

Development Trends | 2014

City of Boise | Planning & Development Services | pds.cityofboise.org

April 2014	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (4month average)			Fiscal Year (7month average)		
	April 2013	April 2014	% Change	2013	2014	%Change	FY 2013	FY 2014	%Change
Total Number									
Valuation	\$19,351,822	\$23,248,936	20%	\$73,302.36	\$133,050.64	82%	\$140,569	\$147,553	5%
Building Permits	264	286	8%	N/A	N/A	N/A	N/A	N/A	N/A
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$8,925,085	\$8,799,647	-1%	\$228,848	\$194,287	-15%	\$236,676	\$192,941	-18%
Residential Units	39	36	-8%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$8,925,085	\$8,594,647	-4%	\$236,826	\$231,183	-2%	\$236,676	\$245,324	4%
Building Permits	39	32	-18%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$8,385,717	\$11,994,904	43%	\$301,650	\$225,868	-25%	\$316,778	\$291,221	-8%
Building Permits	89	91	2%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$7,004,316	\$6,640,539	-5%	\$6,652	\$6,265	-6%	\$8,262	\$7,818	-5%
Permits	1200	1207	1%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

April was a solid month for PDS, with increases in the overall number and valuation of building permits issued. The commercial permit value issued in April 2014 was up 43% over April of 2013 and the number of commercial permits issued was up 2%. This trend held true during the first four months of 2014 with an increase of 10% in valuation of building permits issued over the same period in 2013. The average valuation for new permits increased 82% during the first four months of the calendar year compared with the same time period last year. The number of planning applications processed in April increased 11% from 233 in April of 2013 to 259 in April 2014. The number of applications requiring a staff approval increased 13% from 148 in April of 2013 to 167 in April 2014 and those needing commission, committee or council approval increased 8% from 85 to 92. Planning applications can be a loose predictor of future building permit activity.

Significant Projects

Permits were issued for two significant projects in April. One permit was issued for the \$4,082,900 City Hall Phase II Remodel located at 150 N. Capitol Boulevard. A permit for \$1,035,283 was issued to Cummins Boise for the conversion of a diesel mechanic shop to a CNG (compressed natural gas) and liquefied petroleum shop. Single Family construction slightly decreased with permits being issued to a wide variety of builders. 3 permits for single family dwelling construction were issued to Biltmore Company for 5,582 sq feet of construction with a total project value of \$527,522. 3 permits were issued to Brighton Homes for a total of 8,640 sq.ft. at a total permit valuation of \$794,768.

Areas of Concern:

While commercial permitting made a strong showing in April 2014, residential construction declined in comparison to April 2013. This trend will be shortlived especially for multifamily apartment construction. The \$13,990,217 five-story Boise Heights Apartment project is expected to permit in May, among others. Data from the first four months of the calendar year also support the notion that April is not the beginning of a new downward trend. The total new residential permit value of permits issued, which includes single family dwellings, duplexes, townhouses, and apartments, increased 66% from January through April 2014 compared with the same time period in 2013. The permit value from single family dwellings and duplexes permits alone increased only 5% during the first four months of 2014. In the months ahead, it can be expected that multifamily apartment units will make up a larger proportion of the total new residential permit value and units issued. This can result in a decline in the average permit value because multifamily units cost less to construct than single family dwellings. This trend is evident in the 18% decline for the fiscal year in average permit value for all residential construction.

Five Year Comparison:

Examining five year trends also supports the conclusion that April 2014 was an unusually strong April for commercial construction permitting. Both in terms of permit valuation and the number of permits issued, the April commercial totals were the highest in the last five years. April was not a strong month for single family and duplex permitting with only 32 permits being issued making April 2014 the weakest April in the last five years. As of May 23rd there are 29 single family dwelling permits under review by PDS. 34 permits single family dwelling permits are ready for customers to pay fees and pick up the permits.

ⁱ Doesn't include trade permits