Community Development and Infrastructure- Unified Permit Center

Q4 2025 Building Permit History Metrics

- Building Permit Plan Check: Percent reviewed on time
- Permit Center Dashboard: Snapshots of the 2-year trend and In Process Applications
- Permit Center Dashboard: Snapshots of the Issued Building Permit History
- Agency Review Summaries: Routing information (Building, Environmental Health, Environmental Planning, Public Works & Zoning)
- Building Application Status Distribution: Percent issued & withdrawn

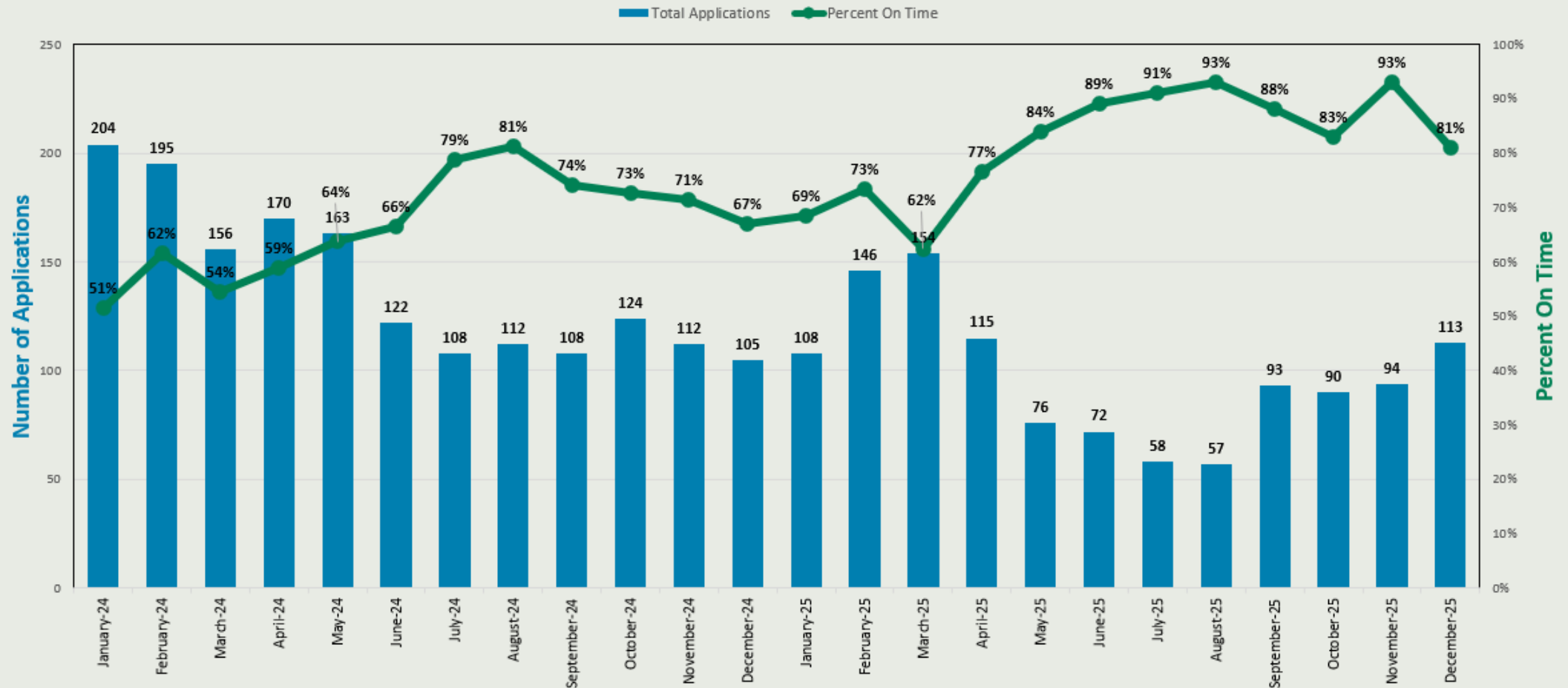# Permit Center Dashboard – Trends (June–December 2025)

- **Total Permits Issued (Includes OTC Permits)**: Fluctuating 10,000–10,500.
- **Median Review Days**: Improved from 80 → 69 days.
- **Applications In Process (requiring Plan Check)**: Median 422 review days.

