

# 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: November 6, 2015  
 RE: October 2015 Monthly Permit Reports

The Building Safety Division issued 247 building permits in October, with total construction for the month valued at \$12,045,661. Total permit fees assessed for the month were \$95,954. Permits were issued for thirty (30) new residential projects, including twenty-eight (28) single-family dwellings and two (2) 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	30	211	0(0)	7(467)	247	2,004	\$12,045,661	\$206,959,253	\$95,954	\$918,197
2014	12	88	0(0)	3(83)	182	1,621	\$7,036,931	\$85,411,576	\$55,208	\$554,472
2013	7	136	0(0)	23(374)	144	1,689	\$3,100,075	\$156,580,823	\$30,133	\$739,920
2012	14	106	0(0)	22(184)	204	2,038	\$6,353,685	\$81,787,523	\$59,023	\$618,543
2011	10	90	0(0)	19(363)	180	1,856	\$5,448,400	\$100,705,893	\$42,870	\$608,016
2010	13	141	0(0)	6(220)	172	1,887	\$13,080,572	\$94,791,736	\$69,064	\$571,305
2009	18	103	0(0)	15(172)	187	1,674	\$11,627,368	\$65,851,656	\$54,708	\$484,936

Permits were issued for forty-three (43) City projects in October, including tenant finish work for LMH Sports Therapy at Sport Pavilion Lawrence at 100 Rock Chalk Ln. Ste. 100, valued at \$151,000; renovation and equipment replacement at Lawrence Memorial Hospital at 325 Maine St., valued \$150,000; renovation work at City Hall at 6 E. 6<sup>th</sup> St., valued at \$15,000; temporary electrical service for a storm water pump station project at 547 Maple St., with no construction value; temporary electrical service for a storm water pump station project at 600 Maple St., with no construction value; and thirty-eight (38) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$111,677.

The largest project for the month was for a new multi-tenant light industrial building at 2040 Princeton Blvd. valued at \$776,960.

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 October, staff completed 152 of 163 residential reviews within 5 business days (93.25%), and 144 of 186 commercial reviews within 15 business days (77.4%). 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								
Dec								
YTD	1,480	1,394	2.6	94.1%	1,276	1,146	7.4	89.1%

Permit reports for October 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	\$1,500,000	Iowa EPS Foam Renovation
14	\$1,045,000	Dwayne Peaslee Technical Career Center Renovation
15	\$1,000,000	3642 Buck Brush Court Single-Family Dwelling