

# 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: December 21, 2015  
 RE: November 2015 Monthly Permit Reports

The Building Safety Division issued 171 building permits in November, with total construction for the month valued at \$9,436,297. Total permit fees assessed for the month were \$61,274. Permits were issued for fifteen (15) new residential projects, including eleven (11) single-family dwellings and four (4) duplexes. 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	15	226	0(0)	7(467)	171	2,175	\$9,436,297	\$216,416,450	\$61,274	\$979,674
2014	13	101	0(0)	3(83)	157	1,778	\$5,602,393	\$91,013,969	\$52,737	\$607,210
2013	20	156	0(0)	23(374)	161	1,850	\$6,757,219	\$163,338,042	\$56,792	\$796,713
2012	15	121	0(0)	22(184)	174	2,212	\$10,015,240	\$91,802,763	\$74,550	\$693,093
2011	3	93	0(0)	19(363)	176	2,032	\$7,858,197	\$108,564,090	\$51,956	\$659,972
2010	6	147	0(0)	6(220)	173	2,060	\$2,774,797	\$97,566,533	\$28,150	\$599,455
2009	5	108	0(0)	15(172)	152	1,826	\$4,014,786	\$69,866,422	\$34,497	\$519,433

Permits were issued for twenty-six (26) City projects in November, all for plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$111,677. Additionally, three (3) school district projects were classified as "public projects", including addition and renovation work at Schwegler Elementary School, 2201 Ousdahl Road, valued at \$2,393,251; placement of three (3) portable classroom buildings at Schwegler Elementary School, valued at \$54,000; and placement of three (3) portable classroom buildings and one (1) portable library building at Deerfield Elementary School, 101 Lawrence Avenue, valued at \$72,000. Permit fees were collected for these school district projects at fifty percent (50%) of the normal fee rate, in the amount of \$5,735.

The largest projects for the month were the Schwegler Elementary School addition and renovation, valued at \$2,393,251; and a new building for Raising Cane's restaurant at 2435 Iowa, valued at \$1,500,000.

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 November, staff completed 123 of 126 residential reviews within 5 business days (97.6%), and 158 of 247 commercial reviews within 15 business days (63.9%). 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								
YTD	1,480	1,394	2.6	94.1%	1,523	1,304	7.8	85.6%

Permit reports for November 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	\$2,393,251	Schwegler Elementary School Addition/Renovation
12	\$2,025,000	Phi Gamma Delta Addition
13	\$1,900,000	Kansas River Wastewater Treatment Plant Addition
14	\$1,500,000	Iowa EPS Foam Renovation
14	\$1,500,000	Raising Cane's Restaurant
16	\$1,045,000	Dwayne Peaslee Technical Career Center Renovation
17	\$1,000,000	3642 Buck Brush Court Single-Family Dwelling