Quarterly Snapshots of the Permit Center Dashboard:
BLD Permit 2-Year History and In Process Applications

Legend: Total Permits Issued, BLD Applications In Process, Median Review Days

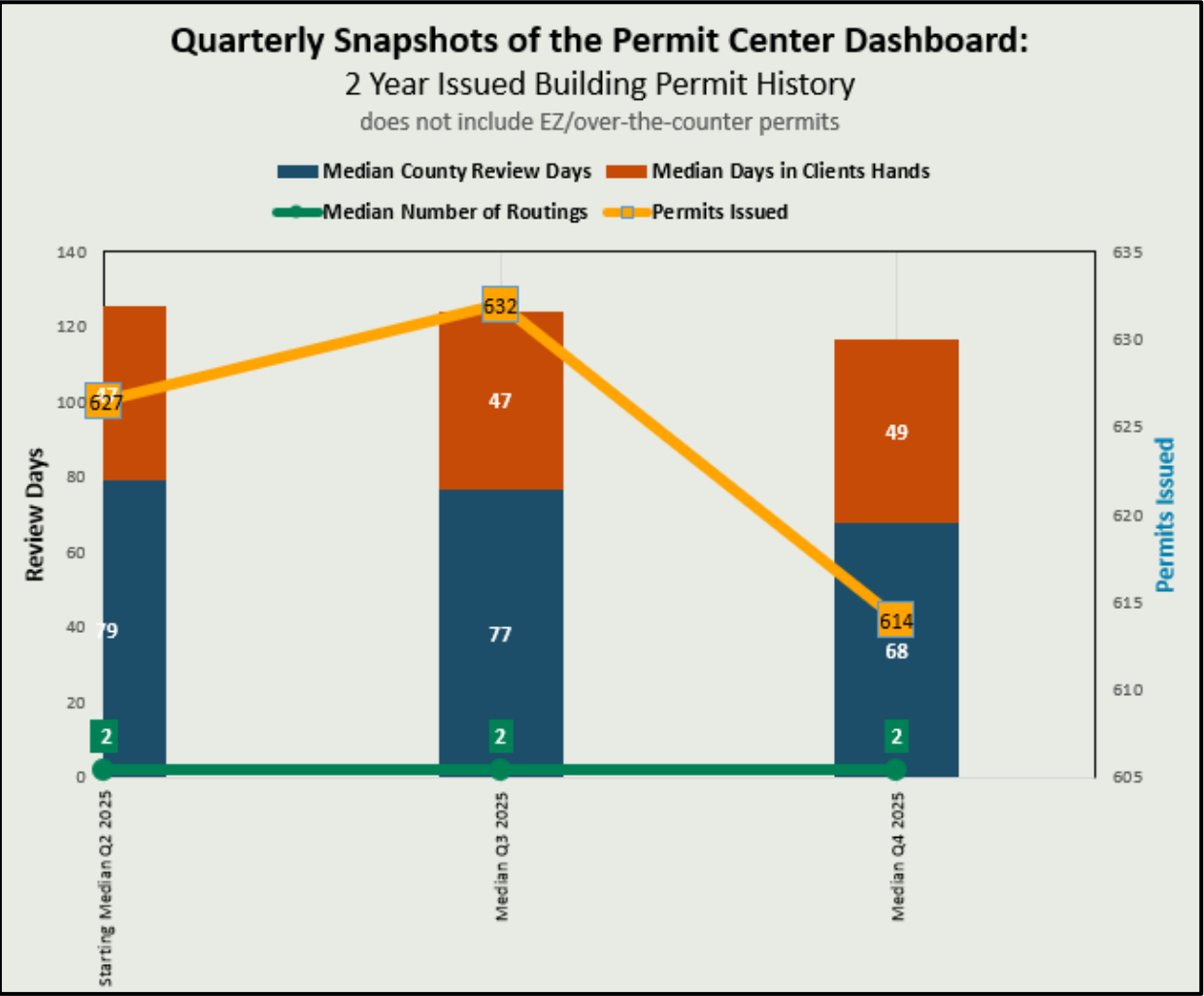|	Median Q2 2025	Median Q3 2025	Median Q4 2025
Total Permits Issued	10,431	10,364	10,134
Median Review Days	80	77	69
BLD Applications In Process	462	420	422

*Launched in June 2025, the dashboard report has transitioned from weekly to quarterly snapshots as more data accumulates, providing a clearer view of long-term performance trends.

Know before you go: Permit approval times vary significantly based on the complexity of the project.

Median Building Permit Review Time	Total Permits Issued Last 24 Months	Staff Reviewing Applications	Building Applications in the Review Process Now
74 Days	10,421 Building Permits	6 Building Permit Plan Check Staff	408 Permits

[Link to Unified Permit Center Dashboard](#)

Permit Center Dashboard, 2 Year Issued BLD Permit History Trends (June–December 2025)

- Permits Issued (does not include OTC): Median 614.
- County Review Time: Decreased → indicates efficiency gains.
- Client Hold Time: Slightly increased → possible delays on applicant side.
- Routing: Stable at 2 reviews.

