

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: June 20, 2018
 RE: May 2018 Monthly Permit Reports

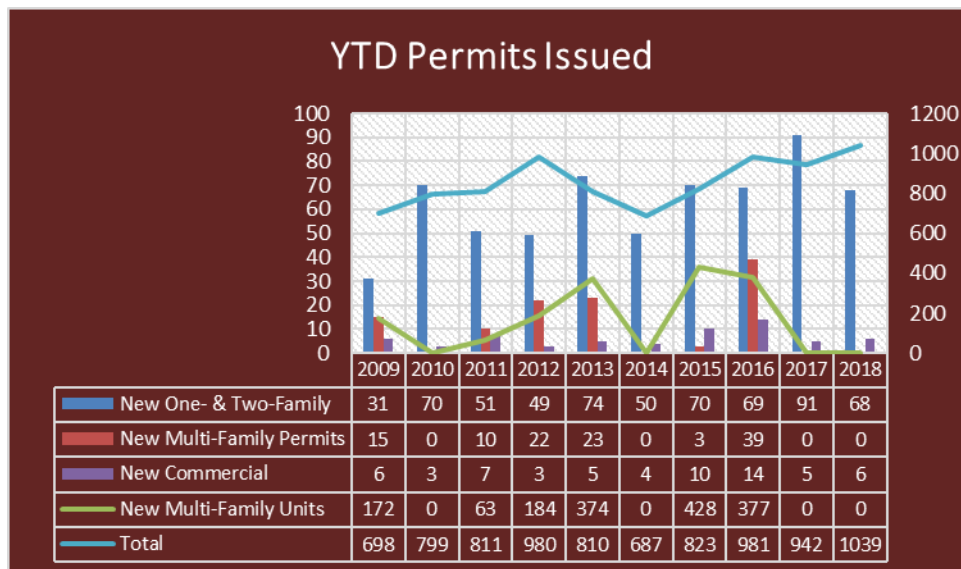
The Building Safety Division issued 251 building permits in May, with total construction for the month valued at \$20,497,368. Total permit fees assessed for the month were \$98,083, and total review fees assessed were \$9,106. Permits were issued for 18 new residential projects, including 16 single-family 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, May	15	9	22	17	14	18
New One- & Two-Family (YTD)	74	50	70	69	91	68
New Multi-Family, May	0	0	1	0	0	0
New Multi-Family (YTD)	23	0	3	39	0	0
New Multi-Family, # Units, May	0	0	77	0	0	0
New Multi-Family, # Units (YTD)	374	0	428	377	0	0
New Commercial, May	1	0	7	1	0	1
New Commercial (YTD)	5	4	10	14	5	6
City Projects, May	2	7	31	24	19	26
City Projects (YTD)	11	14	121	152	104	122
Total, May	198	191	200	217	233	251
Total (YTD)	810	687	823	981	942	1039
Valuation	2013	2014	2015	2016	2017	2018
New Residential, May	\$3,375,776	\$2,855,373	\$20,658,642	\$3,954,805	\$4,182,057	\$4,738,162
New Residential (YTD)	\$34,587,487	\$14,687,254	\$97,526,907	\$49,605,807	\$27,830,194	\$19,882,494
New Commercial, May	\$118,071	\$0	\$14,100,000	\$900,000	\$0	\$5,900,000
New Commercial (YTD)	\$9,827,401	\$1,800,000	\$16,040,000	\$19,348,147	\$7,886,103	\$18,444,000
City Projects, May	\$9,731,104	\$315,709	\$15,445,631	\$11,040,410	\$434,318	\$5,716,705
City Projects (YTD)	\$11,440,012	\$325,109	\$16,756,653	\$17,127,324	\$2,941,438	\$11,003,484
Total, May	\$16,097,946	\$5,801,337	\$44,430,363	\$19,691,276	\$11,905,675	\$20,497,368
Total (YTD)	\$70,827,179	\$31,389,937	\$133,347,406	\$97,311,564	\$61,926,793	\$72,222,084
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, May	\$54,782	\$50,460	\$139,234	\$96,672	\$87,905	\$98,083
Permit Fees (YTD)	\$401,323	\$239,644	\$458,457	\$562,818	\$427,042	\$402,935
Review Fees, May	\$0	\$0	\$0	\$0	\$7,299	\$9,107
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$20,419	\$33,635
Total Fees, May	\$54,782	\$50,460	\$139,234	\$96,672	\$95,204	\$107,190
Total Fees (YTD)	\$401,323	\$239,644	\$458,457	\$562,818	\$447,461	\$436,571

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 26 City projects in May, including a renovation and addition for Fire Station #1 at 746 Kentucky Street, valued at \$5,493,715; repair work at the Clinton Water Treatment Plant at 2101 Wakarusa Drive, valued at \$156,000; demolition of the Fire & Medical Department training tower at 1941 Haskell Avenue, with no construction value; and 23 inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling \$66,990.

The largest projects for the month were for a new building for Lawrence Humane Society at 1805 E 19th Street, valued at \$5,900,000; and an addition and renovations for Fire Station #1 at 746 Kentucky Street, valued at \$5,493,715.

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%	2.3	87.8%	6.8
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 May, staff completed 233 of 243 residential reviews within five (5) business days (95.8%), and 156 of 209 commercial reviews within 15 business days (74.6%). 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	144	144	2.7	100%	182	158	7.5	86.8%
May	243	233	2.0	95.8%	209	156	8.4	74.6%
June								
July								
Aug								
Sept								
Oct								
Nov								
Dec								
YTD	678	650	2.3	95.8%	656	576	6.8	87.8%

Permit reports for May are attached.

Top Projects for 2018:

Rank	Construction Valuation	Project Description
1	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
2	\$5,900,000	Lawrence Humane Society, 1805 E 19 th Street
3	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
4	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
5	\$3,400,000	Plastikon addition, 3780 Greenway Circle
6	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
7	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
8	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
9	\$1,759,584	Santa Fe Station preservation project, 413 E 7 th Street
10	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
11	\$1,370,362	Dillon's renovation, 1015 W 23 rd Street
12	\$1,044,000	Free State Dental, 4111 W 6 th Street