

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager
 FROM: Barry Walthall, Building Codes Manager
 CC: Scott McCullough, Planning & Development Services Director
 Kurt Schroeder, Asst. Director, Development Services
 Date: September 7, 2018
 RE: August 2018 Monthly Permit Reports

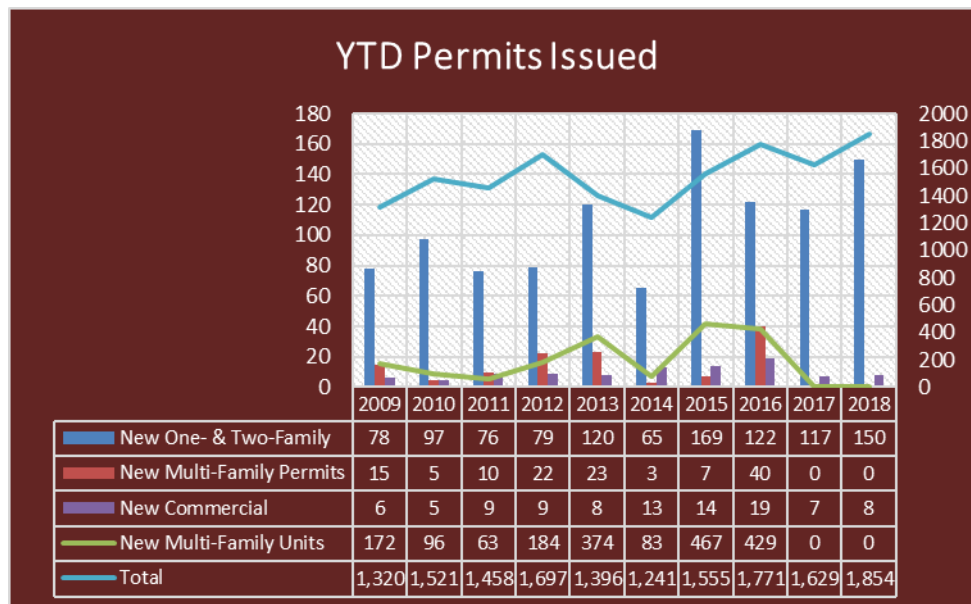
The Building Safety Division issued 277 building permits in August, with total construction for the month valued at \$23,753,983. Total permit fees assessed for the month were \$161,201, and total review fees assessed were \$7,662. Permits were issued for 48 new residential projects, including 23 single-family dwellings and 25 duplexes.

Comparison to the previous five (5) years for monthly and year-to-date statistics for number and valuation of new construction and city project building permits issued; total number and valuation for all building permits issued; and total building permit and plan review fees collected will be tracked throughout 2018 in the following table¹.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, August	14	6	18	18	11	48
New One- & Two-Family (YTD)	120	65	169	122	117	150
New Multi-Family, August	0	3	3	1	0	0
New Multi-Family (YTD)	23	3	7	40	0	0
New Multi-Family, # Units, August	0	83	36	52	0	0
New Multi-Family, # Units (YTD)	374	83	467	429	0	0
New Commercial, August	2	0	3	1	1	1
New Commercial (YTD)	8	13	14	19	7	8
City Projects, August	1	12	28	31	46	31
City Projects (YTD)	21	43	200	238	200	202
Total, August	194	186	217	256	242	277
Total (YTD)	1,396	1,241	1,555	1,771	1,629	1,854
Valuation	2013	2014	2015	2016	2017	2018
New Residential, August	\$3,562,346	\$7,674,900	\$9,311,898	\$12,041,051	\$4,664,042	\$14,988,965
New Residential (YTD)	\$45,986,438	\$25,002,154	\$122,884,016	\$72,225,494	\$38,964,520	\$43,397,958
New Commercial, August	\$25,500,000	\$0	\$8,645,000	\$650,000	\$3,696,313	\$3,763,430
New Commercial (YTD)	\$49,127,401	\$14,122,390	\$32,185,000	\$30,321,779	\$15,582,416	\$22,807,430
City Projects, August	\$181,590	\$54,180	\$96,689	\$88,562	\$1,995,315	\$274,065
City Projects (YTD)	\$28,966,427	\$11,781,813	\$28,350,616	\$23,799,830	\$6,411,288	\$12,844,248
Total, August	\$33,087,059	\$10,972,476	\$20,132,482	\$18,656,106	\$15,551,499	\$23,753,983
Total (YTD)	\$147,501,997	\$61,215,730	\$187,347,944	\$145,337,555	\$96,153,337	\$125,803,303
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, August	\$113,885	\$67,334	\$110,677	\$103,469	\$83,204	\$161,201
Permit Fees (YTD)	\$663,362	\$402,494	\$770,298	\$845,148	\$637,616	\$738,111
Review Fees, August	\$0	\$0	\$0	\$0	\$7,257	\$7,662
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$36,614	\$52,863
Total Fees, August	\$113,885	\$67,334	\$110,677	\$103,469	\$90,461	\$168,864
Total Fees (YTD)	\$663,362	\$402,494	\$770,298	\$845,148	\$674,230	\$790,974

¹ Values in the table for valuation and fees are rounded to nearest dollar.