Quarterly Snapshots of the Permit Center Dashboard:
2 Year Issued Building Permit History
does not include EZ/over-the-counter permits

*Launched in June 2025, the dashboard report has transitioned from weekly to quarterly snapshots as more data accumulates, providing a clearer view of long-term performance trends.
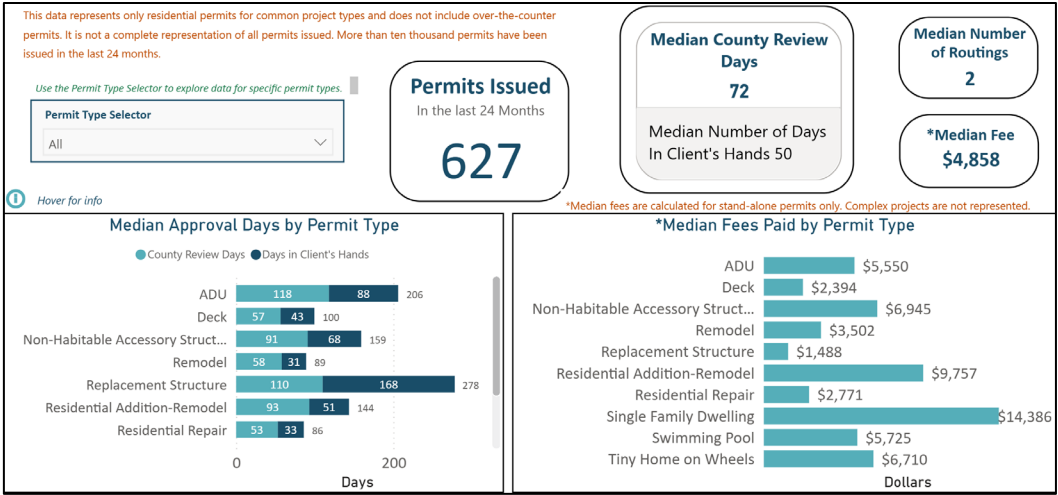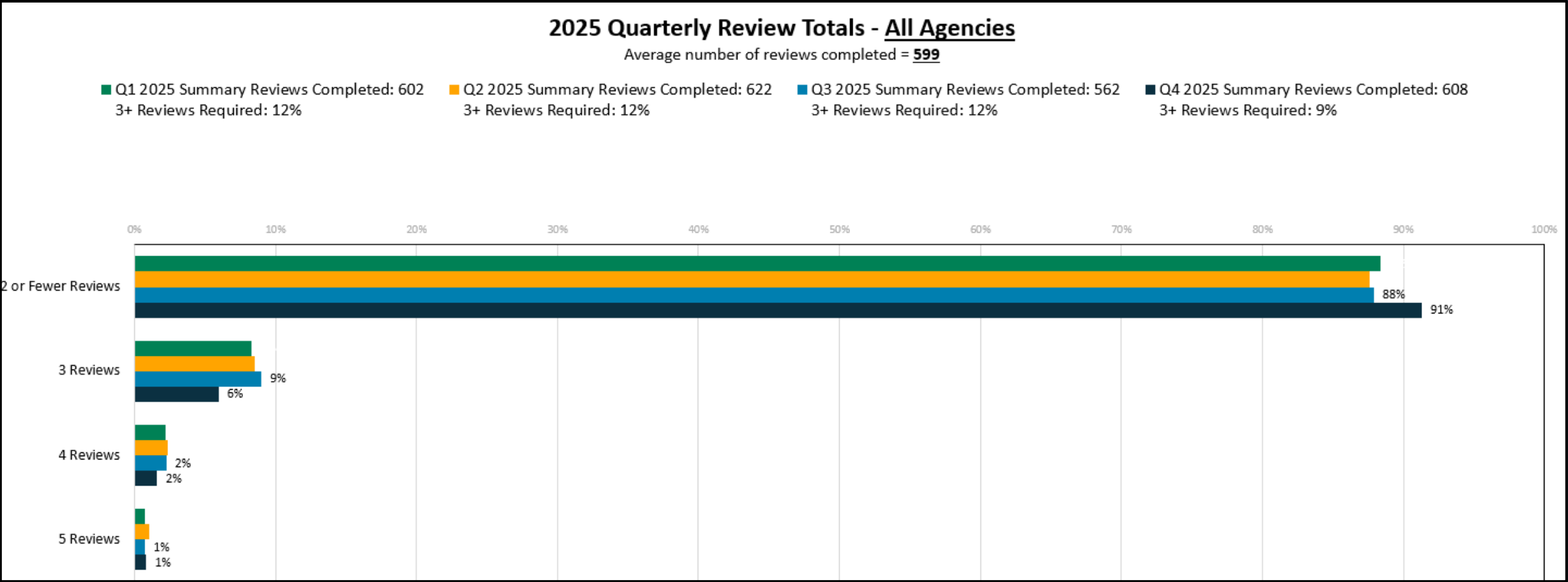

