

Memorandum

City of Lawrence

Planning & Development Services

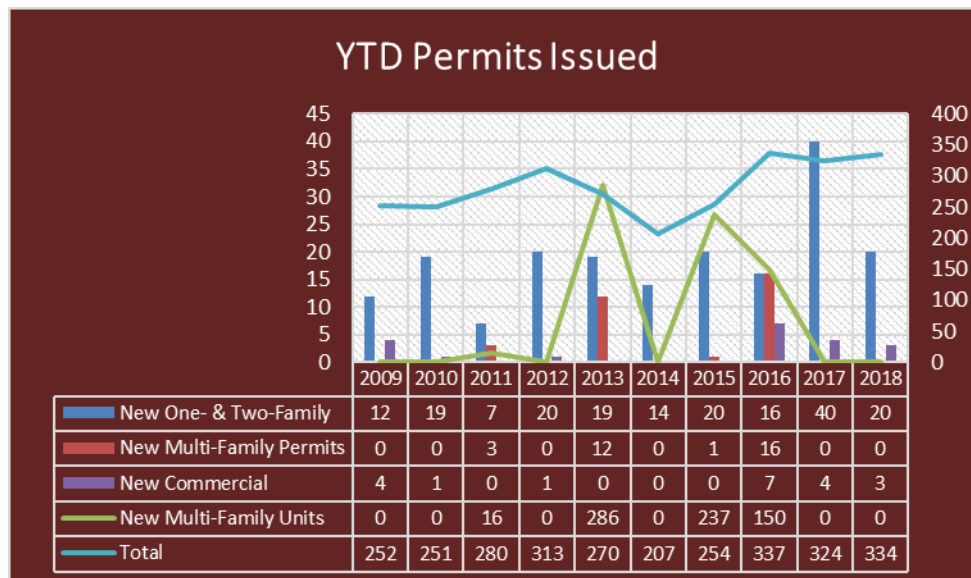
TO: Thomas M. Markus, City Manager
 FROM: Barry Walthall, Building Codes Manager
 CC: Scott McCullough, Planning & Development Services Director
 Kurt Schroeder, Asst. Director, Development Services
 Date: March 12, 2018
 RE: February 2018 Monthly Permit Reports

The Building Safety Division issued 179 building permits in February, with total construction for the month valued at \$9,116,732. Total permit fees assessed for the month were \$65,906, and total review fees assessed were \$4,877. Permits were issued for fourteen (14) new residential projects, including thirteen (13) single-family dwellings and one (1) duplex.

Comparison to the previous five years for monthly and year-to-date statistics for number and valuation of new construction and city project building permits issued; total number and valuation for all building permits issued; and total building permit and plan review fees collected will be tracked throughout 2018 in the following table.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, February	11	5	14	10	27	14
New One- & Two-Family (YTD)	19	14	20	16	40	20
New Multi-Family, February	1	0	1	16	0	0
New Multi-Family (YTD)	12	0	1	16	0	0
New Multi-Family, # Units, February	22	0	237	150	0	0
New Multi-Family, # Units (YTD)	286	0	237	150	0	0
New Commercial, February	0	0	0	4	3	2
New Commercial (YTD)	0	0	0	7	4	3
City Projects, February	1	3	19	34	24	21
City Projects (YTD)	4	4	47	73	36	39
Total, February	126	114	131	177	152	179
Total (YTD)	270	207	254	337	324	334
Valuation	2013	2014	2015	2016	2017	2018
New Residential, February	\$4,466,698	\$1,451,103	\$48,537,550	\$15,821,675	\$8,264,599	\$3,885,431
New Residential (YTD)	\$18,049,989	\$3,442,603	\$50,672,196	\$17,432,752	\$12,940,150	\$5,710,247
New Commercial, February	\$0	\$0	\$0	\$7,178,129	\$1,752,458	\$3,044,000
New Commercial (YTD)	\$0	\$0	\$0	\$13,348,433	\$3,986,103	\$5,544,000
City Projects, February	\$33,000	\$3,400	\$49,035	\$5,676,678	\$80,238	\$219,250
City Projects (YTD)	\$90,326	\$7,900	\$434,052	\$5,796,562	\$1,407,653	\$272,835
Total, February	\$5,995,252	\$5,426,167	\$50,091,128	\$25,939,842	\$11,442,138	\$9,116,732
Total (YTD)	\$22,765,101	\$9,654,177	\$53,535,581	\$35,457,303	\$22,158,304	\$17,180,605
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, February	\$48,551	\$38,057	\$110,802	\$127,027	\$87,100	\$65,906
Permit Fees (YTD)	\$154,661	\$72,019	\$139,352	\$185,332	\$157,875	\$120,588
Review Fees, February	\$0	\$0	\$0	\$0	\$489	\$4,877
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$849	\$9,804
Total Fees, February	\$48,551	\$38,057	\$110,802	\$127,027	\$87,589	\$70,784
Total Fees (YTD)	\$154,661	\$72,019	\$139,352	\$185,332	\$158,723	\$130,393

In addition to tracking the above statistics, the chart below tracks and compares the numbers of permits issued year-to-date over the last ten years, for new one- and two-family dwellings, new multi-family dwellings, new commercial buildings, and the total number of permits issued.



Permits were issued for twenty-one (21) City projects in February, including sewer repairs at 1600 Haskell #112, valued at \$2,500; replacement of dedicated outdoor air systems (DOAS) at Lawrence Memorial Hospital, 325 Maine, valued at \$160,000; and nineteen (19) inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$56,750.

The largest projects for the month were for construction of a new Old Chicago Restaurant at 545 Wakarusa Drive, valued at \$2,000,000; and construction of a new Free State Dental office at 4111 W 6th Street, valued at \$1, 044,000.

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 2017 calendar year, staff achieved these goals for 94.3% of all residential permits with an average review time of 2.7 days; and 85.9% of all commercial permits with an average review time of 7.9 days. For comparison, the following table provides data from 2014 (the first full calendar year for which data is available) as well as 2018 year-to-date performance.

Year	Residential %	Residential Average (# of Days)	Commercial %	Commercial Average (# of Days)
2018 (YTD)	91.6%	2.7	100%	4.4
2017	94.3%	2.7	85.9%	7.9
2016	96.5%	2.3	91.6%	7.3
2015	94.7%	2.6	88.8%	7.9
2014	95.5%	2.5	96.0%	6.2

In February, staff completed 83 of 84 residential reviews within 5 business days (98.8%), and 61 of 61 commercial reviews within 15 business days (100%). 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 (Days)	Percent of Reviews Completed within 5 Business Days	Total Number of Reviews	Number of Reviews Completed within 15 Business Days	Average Review Time (Days)	Percent of Reviews Completed within 15 Business Days
Jan	95	81	2.9	85.2%	69	69	4.5	100%
Feb	84	83	2.5	98.8%	61	61	4.4	100%
Mar								
Apr								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	179	164	2.7	91.5%	130	130	4.4	100%

Permit reports for February are attached.

Top Projects for 2017:

Rank	Construction Valuation	Project Description
1	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
2	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
3	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
4	\$1,044,000	Free State Dental, 4111 W. 6 th Street