

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: June 8, 2015
 RE: May 2015 Monthly Permit Reports

The Building Safety Division issued 200 building permits in May, with total construction for the month valued at \$44,605,363. Total permit fees assessed for the month were \$139,233. Permits were issued for twenty-three (23) new residential projects, including nineteen (19) single-family dwellings, three (3) duplexes and one (1) multi-family independent living facility. Comparisons to previous years will be tracked throughout 2015 in the following table:

Year	One- & Two-Family Permits		Multi-Family Permits (New Units)		Total Number of Permits		Total Valuation		Permit Fees	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
2015	22	71	1(77)	3(428)	200	829	\$44,605,363	\$133,927,906	\$139,233	\$459,573
2014	9	51	0(0)	0(0)	191	688	\$5,801,337	\$31,580,000	\$50,459	\$241,147
2013	15	74	0(0)	23(374)	198	811	\$16,097,946	\$70,924,543	\$54,781	\$402,842
2012	10	49	0(0)	22(184)	211	980	\$7,838,118	\$41,445,665	\$61,181	\$301,411
2011	16	51	0(0)	10(63)	159	811	\$21,088,007	\$40,567,033	\$92,472	\$263,733
2010	14	70	0(0)	0(0)	192	799	\$14,711,012	\$43,483,699	\$75,587	\$244,052
2009	10	31	0(0)	15(172)	133	698	\$3,949,165	\$32,205,349	\$38,385	\$233,146

Permits were issued for thirty-one (31) City projects in May, including an expansion of the Kansas River Wastewater Treatment Plant at 1400 E 8th Street, valued at \$1,900,000; a new administration building at the Wakarusa Wastewater Treatment Plant at 2300 E 41st St, valued at 2,500,000; a new final sludge pumping station at the Wakarusa Wastewater Treatment Plant valued at \$1,800,000; a new solids thickening building for the Wakarusa Wastewater Treatment Plant valued at \$2,500,000; a new headworks building at the Wakarusa Wastewater Treatment Plant valued at \$3,800,000; a new UV disinfection building at the Wakarusa Wastewater Treatment Plant valued at \$1,800,000; a new chemical storage building at the Wakarusa Wastewater Treatment Plant valued at \$900,000; interior demolition in preparation of renovations of the fourth floor of Lawrence Memorial Hospital at 325 Maine St, valued at \$184,000; replacement of a water heater for the Lawrence-Douglas County Housing Authority at 2930 Peterson Rd C, valued at \$500; and twenty-two (22) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$60,101.

The largest projects for the month were the Wakarusa Wastewater Treatment Plant complex at 2300 E 41st St, with total construction valued at \$13,300,000; a new building for Pioneer Ridge Independent Living at 1000 Wakarusa Dr, valued at \$12,000,000; a new single-family dwelling at

116 N Wilderness Way, valued at \$2,776,000; A renovation of the Phi Delta Theta house at 1621 Edgehill Rd, valued at \$2,600,000; an addition to the Phi Gamma Delta house at 1540 Louisiana St, valued at \$2,025,000; and an addition to the Kansas River Wastewater Treatment Plant valued at \$1,900,000.

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 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 May, staff completed 158 of 167 residential reviews within 5 business days (94.6%), and 117 of 118 commercial reviews within 15 business days (99.1%). 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	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								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	780	716	2.8	91.7%	533	489	7.9	91.7%

Permit reports for May 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 9 th Mixed Use Building
3	\$13,300,000	Wakarusa River Wastewater Treatment Plant Complex
4	\$12,000,000	Pioneer Ridge Independent Living
5	\$2,776,000	116 N Wilderness Way Single-Family Dwelling
6	\$2,600,000	Phi Delta Theta Renovation
7	\$2,025,000	Phi Gamma Delta Addition
8	\$1,900,000	Kansas River Wastewater Treatment Plant Addition
9	\$1,045,000	Dwayne Peaslee Technical Career Center Renovation