

# 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: September 9, 2015  
 RE: August 2015 Monthly Permit Reports

The Building Safety Division issued 217 building permits in August, with total construction for the month valued at \$20,132,481. Total permit fees assessed for the month were \$110,677. Permits were issued for twenty-one (21) new residential projects, including twelve (12) single-family dwellings, six (6) duplexes, two (2) triplexes, and one (1) mixed use building with thirty (30) assisted living dwelling units. 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	18	170	3(36)	7(467)	217	1563	\$20,132,481	\$187,809,254	\$110,677	\$773,742
2014	6	66	3(83)	3(83)	186	1242	\$10,972,475	\$61,405,793	\$67,333	\$403,997
2013	14	121	0(0)	23(374)	193	1397	\$33,086,659	\$148,017,161	\$113,859	\$667,981
2012	8	79	0(0)	22(184)	237	1697	\$8,224,905	\$68,835,335	\$69,563	\$506,566
2011	14	76	0(0)	10(63)	259	1458	\$9,214,404	\$62,062,983	\$60,949	\$400,591
2010	9	97	0(0)	5(96)	251	1521	\$4,615,227	\$64,287,785	\$37,533	\$405,244
2009	15	78	0(0)	15(172)	204	1320	\$5,052,532	\$51,449,481	\$48,705	\$404,190

Permits were issued for twenty-eight (28) City projects in August, including a remodel of the CNO office at Lawrence Memorial Hospital, 325 Maine Street, valued at \$15,000; three (3) temporary banners promoting the "Farm Fresh Challenge" displayed by a coalition of the Douglas County Sustainability Department and the Lawrence/Douglas County Health Department, valued at \$450; and a water heater replacement for the Lawrence/Douglas County Housing Authority at 428 Mississippi Street, valued at \$500; and twenty-three (23) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$80,738.

The largest projects for the month were the Americare Assisted Living Campus at 3901 Peterson Road with total valuation of \$12,538,300, and a single-family dwelling at 3642 Buck Brush Court valued at \$1,000,000. The Americare Assisted Living campus project includes eleven (11) buildings:

- Assisted living center (16 private and semi-private rooms) - \$8,400,000
- Multi-family independent living building (30 dwelling units) - \$2,572,100

- Clubhouse - \$185,000
- Two (2) triplexes - \$200,000 each
- Four (4) duplexes - \$204,300 each
- Two (2) carports w/ 4 bays each - \$82,000 each

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 August, staff completed 130 of 131 residential reviews within 5 business days (99.2%), and 122 of 128 commercial reviews within 15 business days (95.3%). 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	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								
Oct								
Nov								
Dec								
YTD	1,172	1,101	2.6	93.9%	917	858	7.0	93.5%

Permit reports for August 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 <sup>th</sup> 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 4 <sup>th</sup> 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	\$1,045,000	Dwayne Peaslee Technical Career Center Renovation
14	\$1,000,000	3642 Buck Brush Court Single-Family Dwelling