[Link to Unified Permit Center Dashboard](#)

All Agencies - Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from 543 low to a high of 768 (Average 599).
- Dominant Category: 2 or fewer reviews (85-92% across all months).
- Complexity: 3+ reviews ranged from 8% (December) to 15% (July).

Addressing, Housing, Fire, and Surveyor agencies are not included.

2025 Quarterly Review Totals - All Agencies
Average number of reviews completed = **599**

- Q1 2025 Summary Reviews Completed: 602 — 3+ Reviews Required: 12%
- Q2 2025 Summary Reviews Completed: 622 — 3+ Reviews Required: 12%
- Q3 2025 Summary Reviews Completed: 562 — 3+ Reviews Required: 12%
- Q4 2025 Summary Reviews Completed: 608 — 3+ Reviews Required: 9%

2 or Fewer Reviews: 88%, 91%
3 Reviews: 9%, 6%
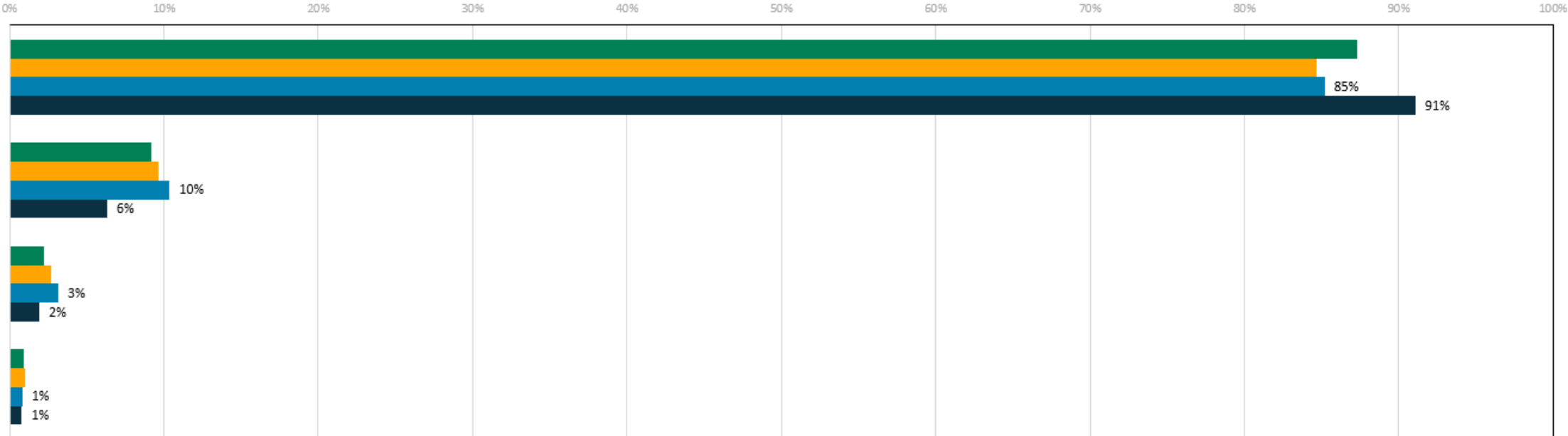4 Reviews: 2%, 2%
5 Reviews: 1%, 1%

Building Section – Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from a high of 322 in April to a low of 195 in November. (Average 240).
- Dominant Category: 2 or fewer reviews ranged 80% (July) – 93% (December).
- Complexity: 3+ reviews ranged from 7% (December) to 20% (July).

