

Memorandum

City of Lawrence

Planning & Development Services

TO: Thomas M. Markus, City Manager
 FROM: Barry Walthall, Building Codes Manager
 CC: Scott McCullough, Planning and Development Services Director
 Kurt Schroeder, Asst. Director, Development Services
 Date: January 16, 2019
 RE: December 2018 Monthly Permit Reports

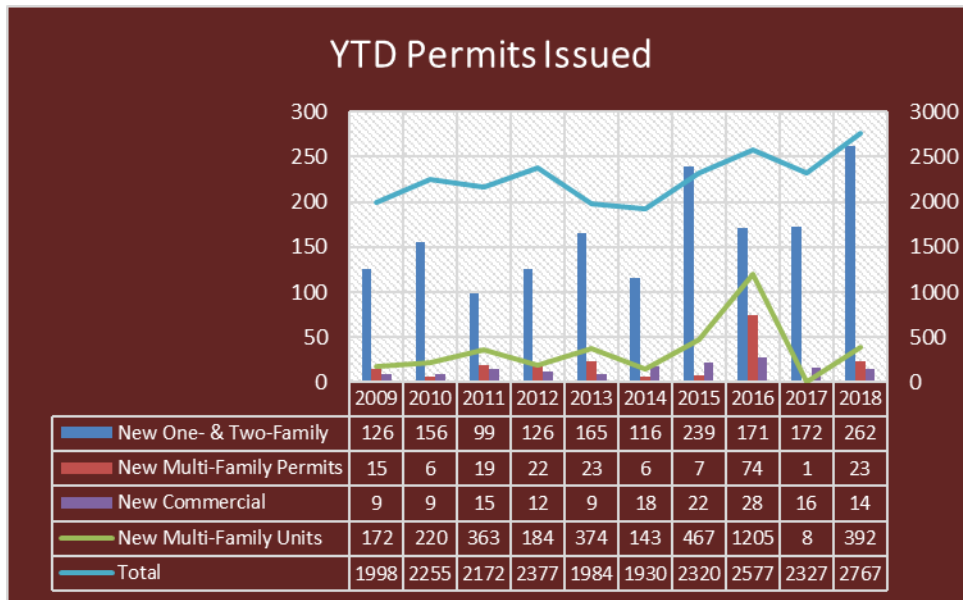
The Building Safety Division issued 181 building permits in December, with total construction for the month valued at \$16,166,931. Total permit fees assessed for the month were \$91,667, and total review fees assessed were \$11,740. Permits were issued for 8 new residential projects, including three (3) multi-family dwellings, four (4) single-family dwellings and one (1) duplex.

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, December	10	15	14	6	6	5
New One- & Two-Family (YTD)	165	116	239	171	172	262
New Multi-Family, December	0	3	0	0	0	3
New Multi-Family (YTD)	23	6	7	74	1	23
New Multi-Family, # Units, December	0	60	0	0	0	56
New Multi-Family, # Units (YTD)	374	143	467	1205	8	392
New Commercial, December	0	0	2	3	1	1
New Commercial (YTD)	9	18	22	28	16	14
City Projects, December	3	18	19	17	21	30
City Projects (YTD)	34	150	316	328	289	304
Total, December	135	152	153	183	139	181
Total (YTD)	1,984	1,930	2,320	2,577	2,327	2,767
Valuation	2013	2014	2015	2016	2017	2018
New Residential, December	\$3,147,593	\$7,284,883	\$4,071,808	\$1,677,883	\$1,650,879	\$10,304,800
New Residential (YTD)	\$57,549,685	\$42,278,168	\$140,936,024	\$126,310,466	\$60,503,549	\$99,343,420
New Commercial, December	\$0	\$0	\$390,000	\$3,805,452	\$1,740,274	\$937,857
New Commercial (YTD)	\$49,927,401	\$25,220,632	\$35,494,368	\$37,717,200	\$39,068,890	\$99,478,244
City Projects, December	\$411,624	\$151,045	\$3,588,077	\$1,099,231	\$153,175	\$879,852
City Projects (YTD)	\$30,564,434	\$12,518,055	\$35,430,990	\$25,663,895	\$12,345,518	\$9,288,991
Total, December	\$9,172,804	\$8,693,934	\$11,944,653	\$10,314,001	\$5,480,864	\$16,166,931
Total (YTD)	\$171,995,682	\$99,707,903	\$227,899,793	\$220,882,201	\$165,923,864	\$276,589,268
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, December	\$58,458	\$62,562	\$71,651	\$66,035	\$42,252	\$91,667
Permit Fees (YTD)	\$850,052	\$669,546	\$1,050,479	\$1,310,560	\$1,023,979	\$1,375,260
Review Fees, December	\$0	\$0	\$0	\$0	\$2,926	\$11,740
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$70,174	\$119,832
Total Fees, December	\$58,458	\$62,562	\$71,651	\$66,035	\$45,177	\$103,407
Total Fees (YTD)	\$850,052	\$669,546	\$1,050,479	\$1,310,560	\$1,094,153	\$1,495,091

