

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: October 23, 2015
 RE: September 2015 Monthly Permit Reports

The Building Safety Division issued 193 building permits in September, with total construction for the month valued at \$7,069,337. Total permit fees assessed for the month were \$50,114. Permits were issued for eleven (11) new residential projects, including four (4) single-family dwellings and seven (7) 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	11	181	0(0)	7(467)	193	1,756	\$7,069,337	\$194,878,592	\$50,114	\$821,257
2014	11	77	0(0)	3(83)	198	1,440	\$17,158,914	\$78,564,707	\$96,770	\$499,264
2013	8	129	0(0)	23(374)	148	1,545	\$5,463,587	\$153,480,748	\$41,806	\$709,787
2012	13	92	0(0)	22(184)	137	1,834	\$6,598,503	\$75,433,838	\$52,953	\$559,520
2011	4	80	9(300)	19(363)	218	1,676	\$33,189,510	\$95,257,493	\$164,554	\$565,145
2010	31	128	1(124)	6(220)	194	1,715	\$17,423,379	\$81,711,164	\$96,996	\$502,240
2009	7	85	0(0)	15(172)	167	1,487	\$2,774,787	\$54,224,268	\$26,037	\$430,227

Permits were issued for twenty-five (25) City projects in September, including equipment upgrades at the Kaw Water Treatment Plant at 720 W 3rd Street, valued at \$366,700; alterations to the sound studio at the Lawrence Public Library at 707 Vermont Street, valued at \$25,000; alterations to improve secure access to the Community Health Center at 200 Maine Street, valued at \$20,000; replacement of heating and air conditioning equipment at the Community Building at 115 W 11th Street, valued at \$9,075; and twenty-one (21) plumbing permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$57,390.

The largest project for the month was for a tenant renovation at 903 E 28th Street for Iowa EPS Foam with construction 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 September, 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								
Nov								
Dec								
YTD	1,335	1,253	2.6	93.8%	1,109	1,008	7.5	90.8%

Permit reports for September 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	\$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