

# 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: July 17, 2018  
 RE: June 2018 Monthly Permit Reports

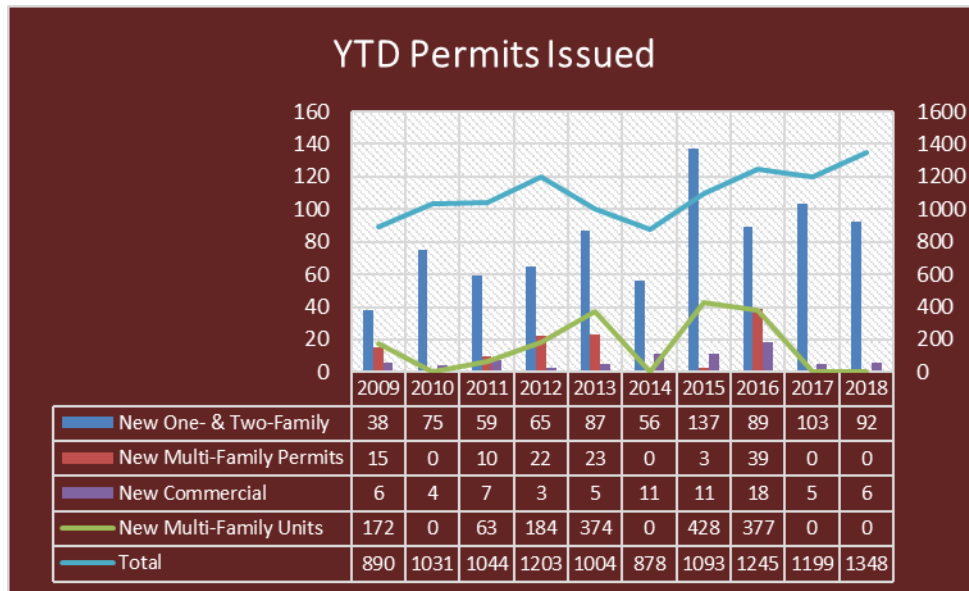
The Building Safety Division issued 309 building permits in June, with total construction for the month valued at \$23,331,023. Total permit fees assessed for the month were \$122,641, and total review fees assessed were \$8,851. Permits were issued for 24 new residential projects, including 23 single-family dwellings and one (1) duplex.

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<sup>1</sup>.

Permits Issued	2013	2014	2015	2016	2017	2018
New One- & Two-Family, June	13	6	67	20	12	24
New One- & Two-Family (YTD)	87	56	137	89	103	92
New Multi-Family, June	0	0	0	0	0	0
New Multi-Family (YTD)	23	0	3	39	0	0
New Multi-Family, # Units, June	0	0	0	0	0	0
New Multi-Family, # Units (YTD)	374	0	428	377	0	0
New Commercial, June	0	7	1	4	0	0
New Commercial (YTD)	5	11	11	18	5	6
City Projects, June	4	10	30	24	27	22
City Projects (YTD)	15	24	151	176	131	144
Total, June	194	191	270	264	257	309
Total (YTD)	1004	878	1093	1245	1199	1348
Valuation	2013	2014	2015	2016	2017	2018
New Residential, June	\$2,523,732	\$1,455,000	\$11,937,546	\$5,722,136	\$5,490,284	\$6,375,812
New Residential (YTD)	\$37,111,219	\$16,142,254	\$109,464,453	\$55,327,943	\$33,320,478	\$26,258,306
New Commercial, June	\$0	\$11,007,390	\$7,500,000	\$10,323,632	\$0	\$0
New Commercial (YTD)	\$9,827,401	\$12,807,390	\$23,540,000	\$29,671,779	\$7,886,103	\$18,444,000
City Projects, June	\$110,250	\$11,338,804	\$7,579,680	\$6,083,112	\$328,125	\$73,749
City Projects (YTD)	\$11,550,262	\$11,663,913	\$24,336,333	\$23,210,435	\$3,269,563	\$11,077,233
Total, June	\$4,270,471	\$14,810,081	\$21,927,749	\$21,006,391	\$9,283,086	\$23,331,023
Total (YTD)	\$75,097,650	\$46,200,018	\$155,275,155	\$118,317,955	\$71,209,879	\$95,553,108
Permit & Review Fees	2013	2014	2015	2016	2017	2018
Permit Fees, June	\$41,822	\$58,167	\$129,336	\$109,381	\$73,070	\$122,641
Permit Fees (YTD)	\$443,145	\$297,812	\$587,793	\$672,199	\$500,112	\$525,576
Review Fees, June	\$0	\$0	\$0	\$0	\$3,026	\$8,851
Review Fees (YTD)	\$0	\$0	\$0	\$0	\$23,445	\$42,486
Total Fees, June	\$41,822	\$58,167	\$129,336	\$109,381	\$76,096	\$131,492
Total Fees (YTD)	\$443,145	\$297,812	\$587,793	\$672,199	\$523,558	\$568,062

<sup>1</sup> 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 22 City projects in June, including replacement of heating and air-conditioning equipment at the Traffic Division offices and shop at 445 Mississippi Street, valued at \$5,244; demolition of a Parks & Recreation Department storage building at 900 E. 15<sup>th</sup> Street, with no construction value; demolition of the unsafe structure at 1512 Oak Hill Avenue by the Planning & Development Services Department, with no construction value; and 19 inflow and infiltration program projects by the Municipal Services and Operations Department at various locations with valuation totaling \$68,505.

The largest project for the month was a building addition and alterations for Lawrence Free State High School at 4700 Overland Drive, valued at \$12,921,829.

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)	96.3%	2.5	87.6%	7.3
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 June, staff completed 151 of 153 residential reviews within five (5) business days (98.6%), and 168 of 193 commercial reviews within 15 business days (87.0%). 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	153	151	3.1	98.6%	193	168	9.0	87.0%
July								
Aug								
Sept								
Oct								
Nov								
Dec								
<b>YTD</b>	<b>831</b>	<b>801</b>	<b>2.5</b>	<b>96.3%</b>	<b>849</b>	<b>744</b>	<b>7.3</b>	<b>87.6%</b>

Permit reports for June are attached.

**Top Projects for 2018:**

<b>Rank</b>	<b>Construction Valuation</b>	<b>Project Description</b>
<b>1</b>	\$12,921,829	Free State High School addition and alterations, 4700 Overland Drive
<b>2</b>	\$6,500,000	VenturePark spec warehouse shell building, 2325 VenturePark Drive
<b>3</b>	\$5,900,000	Lawrence Humane Society, 1805 E 19 <sup>th</sup> Street
<b>4</b>	\$5,493,715	Fire Station #1 addition and renovations, 746 Kentucky Street
<b>5</b>	\$3,614,241	Southwest Middle School renovations, 2511 Inverness Drive
<b>6</b>	\$3,400,000	Plastikon addition, 3780 Greenway Circle
<b>7</b>	\$2,500,000	Aldi demolition and reconstruction, 3025 Iowa Street
<b>8</b>	\$2,482,081	Lawrence Memorial Hospital, HVAC upgrades, 325 Maine Street
<b>9</b>	\$2,000,000	Old Chicago Restaurant, 545 Wakarusa Drive
<b>10</b>	\$1,759,584	Santa Fe Station preservation project, 413 E 7 <sup>th</sup> Street
<b>11</b>	\$1,488,875	South Middle School renovations, 2734 Louisiana Street
<b>12</b>	\$1,370,362	Dillon's renovation, 1015 W 23 <sup>rd</sup> Street
<b>13</b>	\$1,044,000	Free State Dental, 4111 W 6 <sup>th</sup> Street