2025 Quarterly Review Totals - Building Section
Average number of reviews completed = 240

- Q1 2025 Summary Reviews Completed: 253
  3+ Reviews Required: 13%
- Q2 2025 Summary Reviews Completed: 257
  3+ Reviews Required: 14%
- Q3 2025 Summary Reviews Completed: 217
  3+ Reviews Required: 15%
- Q4 2025 Summary Reviews Completed: 233
  3+ Reviews Required: 9%

2 or Fewer Reviews: 85%, 91%
3 Reviews: 10%, 6%
4 Reviews: 3%, 2%
5 Reviews: 1%, 1%

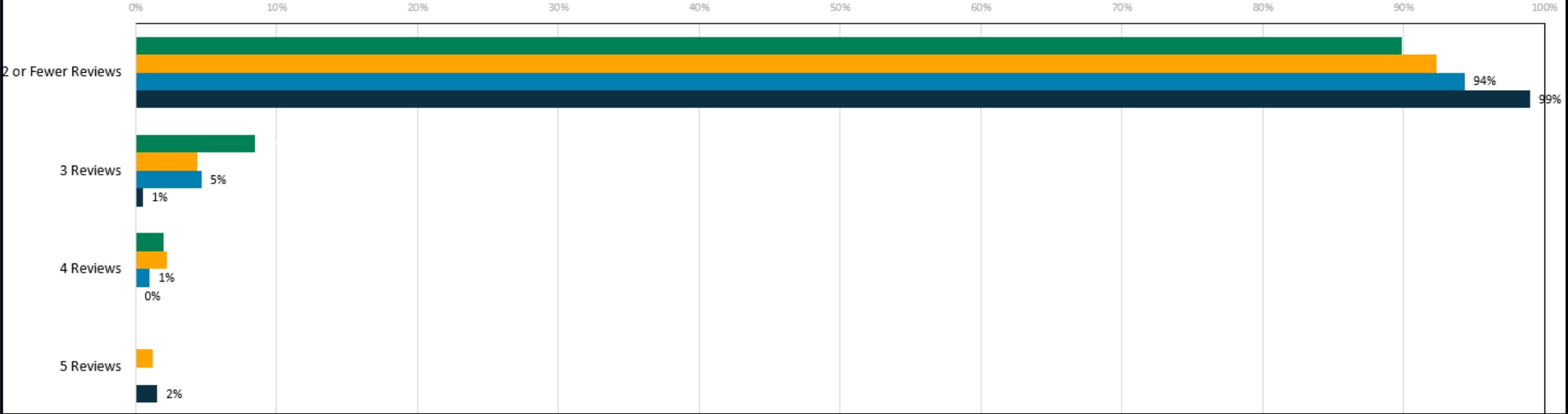# Environmental Health - Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from a high of 65 in December to a low of 20 in February (Average 35).
- Dominant Category: 2 or fewer reviews (averaging 88–99% each month).
- Complexity: 3+ reviews ranged from 3% (July) to 15% (March).

Environmental Health reviews include:
- *Consumer Protection*
- *Environmental Health*
- *Hazmat Review*
- *Land Use Review*

2025 Quarterly Review Totals - Environmental Health
Average number of reviews completed = 35

- ■ Q1 2025 Summary Reviews Completed: 26
  3+ Reviews Required: 10%
- ■ Q2 2025 Summary Reviews Completed: 28
  3+ Reviews Required: 8%
- ■ Q3 2025 Summary Reviews Completed: 37
  3+ Reviews Required: 6%
- ■ Q4 2025 Summary Reviews Completed: 47
  3+ Reviews Required: 1%

2 or Fewer Reviews: 94%, 99%

3 Reviews: 5%, 1%

4 Reviews: 1%, 0%

5 Reviews: 2%

Environmental Planning Section – Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from a high of 135 in December to a low of 82 in June. (Average 100).
- Dominant Category: 2 or fewer reviews (averaging 79–95% each month).
- Complexity: 3+ reviews ranged from 5% (November) to 16% (May).

Environmental Planning reviews include:
- *Biotic Review*
- *Environmental Planning*
- *Grading*
- *Soils Reports*

2025 Quarterly Review Totals - Environmental Planning
Average number of reviews completed = **100**

- **Q1 2025 Summary Reviews Completed: 102** — 3+ Reviews Required: 14%
- **Q2 2025 Summary Reviews Completed: 105** — 3+ Reviews Required: 17%
- **Q3 2025 Summary Reviews Completed: 90** — 3+ Reviews Required: 9%
- **Q4 2025 Summary Reviews Completed: 104** — 3+ Reviews Required: 8%

