

Permit Processing Timeframes

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Report Dates	First Review				Ready to Issue		Permits Issued	
Jan. 1, 2014 to Mar. 31, 2014	Target	Average First Review Jan 1-Mar 31		Fiscal Year Average	Average Ready to Issue Time	Average Wait for Customer Pickup	Total Number of Permits Issued	
	# of Days	Jan 1 – Mar 31	Change 2012 vs. 2013	FY 2014 Oct 1 – Mar 31	Jan 1 – Mar 31	Jan 1 – Mar 31	Jan 1 –Mar 31	FY 2014 Oct 1- Mar 31
Residential Construction								
Single Family Level 1	≤10	6 days	1 day faster	7 days	11 days	12 days	70	173
Single Family Level 2	≤14	11 days	same	11 days	43 days	31 days	62	85
Add/Alt/Repairs Level 1	≤1	Less than 1 day	same	Less than 1 day	Less than 1 day	1 day	116	229
Add/Alt/Repairs Level 2	≤5	2 days	1 day faster	1 day	3 days	2 days	13	20
Commercial Construction								
New Multi-Family	≤30	55 days	No data	47 days	215 days	1 day	4	6
New Commercial Buildings & Additions	≤30	19 days	2 days longer	21 days	76 days	11 days	12	36
Tenant Improvement Level 1	≤5	2 days	same	2 days	7 days	8 days	53	94
Tenant Improvement Level 2	≤10	6 days	3 days faster	6 days	21 days	8 days	50	112
Tenant Improvement Level 3	≤20	17 days	2 days longer	15 days	46 days	4 days	30	76
Commercial Occupancy Evaluation	≤5	3 days	same	3 days	6 days	11 days	63	122

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Positive Trends

Reviews of single family dwellings are being processed 1 day faster than this time last year. Reviews of Level 2 tenant improvements are being processed 3 days faster than this time last year. Average first review time frame targets were met for all project types, except new multi-family, issued from January through March of 2014.

Areas of Concern

New multi-family first review average is shown well over the target. This is due to review of the Terraces at Boise project. The Terraces project is extremely large and very complicated having 17 different types of permits (garages, multi-family, institutional, and duplexes) attached to one set of plans. To accommodate customer schedule, plans were accepted into review even though they were not entirely complete. This also extended the timeframe as additional plans and documents were submitted throughout the review.

As of April 1, there are only 20 new single family dwellings under review in the system, which is the same as reported as under review at this time last month.

Project Updates

The following new commercial or new multi-family projects are under review or in the resubmittal process: Pad 3 shell building at the Trader Joe's site, Security Gold & Silver Exchange building, Dropzone Apartments (36 units), Horizon Park Apartments, Boise Heights-student housing, Animal Medical Center addition, Guerdon Storage building, WIRB Building,

Northwest Sales Equipment warehouse, Allante Square Four-plexes, St. Alphonsus Ambulance Canopy expansion, Aberdeen Place Four-plexes, Village Chaton Four-plexes, Larry Miller Subaru Dealership Addition, Chick-Fil-A restaurant, Idaho Power Cloud Seeding & Wash buildings, Trevor's Trek Cancer Pavilion and the Wings Center Pool Addition (shell). A plan modification for the JUMP below grade parking garage is also under review.

Some larger tenant improvement permit applications that are under review or in the resubmittal process include several College of Western Idaho remodels, Craig Stein Beverage expansion, Lane Bryant in Boise Towne Square, Five Mile Shopping Center exterior façade remodel, Owyhee Place Meeting Rooms, Episciences remodel, Juniper restaurant, Chandlers restaurant remodel, Idaho Power Plaza 2 remodel, and Kenworth remodel.

PDS has completed the review of some permits that have not been issued such as River Edge Apartments, Jackson's Store 46, Cantabria Apartments, Cordillera Apartments, East Boise Youth Baseball/Softball Concession and Storage building and Sleep Country.

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. Commercial occupancy evaluation customer pick-up time increased from 7 days to 11 days currently. New commercial buildings and additions customer pick-up time declined from 17 days to 11 days currently. All other categories either remained the same or varied slightly from last month.