

Permit Processing Timeframes

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Report Dates	First Review				Ready To Issue		Permits Issued	
June 1, 2026 To August 31, 2026	Target	Average First Review Jun 01 - Aug 31		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
	# of Days	Jun 01 - Aug 31	Change 2026 vs. 2025	FY 2026 Oct 1 - Aug 31	Jun 01 - Aug 31	Jun 01 - Aug 31	Jun 01 - Aug 31	FY 2026 Oct 1 - Aug 31
Residential Construction								
Single Family Level 1	≤10	10 days	same	10 days	42 days	7 days	49	160
Single Family Level 2	≤14	12 days	1 day faster	12 days	56 days	15 days	44	236
Add/Alt/Repairs Level 1	≤1	1 day	same	1 day	8 days	1 day	70	227
Add/Alt/Repairs Level 2	≤10	8 days	1 day faster	8 days	28 days	4 days	185	578
Commercial Construction								
New Multi-Family Level 1	≤30	25 days	2 days faster	23 days	269 days	2 days	13	19
New Multi-Family Level 2	≤45	N/A	N/A	36 days	N/A	N/A	0	1
New Commercial Buildings & Additions Level 1	≤30	19 days	5 days faster	20 days	53 days	4 days	46	169
New Commercial Buildings & Additions Level 2	≤45	32 days	2 days longer	32 days	66 days	2 days	15	30
Tenant Improvement Level 1	≤10	8 days	1 day longer	8 days	15 days	2 days	28	61
Tenant Improvement Level 2	≤15	15 days	2 days longer	14 days	35 days	4 days	69	217
Tenant Improvement Level 3	≤20	20 days	1 day longer	20 days	46 days	5 days	63	178
Commercial Occupancy Evaluation Level 1	≤1	1 day	same	1 day	1 day	1 day	24	45
Commercial Occupancy Evaluation Level 2	≤5	7 days	2 days longer	6 days	7 days	1 day	66	203
Sign Permits	≤10	7 days	1 day faster	6 days	20 days	5 days	43	171

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 Level 2 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.)

Average first review days are City time. Average ready to issue days include both City and applicant time (when resubmittals are required).

Positive Trends

Average first review timeframes are within desired service levels for all building permit project types except for Commercial Occupancy Evaluation Level 2.

As of September 9, 2026, there are 124 new Single-Family Dwellings under building permit review. This is up from 116 Single-Family Dwellings under review at this same time last year.

Areas of Interest

Average first review timeframes for permit project type Commercial Occupancy Evaluation 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 2 decreased from 25 days to 15 days currently. All other categories either remained the same or varied just 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:

Micron ID2 B241 Probe Footings/Foundation, Micron ID1 OPAL BNR Basins Phase 3, the Sherwood multi-family (48 units), Ascent at Overland multi-family (138 units), Boise LivSmart Studios by Hilton Modular Hotel, Homewood Suites Hotel (CWI Site), Victory Apartments (156 units), Innovator Industrial Park Shell Building, Trappers Island Building 1 Podium, Jasmine Lane Senior Living, the Planer Apartment Building A, Overland Storage Buildings 1-6, and Micron B81 Mask Facility.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include:

Micron ID1 B100 Phase 2 TI, Micron ID1 B141 Probe Arch, Antique World Expansion-Façade, Jackson Food Stores #121 & #122, Adler 131 Johnson Barrow TI, and Darling Bar & Restaurant.

PDS has completed the review of some permits that have not been issued but are ready such as:

Saint Alphonsus OR AHU Addition, Table Rock Vista, BCACHA Water/Waste Line Replacements, Wildwood Apartments Rehabilitation, Maple Grove Apartments (126 units), Emerald Data Center Expansion, SpringHill Suites Boise West/Eagle remodel, T-Mobile Switch Renovation & Generators, and Idaho Central Credit Union Floor 13.