

# Memorandum

## City of Lawrence

### Planning & Development Services

TO: David L. Corliss, City Manager  
 FROM: Barry Walthall, Building Codes Administrator  
 CC: Scott McCullough, Planning & Development Services Director  
 Kurt Schroeder, Asst. Director, Development Services  
 Date: March 9, 2015  
 RE: February 2015 Monthly Permit Reports

The Building Safety Division issued 132 building permits in February, with total construction for the month valued at \$50,091,277. Total permit fees assessed for the month were \$109,821. Permits were issued for fifteen (15) new residential projects, including eight (8) single-family dwellings, six (6) duplex, and one (1) mixed use building with 237 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	14	20	1(237)	1(237)	131	257	\$50,091,127	\$53,542,280	\$109,821	\$138,543
2014	5	14	0(0)	0(0)	114	207	\$5,426,167	\$9,654,176	\$38,080	\$72,042
2013	11	19	1(22)	12(286)	126	270	\$5,995,252	\$22,765,101	\$48,550	\$154,661
2012	13	20	0(0)	0(0)	139	317	\$7,733,125	\$10,502,191	\$54,488	\$84,528
2011	7	7	3(16)	3(16)	128	283	\$3,730,381	\$7,012,106	\$32,660	\$58,118
2010	13	19	0(0)	0(0)	159	255	\$3,520,422	\$6,966,385	\$32,630	\$60,131
2009	6	12	0(0)	0(0)	136	254	\$4,808,607	\$7,361,941	\$37,951	\$60,511

Permits were issued for nineteen (19) City projects in February, including replacement of two (2) water heaters for Lawrence Douglas County Housing Authority properties at 1600 Haskell Avenue Apt 132 and 2930 Peterson Rd Apt R, each with construction valued at \$500; and seventeen (17) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$48,035.

The largest project for the month is a mixed use building at 1111 Indiana Street for which construction is valued at \$45,000,000. This building will include 237 dwelling units and an automated parking garage as well as some retail/business occupancies.

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 February, staff completed 79 of 99 residential reviews within 5 business days (79.8%), and 85 of 97 commercial reviews within 15 business days (87.6%). 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								
Apr								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	189	150	3.6	79.3%	208	175	9.7	84.1%

Permit reports for February are attached.

**Top Projects for 2015:**

Rank	Construction Valuation	Project Description
1	\$45,000,000	HERE @ Kansas Mixed Use Building
2		
3		
4		
5		
6		
7		
8		
9		
10		