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 30 City projects in December, including a new training tower for the Fire Medical Department at 1941 Haskell Avenue, valued at \$784,881; and 29 inflow and infiltration program projects by the Municipal Services and Operations Department at various locations with valuation totaling \$94,971.

The largest projects for the month were for construction of new Hawker II Apartments at 1011 Missouri Street, valued at \$8,224,800 (total 2018 valuation for the project is \$10,324,800); and a new single-family dwelling at 200 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	95.3%	2.6	80.6%	9.0
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 December, staff completed 58 of 61 residential reviews within five (5) business days (95.0%), and 69 of 87 commercial reviews within 15 business days (79.3%). 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%	134	132	5.4	97.7%
Apr	144	144	2.7	100%	180	156	7.5	86.6%
May	243	233	2.0	95.8%	208	156	8.4	74.6%
June	153	151	3.1	98.6%	192	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	109	99	3.2	90.8%	141	125	7.9	88.6%
Oct	141	138	2.9	97.8%	131	110	8.6	83.3%
Nov	89	89	2.1	100%	134	101	9.0	75.3%
Dec	61	58	2.1	95.0%	87	69	8.6	79.3%
YTD	1,479	1,410	2.6	95.3%	1,660	1,339	9.0	80.6%

Permit reports for December are attached.

Top Projects for 2018:

Rank	Construction Valuation	Project Description
1	\$72,608,915	Lawrence Memorial Hospital Health West, 6265 Rock Chalk Drive
2	\$31,842,929	The Collegiate at Lawrence multi-family development, 1601 W. 33 rd Street
3	\$12,921,829	Free State High School addition and alterations, 4700 Overland Drive
4	\$10,324,800	Hawker Apartments, 1011 Missouri Street
5	\$8,386,576	The Links at Lawrence Phase II, 5800 Rock Chalk Drive
6	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
7	\$5,900,000	Lawrence Humane Society, 1805 E 19 th Street
8	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
9	\$4,800,000	Plastikon Healthcare addition and renovations, 3780 Greenway Circle
10	\$3,763,430	Tommy Car Wash Systems, 3900 W. 6 th Street
11	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
12	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
13	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
14	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
15	\$1,900,000	Panda Pediatrics addition and renovations, 1803 W. 6 th Street
16	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
17	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
18	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
19	\$1,200,000	LMH Cath Lab Imaging Suite renovation, 325 Maine Street
19	\$1,200,000	Single-family Dwelling, 104 Wilderness Way
21	\$1,044,000	Free State Dental, 4111 W 6 th Street
22	\$1,000,000	Single-family Dwelling, 125 N. Running Ridge Road
22	\$1,000,000	Single-family Dwelling, 200 N. Running Ridge Road