

Permit Processing Timeframes

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Report Dates	First Review				Ready to Issue		Permits Issued	
	Target	Average First Review Aug. 1 – October 31		Fiscal Year Average	Average Ready to Issue Time	Average Wait for Customer to Pickup	Total Number of Permits Issued	
	# of Days	Aug. 1 – Oct. 31	Change 2019 vs. 2018	FY 2020 Oct 1 – Oct. 31	Aug. 1 – Oct. 31	Aug. 1 – Oct. 31	Aug. 1 – Oct. 31	FY 2020 Oct 1–Oct. 31
Residential Construction								
Single Family Level 1	≤10	9 days	1 day longer	13 days	17 days	24 days	142	54
Single Family Level 2	≤14	11 days	same	14 days	22 days	11 days	76	31
Add/Alt/Repairs Level 1	≤1	≤ 1 day	same	≤ 1 day	5 days	2 days	191	69
Add/Alt/Repairs Level 2	≤5	5 days	1 day longer	5 days	12 days	4 days	189	66
Commercial Construction								
New Multi-Family	≤30	28 days	2 days faster	10 days	80 days	3 days	20	4
New Commercial Buildings & Additions	≤30	32 days	7 days longer	34 days	65 days	22 days	29	9
Tenant Improvement Level 1	≤5	3 days	same	4 days	8 days	13 days	31	8
Tenant Improvement Level 2	≤10	9 days	1 day longer	11 days	15 days	10 days	78	31
Tenant Improvement Level 3	≤20	17 days	1 day faster	17 days	37 days	11 days	48	16
Commercial Occupancy Evaluation	≤5	3 days	same	3 days	5 days	7 days	72	26

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Positive Trends

Average first review time frame targets were met for all building permit project types except New Commercial Buildings & Additions from August 2019 through October 2019.

New Multi-Family Level permits are being processed 2 days faster than this same time last year. Tenant Improvement Level 3 permits are being processed 1 day faster than this same time last year.

As of November 4, 2019, there are 87 Single Family Dwellings under building permit review. This is up from the 60 Single Family Dwellings under review at this same time last year.

Areas of Concern

New Commercial Buildings & Addition permits average first review timeframes are currently taking 32 days, and 7 days longer than this time last year. Single Family Level 1, Residential Addition, Alteration, Repair Level 2 and Tenant Improvement Level 2 permits are being processed 1 day longer than this same time last year.

Single Family Level 1, New Commercial Buildings & Additions, and Tenant Improvement Level 2 are outside desired first review targets for Fiscal Year 2020.

A vacant plans examiner position has recently been filled for further assistance with the building plan review workload.

Project Updates

The following new commercial or new multi-family projects are under building permit review or in the resubmittal process: Boise Airport

Employee Parking Garage, Northview Apartments Building 1, Barber Valley Storage-4 Buildings, Habitat Veterinary Hospital, 3rd & Myrtle Shell and Core, Delta Dental of Idaho Addition, Fox Fourplex, Marcum Tilt-Up A, Pivot KA at Barber Valley, 600 W. Front-Podium, 600 W. Front-Multi-Family Building, Lander Street Water Renewal Facility Phase 1 Improvements – 2 permits, Darigold Bottling Line Expansion, Namaste Yoga Studio, Idaho Asian Plaza, Stor-It Self Storage Public Works Chemical Building & Storage Tanks, JD/Fischer Industrial Development and State Street Multifamily-7 Buildings.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include: St. Luke's IHT Offices, Unitek College, Uptown Cheapskate and Stoel Rives 20th floor remodel.

PDS has completed the review of some permits that have not been issued but are ready such as: Park Place Apartments – 2 Buildings, Park Place Parking Garage, State Street Dental/Retail Shell, 11th & Idaho Shell and Core Boise Gateway IP Building 1, and the Metropolitan Multi-Family Grading/Drainage/Utilities/Foundation.

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 permit customer pick-up time decreased from 30 days to 24 days currently. New Commercial Buildings & Additions permit customer pick-up time decreased from 27 days to 22 days currently. Tenant Improvement Level 2 permit customer pick-up time increased from 7 days to 10 days currently. All other categories either remained the same or varied slightly from last month.