In addition to tracking the above statistics, the chart below tracks and compares the numbers of permits issued year-to-date over the last 10 years, for new one- and two-family dwellings, new multi-family dwellings, new commercial buildings, and the total number of permits issued.



Permits were issued for 31 City projects in August, including construction of a picnic shelter at Arboretum Park at 5100 W. 27th Street, valued at \$40,000; construction of two (2) restroom structures at the Youth Sports Complex at 4911 W. 27th Street, valued at \$100,000; construction of a restroom structure for the Burroughs Creek Trail at 900 E. 15th Street, valued at \$50,000; and 27 inflow and infiltration program projects by the Municipal Services and Operations Department at various locations with valuation totaling \$84,065.

The largest projects for the month were for construction of 21 duplexes as phase one of the Collegiate at Lawrence multi-family housing development at 1601 W. 33rd Street, valued at \$4,603,769; a new Tommy Car Wash Systems building at 3900 W. 6th Street, valued at \$3,763,430; a tenant renovation for Plastikon Healthcare at 3780 Greenway Circle, valued at \$1,400,000; a new single-family dwelling at 104 Wilderness Way, valued at \$1,200,000; and a new single-family dwelling at 125 N. Running Ridge Road, valued at \$1,000,000.

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 five (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 2017 calendar year, staff achieved these goals for 94.3% of all residential permits with an average review time of 2.7 days; and 85.9% of all commercial permits with an average review

time of 7.9 days. For comparison, the following table provides data from 2014 (the first full calendar year for which data is available) as well as 2018 year-to-date performance.

Year	Residential %	Residential Average (# of Days)	Commercial %	Commercial Average (# of Days)
2018 (YTD)	95.1%	2.6	79.7%	9.2
2017	94.3%	2.7	85.9%	7.9
2016	96.5%	2.3	91.6%	7.3
2015	94.7%	2.6	88.8%	7.9
2014	95.5%	2.5	96.0%	6.2

In August, staff completed 126 of 149 residential reviews within five (5) business days (84.6%), and 101 of 171 commercial reviews within 15 business days (59.1%). 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 (Days)	Percent of Reviews Completed within 5 Business Days	Total Number of Reviews	Number of Reviews Completed within 15 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 15 Business Days
Jan	95	81	2.9	85.2%	69	69	4.5	100%
Feb	84	83	2.5	98.8%	61	61	4.4	100%
Mar	112	109	2.1	97.3%	135	132	5.4	97.7%
Apr	144	144	2.7	100%	180	156	7.5	86.6%
May	243	233	2.0	95.8%	209	156	8.4	74.6%
June	153	151	3.1	98.6%	193	168	9.0	87.0%
July	99	99	2.1	100%	153	91	14.1	59.5%
Aug	149	126	3.4	84.6%	171	101	14.0	59.1%
Sept								
Oct								
Nov								
Dec								
YTD	1079	1026	2.6	95.1%	1171	934	9.2	79.8%

Permit reports for August are attached.

Top Projects for 2018:

Rank	Construction Valuation	Project Description
1	\$12,921,829	Free State High School addition and alterations, 4700 Overland Drive
2	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
3	\$5,900,000	Lawrence Humane Society, 1805 E 19 th Street
4	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
5	\$4,603,769	The Collegiate at Lawrence multi-family development, 1601 W. 33 rd Street
6	\$3,763,430	Tommy Car Wash Systems, 3900 W. 6 th Street
7	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
8	\$3,400,000	Plastikon addition, 3780 Greenway Circle
9	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
10	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
11	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
12	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
13	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
14	\$1,400,000	Plastikon Healthcare renovation, 3780 Greenway Circle
15	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
16	\$1,200,000	LMH Cath Lab Imaging Suite renovation, 325 Maine Street
16	\$1,200,000	Single-family Dwelling, 104 Wilderness Way
18	\$1,044,000	Free State Dental, 4111 W 6 th Street
19	\$1,000,000	Single-family Dwelling, 125 N. Running Ridge Road