 | 97.0% | 134 | 132 | 4.9 | 98.5% |
| Aug | 131 | 130 | 2.0 | 99.2% | 128 | 122 | 5.7 | 95.3% |
| Sept | 163 | 152 | 2.6 | 93.2% | 186 | 144 | 10.1 | 77.4% |
| Oct | 145 | 141 | 2.4 | 97.2% | 167 | 138 | 7.3 | 82.6% |
| Nov |  |  |  |  |  |  |  |  |
| Dec |  |  |  |  |  |  |  |  |
| YTD | 1,480 | 1,394 | 2.6 | 94.1% | 1,276 | 1,146 | 7.4 | 89.1% |

Permit reports for October are attached.

**Top Projects for 2015:**

|  |  |  |
| --- | --- | --- |
| Rank | Construction Valuation | Project Description |
| 1 | $45,000,000 | HERE @ Kansas Mixed Use Building |
| 2 | $18,756,680 | 100 E 9th Mixed Use Building |
| 3 | $13,300,000 | Wakarusa River Wastewater Treatment Plant Complex |
| 4 | $12,538,300 | Americare Assisted Living Campus |
| 5 | $12,000,000 | Pioneer Ridge Independent Living |
| 6 | $7,500,000 | Wakarusa Conveyance Pump Station No. 10 |
| 7 | $6,290,534 | Hutton Farms West No. 2 Residential Development |
| 8 | $3,810,549 | LMH 4th Floor Renovation |
| 9 | $2,776,000 | 116 N Wilderness Way Single-Family Dwelling |
| 10 | $2,600,000 | Phi Delta Theta Renovation |
| 11 | $2,025,000 | Phi Gamma Delta Addition |
| 12 | $1,900,000 | Kansas River Wastewater Treatment Plant Addition |
| 13 | $1,500,000 | Iowa EPS Foam Renovation |
| 14 | $1,045,000 | Dwayne Peaslee Technical Career Center Renovation |
| 15 | $1,000,000 | 3642 Buck Brush Court Single-Family Dwelling |