

Permit Processing Timeframes

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Report Dates		First Review			Ready to Issue		Permits Issued		
November 1, 2016 To January 31, 2017		Target	Average First Review Nov 1 – Jan 31		Fiscal Year Average	Average Ready to Issue Time	Average Wait for Customer Pickup	Total Number of Permits Issued	
		# of Days	Nov 1- Jan 31	Change 2017 vs. 2016	FY 2017 Oct 1 – Jan 31	November 1 – January 31	November 1 – January 31	November 1 – January 31	FY 2017 Oct 1- Jan 31
Residential Construction									
Single Family Level 1	≤10	9 days	1 day longer	9 days	15 days	13 days	86	120	
Single Family Level 2	≤14	13 days	1 day faster	12 days	25 days	3 days	60	77	
Add/Alt/Repairs Level 1	≤1	1 day	same	1 day	1 days	2 day	119	187	
Add/Alt/Repairs Level 2	≤5	4 days	2 days longer	4 days	13 days	4 days	60	89	
Commercial Construction									
New Multi-Family	≤30	17 days	7 days faster	16 days	82 days	4 days	14	20	
New Commercial Buildings & Additions	≤30	14 days	7 days faster	14 days	33 days	18 days	19	27	
Tenant Improvement Level 1	≤5	2 days	same	2 days	3 days	3 days	31	47	
Tenant Improvement Level 2	≤10	6 days	1 day longer	6 days	11 days	10 days	60	87	
Tenant Improvement Level 3	≤20	14 days	1 day faster	13 days	38 days	29 days	42	50	
Commercial Occupancy Evaluation	≤5	3 days	same	3 days	5 days	17 days	31	47	

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Positive Trends

Average first review time frame targets were met for all project types from November through January of 2017. Level 2 New Single Family permits are being processed 1 days faster, New Multi-Family permits are being processed 7 days faster, New Commercial Building permits are being processed 7 days faster, and Level 3 Tenant Improvements are being processed 1 day faster.

Residential Additions/Alterations/Repairs- Level 1 permits are being processed in the same time frame as last year. Commercial Occupancy Evaluation and Level 1 Tenant Improvement permits are being processed in the same time frame as last year.

Areas of Concern

As of February 2nd, 2017, there are 39 New Single Family Dwellings under review. That is down from the 41 New Single Family Dwellings under review at this time last month. We typically see a downturn this time of year. Although we are down from this time last month this is a typical trend for this time of year.

Residential Additions/Alterations/Repairs Level 2 permits are taking 2 days longer to process as this time last year. Tenant Improvement Level 2 and New Single Family Level 1 permits are taking 1 day longer to process in the same time frame as last year.

Project Updates

The following new commercial or new multi-family projects are under review or in the resubmittal process: Black Rock Coffee Shell, Identity

Apartments, St. Luke's Children's Pavilion Super Structure, Comfort Inn and Suites, Micron Fab 51 TI, Micron T-CUP Building, City Hall Plaza Renovation, Skyvue Business Park, Motive Power, Larry H. Miller Dodge Chrysler showroom addition, Convention Center Super Structure, Park Boulevard MOB, Harris Ranch Community Center, and Marena Apartments.

Some larger commercial tenant improvement permit applications that are under review or in the resubmittal process include, Black Bear Diner, Rex Pizza, and 4 South BMT Remodel.

PDS has completed the review of some permits that have not been issued but are ready such as, SAMG Emerald Clinic, Main Street Valet Booth, Skyline Apartments, Fiberpipe Data Center, New Shell Retail Barber Station Valley, Wendy's on Overland, Hyde Park Mennonite Church, Boise Dance Alliance, Silver Cloud Multi-Family, Metal Craft Warehouse Addition, Anthem Building, Black Bear Diner Shell, 5th and Idaho apartment building, Boise Fire Training and Safety Building, Boise Fire Commercial Burn Building, Boise Fire Residential Burn Building, and Boise Fire Admin and Classroom 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 some changes when compared to last month. New commercial building permits customer pick-up time increased from 15 days to 18 days currently. Tenant Improvement Level 3 customer pick up time decreased from 33 days to 29 days currently. All other categories either remained the same or varied slightly from last month.