

Memorandum

City of Lawrence

Planning & Development Services

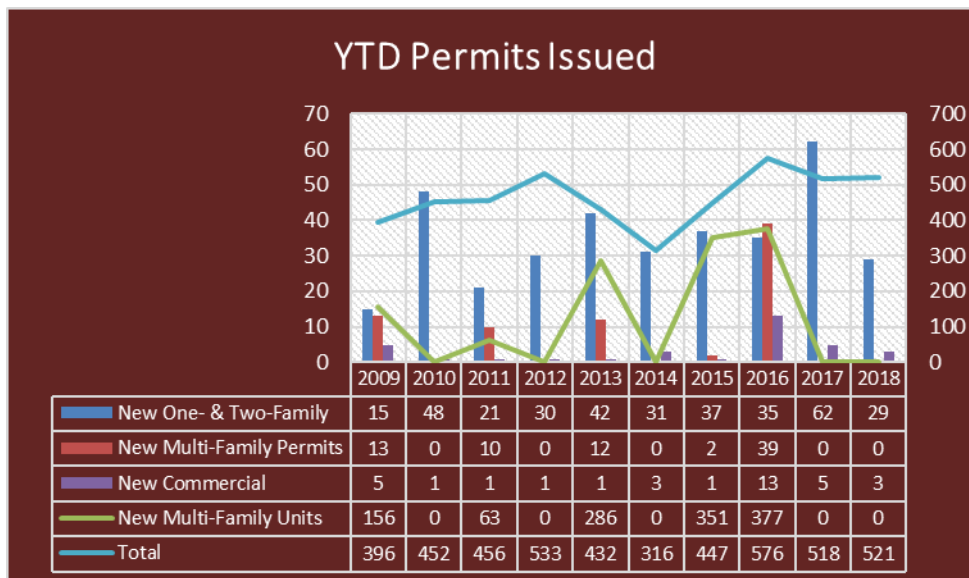
TO: Thomas M. Markus, City Manager
 FROM: Barry Walthall, Building Codes Manager
 CC: Scott McCullough, Planning & Development Services Director
 Kurt Schroeder, Asst. Director, Development Services
 Date: April 10, 2018
 RE: March 2018 Monthly Permit Reports

The Building Safety Division issued 187 building permits in March, with total construction for the month valued at \$16,828,851. Total permit fees assessed for the month were \$78,425, and total review fees assessed were \$7,617. Permits were issued for nine (9) new residential projects, all for single-family dwellings.

Comparison to the previous five (5) 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, March	23	17	17	19	22	9
New One- & Two-Family (YTD)	42	31	37	35	62	29
New Multi-Family, March	0	0	1	23	0	0
New Multi-Family (YTD)	12	0	2	39	0	0
New Multi-Family, # Units, March	0	0	114	227	0	0
New Multi-Family, # Units (YTD)	286	0	351	377	0	0
New Commercial, March	1	3	1	6	1	1
New Commercial (YTD)	1	3	1	13	5	4
City Projects, March	1	1	22	36	16	24
City Projects (YTD)	5	5	69	109	52	63
Total, March	162	109	193	239	194	187
Total (YTD)	432	316	447	576	518	521
Valuation	2013	2014	2015	2016	2017	2018
New Residential, March	\$4,760,648	\$4,838,756	\$23,366,339	\$23,013,298	\$5,700,667	\$3,019,499
New Residential (YTD)	\$22,810,637	\$8,281,359	\$74,038,535	\$40,446,050	\$18,640,817	\$8,729,746
New Commercial, March	\$2,500,000	\$0	\$700,000	\$5,099,714	\$3,900,000	\$6,500,000
New Commercial (YTD)	\$2,500,000	\$0	\$700,000	\$18,448,147	\$7,886,103	\$12,044,000
City Projects, March	\$100	\$500	\$825,430	\$241,942	\$46,975	\$1,832,131
City Projects (YTD)	\$90,426	\$8,400	\$1,259,482	\$6,038,504	\$1,454,628	\$2,104,966
Total, March	\$12,074,538	\$8,129,804	\$27,350,216	\$33,067,892	\$16,099,109	\$16,828,851
Total (YTD)	\$34,839,639	\$17,783,980	\$80,885,797	\$68,525,195	\$38,257,413	\$34,009,456
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, March	\$79,437	\$59,863	\$112,405	\$206,147	\$106,302	\$78,425
Permit Fees (YTD)	\$234,099	\$131,882	\$251,756	\$391,479	\$264,177	\$199,013
Review Fees, March	\$0	\$0	\$0	\$0	\$7,567	\$7,617
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$8,416	\$17,422
Total Fees, March	\$79,437	\$59,863	\$112,405	\$206,147	\$113,869	\$86,042
Total Fees (YTD)	\$234,099	\$131,882	\$251,756	\$391,479	\$272,592	\$216,435

In addition to tracking the above statistics, the chart below tracks and compares the numbers of permits issued year-to-date over the last 10 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 24 City projects in March, including the Santa Fe Station preservation project at 413 E 7th Street, valued at \$1,759,584; and 23 inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$72,547.

The largest projects for the month were for construction of a new 153,000 square feet spec warehouse shell building at 2325 Venture Park Drive, valued at \$6,500,000; construction of a building addition for Plastikon at 3780 Greenway Circle; valued at \$3,400,000; and the Santa Fe Station preservation project at 413 E 7th Street, valued at \$1,759,584.

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 five (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)	93.8%	2.4	98.8%	4.9
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 March, staff completed 109 of 112 residential reviews within five (5) business days (97.3%), and 132 of 135 commercial reviews within 15 business days (97.7%). 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	112	109	2.1	97.3%	135	132	5.4	97.7%
Apr								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	291	273	2.4	93.8%	265	262	4.9	98.8%

Permit reports for March are attached.

Top Projects for 2017:

Rank	Construction Valuation	Project Description
1	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
2	\$3,400,000	Plastikon addition, 3780 Greenway Circle
3	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
4	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
5	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
6	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
7	\$1,044,000	Free State Dental, 4111 W 6 th Street