Memorandum
City of Lawrence
Planning & Development Services

TO: Tom Markus, City Manager
FROM: Barry Walthall, Building Codes Administrator
CC: Scott McCullough, Planning & Development Services Director
Kurt Schroeder, Asst. Director, Development Services
Date: April 19, 2016
RE: March 2016 Monthly Permit Reports

The Building Safety Division issued 239 building permits in March, with total construction for the month valued at $33,067,892. Total permit fees assessed for the month were $206,147. Permits were issued for forty-one (41) new residential projects, including eighteen (18) single-family dwellings, one (1) duplex and twenty-three (23) multi-family dwelling buildings. Comparisons to previous years will be tracked throughout 2016 in the following table:

	One- & Two-Family Permits		Multi-Family Permits (New Units)		Total Number of Permits		Total Valuation		Permit Fees	
Year	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
2016	19	36	23(227)	39(377)	239	577	$33,067,892	$68,794,495	$206,147	$393,593
2015	18	38	1(114)	2(351)	195	452	$27,746,116	$81,288,396	$114,350	$252,894
2014	17	31	0(0)	0(0)	109	316	$15,158,554	$24,812,731	$81,170	$153,189
2013	23	42	0(0)	12(286)	162	432	$12,074,537	$34,839,638	$79,437	$234,098
2012	10	30	0(0)	0(0)	221	538	$3,314,446	$13,816,637	$36,690	$121,218
2011	14	21	7(47)	10(63)	177	460	$6,930,707	$13,942,813	$60,031	$118,149
2010	29	48	0(0)	0(0)	205	460	$9,200,761	$16,167,146	$66,457	$126,587
2009	3	15	13(156)	13(156)	153	407	$14,411,989	$21,773,930	$86,271	$146,783

Permits were issued for thirty-six (36) City projects in March, including improvements at Lawrence Memorial Hospital, 325 Maine Street, valued at $130,000; construction of a restroom facility at the Youth Sports Complex, 4911 W. 27th Street, valued at $14,000; electrical work at the Community Building, 115 W. 11th Street, valued at $4,000; work to repair electrical service equipment serving parking lot lighting at 402 N. 2nd Street, valued at $3,000; and thirty-two (32) permits for inflow and infiltration program projects by the Utilities Department at various locations with valuation totaling $90,942. In addition to these City of Lawrence projects, a permit was issued for Douglas County to construct an open pavilion at the Douglas County Fairgrounds at 2120 Harper Street, valued at $2,725,000, for which permit fees were collected in the amount of $11,042.

The largest projects for the month include the West End Apartments, a new one hundred seventy-two (172) unit multi-family dwelling complex at 5400 Overland Drive, with total construction valued at $14,229,107; a new fifty-five (55) unit multi-family dwelling addition at 800 New Hampshire Street, valued at $4,000,000; a new open pavilion building for animal exhibition and show uses at the Douglas County Fair Grounds, 2120 Harper Street, valued at $2,725,000; and renovations at

the Regal Cinema Southwind Stadium at 3433 Iowa Street with construction valuation of $1,560,000.

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 2015 calendar year, staff achieved these goals for 94.7% of all residential permits with an average review time of 2.6 days; and 88.8% 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 2016 year-to-date performance.

Year	Residential %	Residential Average (# of Days)	Commercial %	Commercial Average (# of Days)
2016 (YTD)	97.3%	2.7	95.3%	8.7
2015	94.7%	2.6	88.8%	7.9
2014	95.5%	2.5	96.0%	6.2

In March, staff completed 148 of 152 residential reviews within 5 business days (97.3%), and 131 of 145 commercial reviews within 15 business days (90.3%). 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	Percent of Reviews Completed within 5 Business Days	Total Number of Reviews	Number of Reviews Completed within 15 Business Days	Average Review Time	Percent of Reviews Completed within 15 Business Days
Jan	66	65	2.3	98.4%	247	243	10.1	98.3%
Feb	88	85	2.6	96.5%	161	146	7.4	90.6%
Mar	152	148	2.8	97.3%	145	131	7.7	90.3%
Apr								
May								
June								
July								
Aug								
Sept								
Oct								
Nov								

Dec								
YTD	**306**	**298**	**2.7**	**97.3%**	**553**	**520**	**8.7**	**95.3%**

Permit reports for March are attached.

Top Projects for 2016:

Rank	Construction Valuation	Project Description
1	$14,229,107	West End Apartments, 5400 Overland Drive
2	$6,000,000	Bauer Farms Residential, 4541 Bauer Farms Drive
3	$5,518,200	Bethel Estates of Lawrence, 2140 E 25th Terrace
4	$4,000,000	800 New Hampshire multi-family dwelling addition, 800 New Hampshire
5	$3,965,500	KU Tennis Facility, 6100 Rock Chalk Drive
6	$3,879,000	Clinton Water Treatment Plant improvements, 2101 Wakarusa Drive
7	$2,725,000	Douglas County Fairgrounds Open Pavilion, 2120 Harper Street
8	$2,000,000	525 Wakarusa Retail, 525 Wakarusa Drive
9	$1,560,000	Regal Cinema Southwind Stadium renovations, 3433 Iowa Street
10	$1,527,000	Clinton Raw Water Pump Station improvements, 1316 E 902 Road
11	$1,304,804	Popeye's Restaurant, 2540 Iowa Street
12	$1,023,761	Mid America Credit Union, 550 Wakarusa Drive