

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: May 8, 2018
 RE: April 2018 Monthly Permit Reports

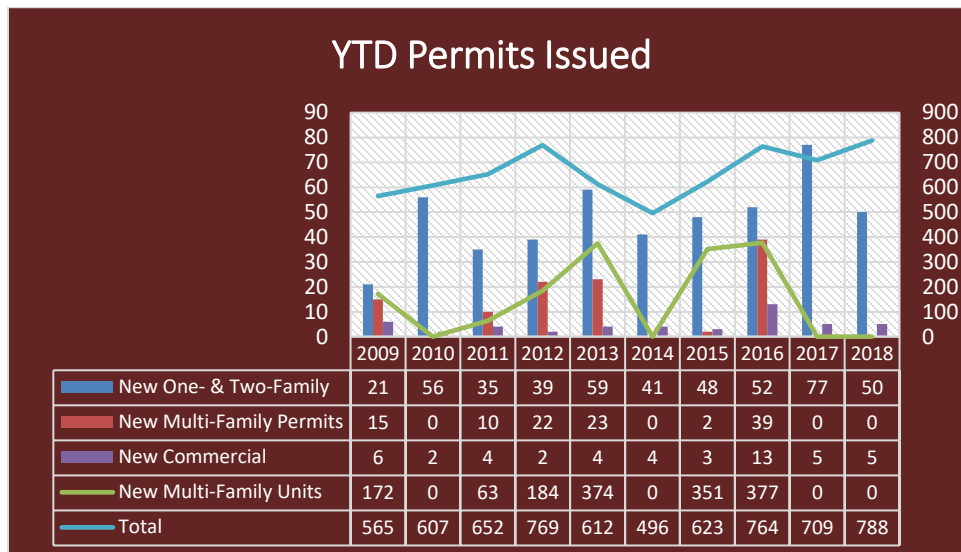
The Building Safety Division issued 267 building permits in April, with total construction for the month valued at \$17,715,259. Total permit fees assessed for the month were \$105,837, and total review fees assessed were \$7,106. Permits were issued for 21 new residential projects, including 19 single-family dwellings and two (2) duplexes.

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 table¹.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, April	17	10	11	17	15	21
New One- & Two-Family (YTD)	59	41	48	52	77	50
New Multi-Family, April	11	0	0	0	0	0
New Multi-Family (YTD)	23	0	2	39	0	0
New Multi-Family, # Units, April	88	0	0	0	0	0
New Multi-Family, # Units (YTD)	374	0	351	377	0	0
New Commercial, April	3	1	2	0	0	1
New Commercial (YTD)	4	4	3	13	5	5
City Projects, April	4	2	21	19	33	33
City Projects (YTD)	9	7	90	128	85	96
Total, April	180	180	176	188	191	267
Total (YTD)	612	496	623	764	709	788
Valuation	2013	2014	2015	2016	2017	2018
New Residential, April	\$8,401,074	\$3,550,522	\$2,829,730	\$5,204,952	\$5,007,320	\$6,414,586
New Residential (YTD)	\$31,211,711	\$11,831,881	\$76,868,265	\$45,651,002	\$23,648,137	\$15,144,332
New Commercial, April	\$7,209,330	\$1,800,000	\$1,240,000	\$0	\$0	\$500,000
New Commercial (YTD)	\$9,709,330	\$1,800,000	\$1,940,000	\$18,448,147	\$7,886,103	\$12,544,000
City Projects, April	\$1,618,482	\$1,000	\$51,540	\$48,410	\$1,052,492	\$3,181,183
City Projects (YTD)	\$1,708,908	\$9,400	\$1,311,022	\$6,086,914	\$2,507,120	\$5,286,149
Total, April	\$19,889,594	\$7,804,620	\$8,031,247	\$9,095,093	\$11,763,706	\$17,715,260
Total (YTD)	\$54,729,233	\$25,588,600	\$88,917,043	\$77,620,288	\$50,021,118	\$51,724,716
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, April	\$112,443	\$57,303	\$67,467	\$74,668	\$74,961	\$105,838
Permit Fees (YTD)	\$346,542	\$189,185	\$319,223	\$466,147	\$339,137	\$304,851
Review Fees, April	\$0	\$0	\$0	\$0	\$4,705	\$7,107
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$13,121	\$24,529
Total Fees, April	\$112,443	\$57,303	\$67,467	\$74,668	\$79,666	\$112,944
Total Fees (YTD)	\$346,542	\$189,185	\$319,223	\$466,147	\$352,258	\$329,380

¹ Values in the table for valuation and fees are rounded to nearest dollar.

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 33 City projects in April, including a new chiller and replacement cooling tower (HVAC upgrades) for Lawrence Memorial Hospital at 325 Maine Street, valued at \$2,482,081; renovations of the Oncology Clinic for Lawrence Memorial Hospital at 325 Maine Street, valued at \$600,000; relocation of parking lot lighting for the East Lawrence Recreation Center at 1245 E 15th Street, valued at \$3,700; installation of temporary electrical service for a Tenants to Homeowners project at 1445 Prairie Avenue, valued at \$200; demolition of the unsafe structure at 541 Perry Street by the Planning & Development Services Department, with no construction value; and 28 inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$95,202.

The largest projects for the month were for renovations for Southwest Middle School at 2511 Inverness Drive, valued at \$3,614,241; HVAC upgrades at Lawrence Memorial Hospital at 325 Maine Street, valued at \$2,482,081; and renovations at South Middle School at 2734 Louisiana Street, valued at \$1,488,876.

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)	95.8%	2.5	93.9%	6.0
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 April, staff completed 146 of 146 residential reviews within five (5) business days (100%), and 156 of 180 commercial reviews within 15 business days (86.6%). 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	146	146	2.7	100%	180	156	7.5	86.6%
May								
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	437	419	2.5	95.8%	445	418	6.0	93.9%

Permit reports for April are attached.

Top Projects for 2018:

Rank	Construction Valuation	Project Description
1	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
2	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
3	\$3,400,000	Plastikon addition, 3780 Greenway Circle
4	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
5	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
6	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
7	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
8	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
9	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
10	\$1,044,000	Free State Dental, 4111 W 6 th Street