

Permit Processing Timeframes

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Report Dates		First Review			Ready To Issue		Permits Issued		
December 1, 2024 To February 28, 2025		Target	Average First Review Dec 01 - Feb 28		Fiscal Year Average	Average Ready To Issue Time	Average Wait For Customer To Pickup	Total Number Of Permits Issued	
		# of Days	Dec 01 - Feb 28	Change 2025 vs. 2024	FY 2025 Oct 1 - Feb 28	Dec 01 - Feb 28	Dec 01 - Feb 28	Dec 01 - Feb 28	FY 2025 Oct 1 - Feb 28
Residential Construction									
Single Family Level 1		≤10	10 days	2 days longer	11 days	35 days	33 days	72	115
Single Family Level 2		≤14	13 days	2 days longer	13 days	42 days	12 days	45	78
Add/Alt/Repairs Level 1		≤1	1 day	same	1 day	18 days	1 day	44	82
Add/Alt/Repairs Level 2		≤10	7 days	same	8 days	21 days	6 days	125	262
Commercial Construction									
New Multi-Family Level 1		≤30	24 days	7 days faster	24 days	77 days	2 days	2	4
New Commercial Buildings & Additions Level 1		≤30	16 days	16 days faster	18 days	71 days	8 days	20	56
New Commercial Buildings & Additions Level 2		≤45	19 days	28 days faster	36 days	131 days	7 days	1	6
Tenant Improvement Level 1		≤10	8 days	2 days faster	8 days	18 days	2 days	16	29
Tenant Improvement Level 2		≤15	12 days	same	11 days	29 days	9 days	77	166
Tenant Improvement Level 3		≤20	20 days	same	19 days	54 days	9 days	20	47
Commercial Occupancy Evaluation Level 1		≤1	1 day	same	1 day	1 day	1 day	11	26
Commercial Occupancy Evaluation Level 2		≤5	4 days	1 day longer	5 days	5 days	1 day	28	62
Sign Permits		≤10	9 days	2 days faster	8 days	6 days	1 day	49	78

Note: Days noted are working business days and do not include holidays or weekends.

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Further Context

Regarding Levels of projects:

Level 1 are simpler projects with less routing to other review disciplines

Level 2 are mid-level projects with mid-routing to other review disciplines

Level 3 are complex projects with the most routing to other review disciplines

However, Level 2 New Multi-Family and New Commercial Buildings & Additions are typically the most complex projects received for processing. (multiple buildings, multi-story, large area, podium type, high-rise, hospitals, hazardous, semiconductor, industrial, etc.)

Positive Trends

Average first review timeframes are within desired service levels for all building permit project types.

As of March 11, 2025, there are 54 new Single-Family Dwellings under building permit review. This is slightly down from 59 Single-Family Dwellings under review at this same time last year.

Areas of Concern

Submittals of larger Multi-Family projects have declined.

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. Single Family Level 1 customer pick-up time increased from 28 days to 33 days currently. Single Family Level 2 customer pick-up time decreased from 20 days to 12 days currently. All other categories either remained the same or varied slightly from last month.

Project Updates

The following larger new commercial or new multi-family projects are under building permit review or in the resubmittal process: Boise Gateway #4 Warehouse Shell, Chick-fil-A-Entertainment Ave., WBWRF Secondary Capacity Improvements, LPC Eastport Industrial Buildings A-B-C-D, Peterbilt-two buildings, the Quarter Building C multi-family, two Sudwest Warehouse Shell buildings, Chancery Building Foundation, Simplot Aircraft Hangar, State Street Multi-Family, Ashcreek Multi-family, Ultra Clean Car Wash, Victory Flats Multi-Family, Victory Flats Clubhouse, St. Luke's North Tower Steel Superstructure, St. Luke's Medical Office Shell and Core, St. Luke's North Tower Shell and Core, Micron Precast Utility Trenches, Micron ID1 OPAL Foundation, and Micron Detached Warehouse Shell.

Some larger commercial tenant improvement permit applications that are under building permit review or in the resubmittal process include: ACHD Headquarters TI, Campos Market Remodel, Jacksons Food Store #252, Micron B36 Roof Top Units, and Micron B15 Cloud Capacity Expansion TI.

PDS has completed the review of some permits that have not been issued but are ready such as: Ascent Broadway Apartments-Bldgs. A-B, Lake Harbor Villa Apartments, Full Circle Health Renovation, Intermountain Hospital Outpatient Remodel, Barber View Condos Buildings A & B, Hillcrest Apartments, St. Luke's Medical Office Pavilion Steel Superstructure, Micron Gas Plant Hydrogen, and Micron ID1 B110 WWT #3 Shell.