

Permit Processing Timeframes

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Report Dates		First Review			Ready to Issue		Permits Issued		
Sep 1, 2015 to Nov 30, 2015		Target	Average First Review Sep 1 - Nov 30		Fiscal Year Average	Average Ready to Issue Time	Average Wait for Customer Pickup	Total Number of Permits Issued	
		# of Days	Sep 1 – Nov 30	Change 2015 vs. 2014	FY 2016 Oct 1 – Nov 30	Sep 1 – Nov 30	Sep 1 – Nov 30	Sep 1 – Nov 30	FY 2016 Oct 1- Nov 30
Residential Construction									
Single Family Level 1	≤10	10 days	3 days longer	9 days	13 days	9 days	117	80	
Single Family Level 2	≤14	14 days	4 days longer	14 days	40 days	5 days	48	37	
Add/Alt/Repairs Level 1	≤1	Less than 1 day	same	Less than 1 day	1 day	1 day	133	80	
Add/Alt/Repairs Level 2	≤5	2 days	same	2 days	6 days	14 days	63	47	
Commercial Construction									
New Multi-Family	≤30	23 days	1 day faster	19 days	68 days	20 days	17	6	
New Commercial Buildings & Additions	≤30	21 days	8 days longer	20 days	51 days	13 days	28	16	
Tenant Improvement Level 1	≤5	2 days	same	2 days	7 days	5 days	59	40	
Tenant Improvement Level 2	≤10	6 days	1 day faster	6 days	11 days	16 days	73	43	
Tenant Improvement Level 3	≤20	15 days	2 days longer	15 days	35 days	19 days	46	33	
Commercial Occupancy Evaluation	≤5	2 days	same	2 days	4 days	7 days	41	32	

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Positive Trends

Average first review time frame targets were met for all project types from September through November of 2015. Plan reviews of new multi-family and Level 2 tenant improvements are being processed faster than this time last year. Level 1 & Level 2 residential additions/alterations/repairs, Level 1 tenant improvements and commercial occupancy evaluation permits are being completed in the same amount of review time as this time last year.

Areas of Concern

Plan reviews of Level 1 new single family, Level 2 new single family, new commercial buildings & additions and Level 3 tenant improvements are all taking longer than this time last year. As of December 14, there are 31 new single family dwellings under review in the system, which is down from 59 that were 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: U-Haul Climate Control Storage Building, one Longfellow Elementary modular classroom building, the Kensington Apartments, Thermo King Intermountain, Lyle Pearson Acura Service Bay addition, North Pointe Retail Buildings #1 & #4, JUMP Tractor Canopies, Micron Modular Buildings, Cattle Kate, Harris Ranch North Pump House, Barber Valley Clubhouse, the Afton Condos Shell & Core Building, the Inn at 500 Hotel Shell & Core, Hyatt Place Hotel, Skyline Apartments, Broadway Retail Pad South, Brewster Dental, Somerset Village Clubhouse, Hayden Beverage addition, Ashville Apartments Carports, Darigold New Engine Room, Sturiale Place, Molenaar Park, Multiquip Fabristructure, Children's School of Boise addition, River Street Mixed Use Building foundation, River Street Mixed Use Building Shell & Core, Albertsons Hangar, the Fowler Shell & Core and the Fowler East & West Apartment

buildings. Plan modifications for Crescent Rim Building #4 and Holiday Inn Express & Suites are under review.

Some larger commercial tenant improvement permit applications that are under review or in the resubmittal process include Micron Buildings 2 & 3 remodel, Flying Pie Pizza Kitchen on Fairview, Red Feather Lounge Basement TI, Athlos Academies structural upgrades, Even Stevens, Hamdam LLC, Rite-Aid TI on State, Southwest Associates office conversion, Mad Swede Brewery, Sockeye Brewery Boiler Room, Sherwin Williams, Aspen Leaf Yogurt, Terry Reilly Health Services Latah Clinic, Synoptek and St. Lukes in MK Plaza (entire building).

PDS has completed the review of some permits that have not been issued such as Owyhee Construction, Three Bishop Kelly High School Concessions buildings, Union Square Office building #2, the Fowler (7-story mixed use) structural podium, and Boise School District Operations & Maintenance 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 multi-family buildings and additions customer pick-up time decreased from 29 days to 20 days currently. Level 1 single family pick-up time decreased from 14 days to 9 days currently. Level 2 tenant improvement customer pick-up time increased from 12 days to 16 days currently. New commercial buildings and additions customer pick-up time increased from 9 days to 13 days currently. Level 2 Additions/Alterations/Repairs customer pick-up time increased from 2 days to 14 days currently (due to delay in issuance of several solar panel permits). All other categories either remained the same or varied slightly from last month.