

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: January 8, 2016
 RE: December 2015 Monthly Permit Reports

The Building Safety Division issued 153 building permits in December, with total construction for the month valued at \$11,944,652. Total permit fees assessed for the month were \$71,651. Permits were issued for fourteen (14) new residential projects, including thirteen (13) single-family dwellings and one (1) duplex. Comparisons to previous years were 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	14	239	0(0)	7(467)	153	2,320	\$11,944,652	\$227,899,792	\$71,651	\$1,050,479
2014	15	116	3(60)	6(143)	152	1,930	\$8,693,934	\$99,707,903	\$62,561	\$669,545
2013	10	165	0(0)	23(374)	135	1,984	\$9,172,804	\$171,995,682	\$58,458	\$850,052
2012	5	126	0(0)	22(184)	165	2,377	\$8,853,368	\$100,656,131	\$42,470	\$735,564
2011	6	99	0(0)	19(363)	140	2,172	\$7,172,022	\$115,736,112	\$45,201	\$705,173
2010	9	156	0(0)	6(220)	195	2,255	\$4,296,103	\$101,862,636	\$33,733	\$633,188
2009	18	126	0(0)	15(172)	172	1,998	\$5,510,022	\$75,376,444	\$46,092	\$565,525

Permits were issued for eighteen (18) City projects in December, including replacement of a water heater for the Lawrence Douglas County Housing Authority at 2930 Peterson Road #101 with work valued at \$500; and seventeen (17) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$54,735. Additionally, one (1) school district project was classified as a "public project"; an addition and renovations to Deerfield Elementary School, 101 Lawrence Avenue, valued at \$3,532,842. Permit fees were collected for this school district project at fifty percent (50%) of the normal fee rate, in the amount of \$6,793.

The largest projects for the month were the Deerfield Elementary School addition and renovation, valued at \$3,532,842; and a renovation project for the Double Tree Hotel at 200 McDonald Drive, valued at \$1,450,000.

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 December, staff completed 90 of 93 residential reviews within 5 business days (96.7%), and 252 of 254 commercial reviews within 15 business days (99.2%). 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	126	123	2.6	97.6%	247	158	9.9	63.7%
Dec	93	90	2.6	96.7%	254	252	9.1	99.2%
YTD	1,699	1,609	2.6	94.7%	1,777	1,578	7.9	88.8%

Permit reports for December 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	\$12,538,300	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 th Floor Renovation
9	\$3,532,842	Deerfield Elementary School Addition/Renovation
10	\$2,776,000	116 N Wilderness Way Single-Family Dwelling
11	\$2,600,000	Phi Delta Theta Renovation
12	\$2,393,251	Schwegler Elementary School Addition/Renovation
13	\$2,025,000	Phi Gamma Delta Addition
14	\$1,900,000	Kansas River Wastewater Treatment Plant Addition
15	\$1,500,000	Iowa EPS Foam Renovation
15	\$1,500,000	Raising Cane's Restaurant
17	\$1,450,000	Double Tree Hotel Renovation
18	\$1,045,000	Dwayne Peaslee Technical Career Center Renovation
19	\$1,000,000	3642 Buck Brush Court Single-Family Dwelling