Category	Q1	Q2	Q3	Q4
2 or Fewer Reviews		83%	91%	92%
3 Reviews		10%	7%	6%
4 Reviews		4%	2%	2%
5 Reviews		1%		
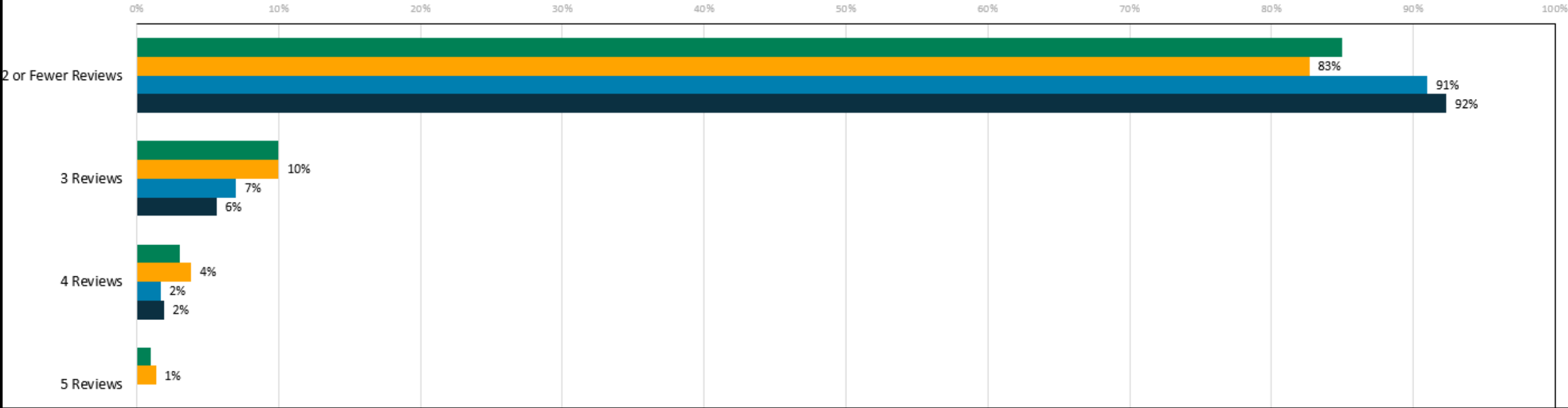
Public Works Section - Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from a high of 171 in April to a low of 96 in May (Average 127).
- Dominant Category: 2 or fewer reviews (averaging 82–95% each month).
- Complexity: 3+ reviews ranged from 5% (November) to 18% (August).

Public Works reviews include:
- *Encroachments/ Driveway Review*
- *Sanitation Engineering*
- *Sanitation Environmental Compliance*
- *Storm Water*
- *Transportation*
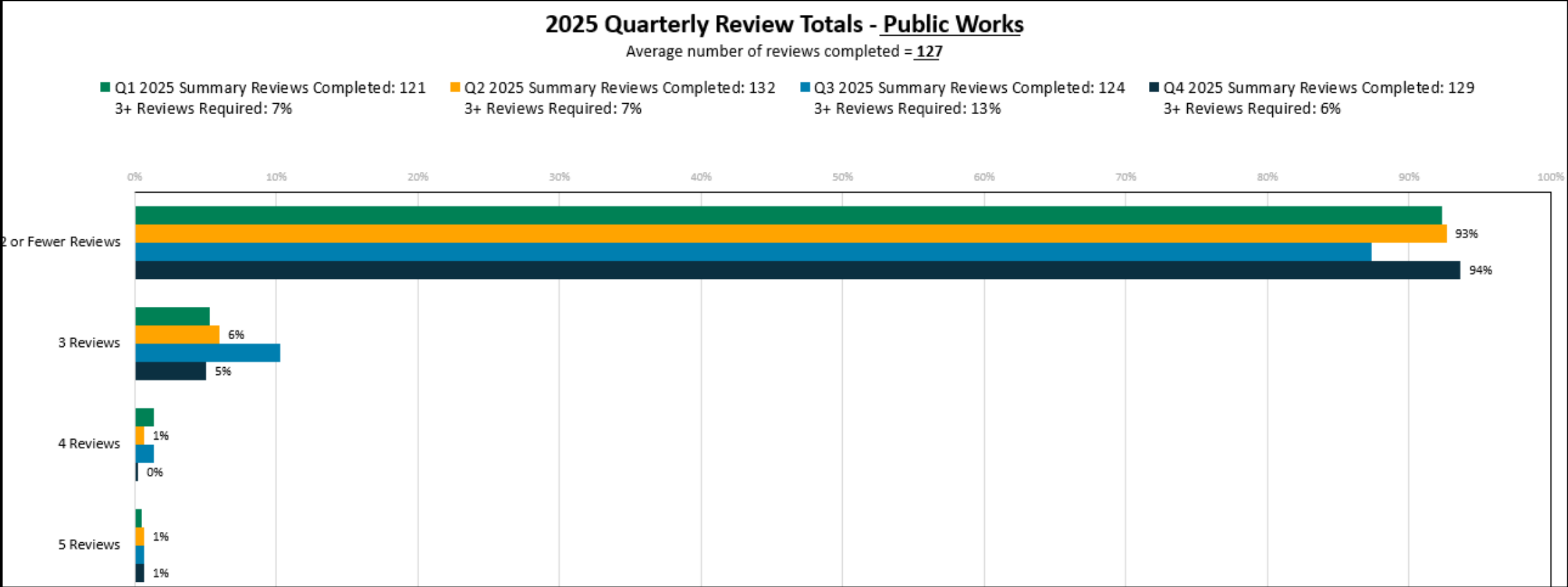

