

Permit Processing Timeframes

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Report Dates	First Review				Ready To Issue		Permits Issued	
January 1, 2025 To March 31, 2025	Target	Average First Review Jan 01 - Mar 31		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
	# of Days	Jan 01 - Mar 31	Change 2025 vs. 2024	FY 2025 Oct 1 - Mar 31	Jan 01 - Mar 31	Jan 01 - Mar 31	Jan 01 - Mar 31	FY 2025 Oct 1 - Mar 31
Residential Construction								
Single Family Level 1	≤10	10 days	3 days longer	11 days	34 days	28 days	71	143
Single Family Level 2	≤14	13 days	3 days longer	13 days	37 days	16 days	48	84
Add/Alt/Repairs Level 1	≤1	1 day	same	1 day	16 days	1 day	47	96
Add/Alt/Repairs Level 2	≤10	8 days	2 days longer	8 days	23 days	5 days	141	322
Commercial Construction								
New Multi-Family Level 1	≤30	21 days	6 days faster	22 days	84 days	3 days	3	5
New Multi-Family Level 2	≤45	46 days	N/A	46 days	256 days	101 days	3	3
New Commercial Buildings & Additions Level 1	≤30	20 days	5 days faster	19 days	74 days	6 days	30	71
New Commercial Buildings & Additions Level 2	≤45	43 days	N/A	39 days	148 days	3 days	4	10
Tenant Improvement Level 1	≤10	6 days	4 days faster	7 days	17 days	2 days	16	34
Tenant Improvement Level 2	≤15	11 days	1 day faster	11 days	27 days	8 days	88	211
Tenant Improvement Level 3	≤20	19 days	2 days longer	19 days	43 days	4 days	25	63
Commercial Occupancy Evaluation Level 1	≤1	1 day	same	1 day	1 day	1 day	8	29
Commercial Occupancy Evaluation Level 2	≤5	4 days	same	5 days	5 days	1 day	32	72
Sign Permits	≤10	10 days	3 days faster	9 days	10 days	1 day	49	97

Note: Days noted are working business days and do not include holidays or weekends.

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Further Context

Regarding Levels of projects:

Level 1 are simpler projects with less routing to other review disciplines

Level 2 are mid-level projects with mid-routing to other review disciplines

Level 3 are complex projects with the most routing to other review disciplines

However, Level 2 New Multi-Family and New Commercial Buildings & Additions are typically the most complex projects received for processing. (multiple buildings, multi-story, large area, podium type, high-rise, hospitals, hazardous, semiconductor, industrial, etc.)

Positive Trends

Average first review timeframes are within desired service levels for all building permit project types except New Multi-Family Level 2.

As of April 7, 2025, there are 86 new Single-Family Dwellings under building permit review. This is slightly down from 92 Single-Family Dwellings under review at this same time last year.

Areas of Concern

Average first review timeframes for permit project type New Multi-Family Level 2 are taking just slightly longer than desired service levels.

Other Trends

The average time a permit waits for a customer to pick it up (customer pick-up time) after PDS has completed the review showed some changes when compared to last month. Single Family Level 1 customer pick-up time decreased from 33 days to 28 days currently. Single Family Level 2 customer pick-up time increased from 12 days to 16 days currently. All other categories either remained the same or varied slightly from last month.

Project Updates

The following larger new commercial or new multi-family projects are under building permit review or in the resubmittal process: Catholic Diocese of Boise Chancery Building, Boise Gateway #4 Warehouse Shell, Chick-fil-A-Entertainment Ave., WBWRF Secondary Capacity Improvements, LPC Eastport Industrial Buildings A-B-C-D, the Quarter Building C Multi-Family, Simplot Aircraft Hangar, State Street Multi-Family, Ashcreek Multi-family, Ultra Clean Car Wash, Victory Flats Multi-Family, Victory Flats Clubhouse, St. Luke's North Tower Steel Superstructure, St. Luke's Medical Office Shell and Core, St. Luke's North Tower Shell and Core, Micron ID1 B140 Administration Building Shell/Core, Micron Precast Utility Trenches, Micron ID1 OPAL Foundation, Micron B42 to B26 Pedestrian Walkway, Micron B42 to B37 Pedestrian Walkway, Micron ID1 CUP Chiller Plant-OSM Foundation, and Micron Detached Warehouse Shell.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include: ACHD Headquarters TI, Campos Market Remodel, Jacksons Food Store #252, Treasure Valley Imaging Suite, and Micron B36 Roof Top Units.

PDS has completed the review of some permits that have not been issued but are ready such as: Ascent Broadway Apartments-Bldgs. A-B, Lake Harbor Villa Apartments, Full Circle Health Renovation, Intermountain Hospital Outpatient Remodel, Barber View Condos Buildings A & B, Hillcrest Apartments, and Micron B15 Cloud Capacity Expansion TI.