

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: August 11, 2015
 RE: July 2015 Monthly Permit Reports

The Building Safety Division issued 245 building permits in July, with total construction for the month valued at \$11,940,307. Total permit fees assessed for the month were \$71,781. Permits were issued for fifteen (15) new residential projects, including thirteen (13) single-family dwellings, one (1) duplex, and one (1) mixed use building with three (3) apartment 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 | 152 | 1(3) | 4(431) | 245 | 1346 | \$11,940,307 | \$167,676,772 | \$71,781 | \$663,094 |
| 2014 | 3 | 60 | 0(0) | 0(0) | 177 | 1056 | \$4,043,236 | \$50,433,317 | \$37,348 | \$336,663 |
| 2013 | 20 | 107 | 0(0) | 23(374) | 199 | 1204 | \$39,735,488 | \$114,930,502 | \$109,304 | \$554,121 |
| 2012 | 6 | 71 | 0(0) | 22(184) | 257 | 1460 | \$11,308,025 | \$60,610,430 | \$68,818 | \$437,002 |
| 2011 | 3 | 62 | 0(0) | 10(63) | 155 | 1199 | \$3,026,379 | \$52,848,579 | \$30,856 | \$339,641 |
| 2010 | 13 | 88 | 5(96) | 5(96) | 239 | 1270 | \$12,051,187 | \$59,672,558 | \$82,302 | \$367,711 |
| 2009 | 25 | 63 | 0(0) | 15(172) | 226 | 1116 | \$7,685,565 | \$46,396,949 | \$69,254 | \$355,485 |

Permits were issued for twenty-one (21) City projects in July, including renovations for the fourth floor of Lawrence Memorial Hospital, 325 Maine Street, valued at \$3,810,549; finish work for a new fitness room at Sports Pavilion Lawrence, 100 Rock Chalk Lane, valued at \$30,000; electrical outlets for window shades at Sports Pavilion Lawrence, 100 Rock Chalk Lane, valued at \$7,200; replacement of the electrical service for the parking structure at 10 E 6th Street, valued at \$14,000; temporary banners for the "Farm Fresh Challenge" event sponsored by the Douglas County/Lawrence Sustainability Department and the Lawrence/Douglas County Health Department, displayed at various grocery stores, valued at \$150; and sixteen (16) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$55,696.

The largest projects for the month were the Fourth Floor Renovation of Lawrence Memorial Hospital valued at \$3,810,549; a tenant renovation for Davita Dialysis at 1918 E 23rd Street valued at \$780,000; and a new mixed use building at 4205 W 6th Street valued at \$667,500.

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 July, staff completed 133 of 137 residential reviews within 5 business days (97.0%), and 132 of 134 commercial reviews within 15 business days (98.5%). 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 | | | | | | | | |
| Sept | | | | | | | | |
| Oct | | | | | | | | |
| Nov | | | | | | | | |
| Dec | | | | | | | | |
| YTD | 1041 | 971 | 2.7 | 93.2% | 789 | 736 | 7.2 | 93.2% |

Permit reports for July 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 | \$7,500,000 | Wakarusa Conveyance Pump Station No. 10 |
| 6 | \$6,290,534 | Hutton Farms West No. 2 Residential Development |
| 7 | \$3,810,549 | LMH 4 th Floor Renovation |
| 8 | \$2,776,000 | 116 N Wilderness Way Single-Family Dwelling |
| 9 | \$2,600,000 | Phi Delta Theta Renovation |
| 10 | \$2,025,000 | Phi Gamma Delta Addition |
| 11 | \$1,900,000 | Kansas River Wastewater Treatment Plant Addition |
| 12 | \$1,045,000 | Dwayne Peaslee Technical Career Center Renovation |