

# Permit Processing Timeframes

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Report Dates	First Review				Ready to Issue		Permits Issued	
	Target	Average First Review Dec 1 - Feb 28		Fiscal Year Average	Average Ready to Issue Time	Average Wait for Customer Pickup	Total Number of Permits Issued	
	# of Days	Dec 1 – Feb 28	Change 2013 vs. 2014	FY 2015 Oct 1 – Feb 28	Dec 1 – Feb 28	Dec 1 – Feb 28	Dec 1 – Feb 28	FY 2015 Oct 1- Feb 28
<b>Residential Construction</b>								
Single Family Level 1	≤10	7 days	same	7 days	13 days	10 days	109	164
Single Family Level 2	≤14	12 days	1 day longer	11 days	27 days	13 days	18	34
Add/Alt/Repairs Level 1	≤1	Less than 1 day	same	Less than 1 day	1 day	1 day	98	162
Add/Alt/Repairs Level 2	≤5	2 days	same	2 days	8 days	1 day	12	16
<b>Commercial Construction</b>								
New Multi-Family	≤30	20 days	45 days faster	24 days	181 days	1 day	7	30
New Commercial Buildings & Additions	≤30	15 days	3 days faster	15 days	56 days	10 days	18	49
Tenant Improvement Level 1	≤5	2 days	same	2 days	4 days	3 days	42	65
Tenant Improvement Level 2	≤10	7 days	1 day longer	7 days	15 days	2 days	67	106
Tenant Improvement Level 3	≤20	15 days	2 days faster	14 days	27 days	4 days	47	82
Commercial Occupancy Evaluation	≤5	3 days	same	2 days	6 days	12 days	56	93

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## Positive Trends

Average first review time frame targets were met for all project types issued from December of 2014 through February of 2015. Plan reviews of new multi-family, new commercial and Level 3 tenant improvement permits are being processed faster than this time last year. All other reviews, except Level 2 tenant improvements and Level 2 single family, were completed in the same amount of review time as the same time last year.

## Areas of Concern

Level 2 tenant improvements are taking one day longer than this time last year but are still within the review time frame target. Level 2 single family are taking one day longer than this time last year but are still within the review time frame target. As of March 3, there are 30 new single family dwellings under review in the system, which is down from 39 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, Simplot Headquarters Shell and Core, The District Apartments, 10<sup>th</sup> & Grove Condos, Boise Spectrum Exterior façade upgrades, City Center Plaza Shell and Core, Westside Body Works addition, Ashville Commons 4-plexes, Larry Miller Honda Sales and Service Facility, Strategic SOS shell, Aberdeen 4-plexes and Owyhee Construction. A plan modification for the JUMP shell permit is also under review. A plan modification for the River Edge Apartments permit is also under review.

Some larger commercial tenant improvement permit applications that are under review or in the resubmittal process include Washington Federal, Seismic Upgrade to Reserve Street Armory, George's Cycle, St. Alphonsus North Tower 2<sup>nd</sup> Floor remodel, Simplot Headquarters tenant improvement, Motel 6 interior and exterior remodel, Idaho Power 2<sup>nd</sup> floor remodel, Wendy's exterior and interior remodel, Syringa remodel, Rocky Mountain Companies TI, Vanity in Boise Towne Square, Terry Reilly Health Services remodel, Albertsons on Eagle Road remodel, Damsel in Defense, Jimmy Johns, Strategic SOS TI, McClain Companies and Treasure Valley Coffee.

PDS has completed the review of some permits that have not been issued such as Dropzone Apartments, Relyea Funeral Chapel addition, Palisades Apartments, Boise State University Alumni and Friends Cart Storage building, four new Republic Storage buildings, 10<sup>th</sup> & Grove Condos Foundation/Garage, Discount Tire Store, South Cole Center Bldg. C, All Purpose Storage Bldgs. E & F, Guerdon Norco Warehouse Expansion and Harris Ranch Mixed Use building.

## 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 minor changes when compared to last month. New commercial buildings and additions customer pick-up time decreased from 20 days to 10 days currently. New multi-family customer pick-up time decreased from 165 days to 1 day currently. The number was previously high due to the time for permits to be picked up for the many permits of the Cantabria Development. Those permits have now filtered out of the 3 month reporting period. Commercial occupancy evaluation permits customer pick-up time declined from 16 days to 12 days currently. All other categories either remained the same or varied slightly from last month.