2025 Quarterly Review Totals - Public Works
Average number of reviews completed = 127

- Q1 2025 Summary Reviews Completed: 121 — 3+ Reviews Required: 7%
- Q2 2025 Summary Reviews Completed: 132 — 3+ Reviews Required: 7%
- Q3 2025 Summary Reviews Completed: 124 — 3+ Reviews Required: 13%
- Q4 2025 Summary Reviews Completed: 129 — 3+ Reviews Required: 6%

2 or Fewer Reviews: 93%, 94%
3 Reviews: 6%, 5%
4 Reviews: 1%, 0%
5 Reviews: 1%, 1%

Zoning Section - Summary of Building Application Reviews:

- Volume Variability: Reviews completed ranged from a high of 118 in April to a low of 84 in June. (Monthly average 97).
- Dominant Category: 2 or fewer reviews (averaging 83–93% each month).
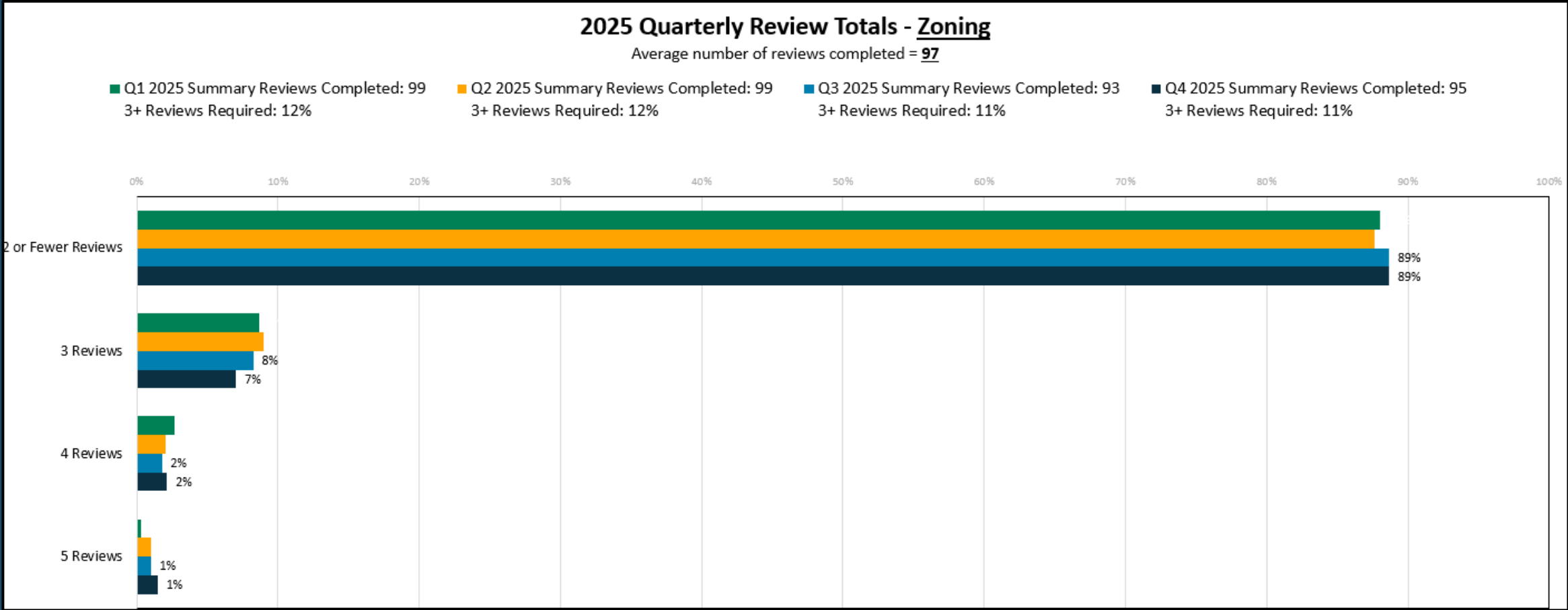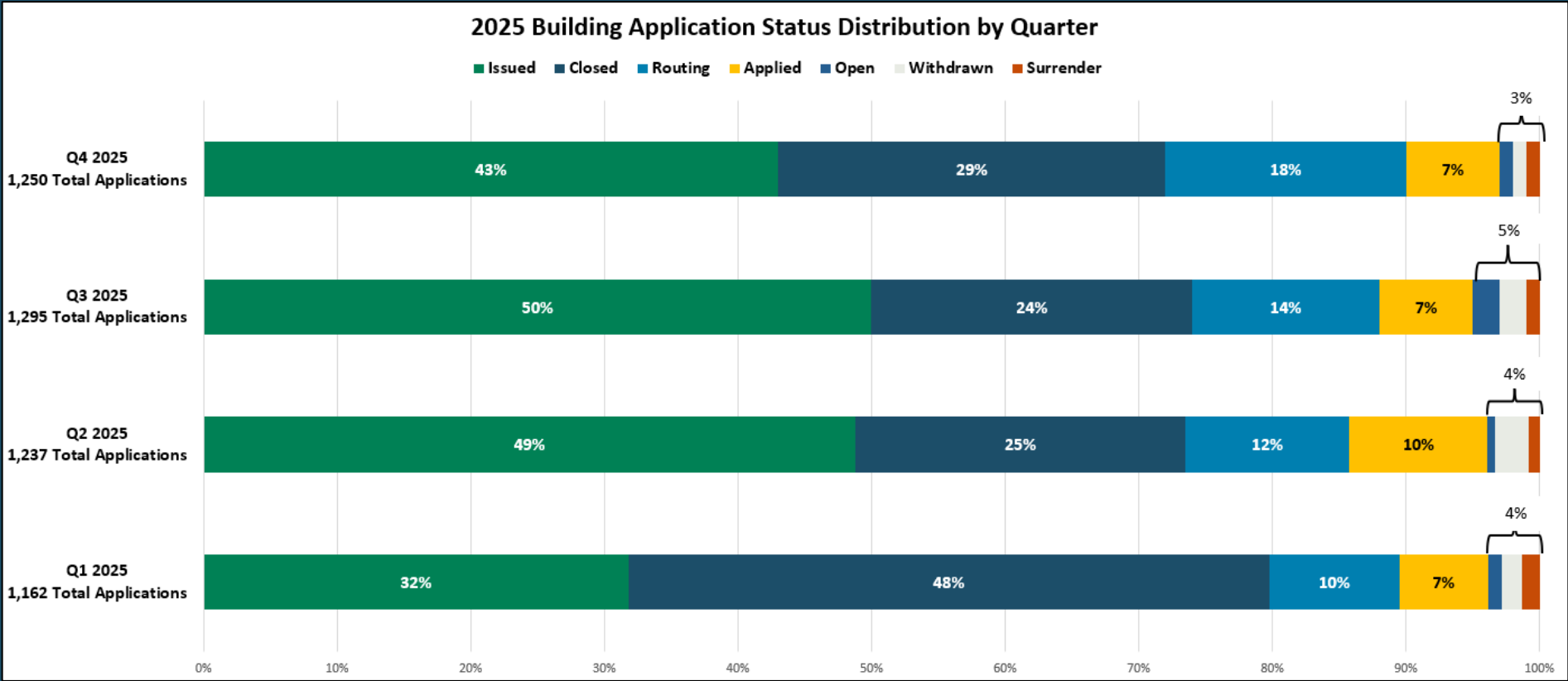- Complexity: 3+ reviews ranged from 7% (December) to 17% (July).

2025 Quarterly Review Totals - Zoning
Average number of reviews completed = **97**

- Q1 2025 Summary Reviews Completed: 99 — 3+ Reviews Required: 12%
- Q2 2025 Summary Reviews Completed: 99 — 3+ Reviews Required: 12%
- Q3 2025 Summary Reviews Completed: 93 — 3+ Reviews Required: 11%
- Q4 2025 Summary Reviews Completed: 95 — 3+ Reviews Required: 11%

(Bar chart categories: 2 or Fewer Reviews — 89%, 89%; 3 Reviews — 8%, 7%; 4 Reviews — 2%, 2%; 5 Reviews — 1%, 1%)

Building Application Status Distribution Summary:

- Completed or In-Process (Issued, Closed, Routing) increasing, with a high of 1,295 applications in Q3.
- Applicant did not move forward (Withdrawn, Surrender, Open) remained low at 3 to 5% (Average 4%).
- Trend indicates stronger project progression with minimal attrition.

2025 Building Application Status Distribution by Quarter

Legend: ■ Issued ■ Closed ■ Routing ■ Applied ■ Open ■ Withdrawn ■ Surrender

Q4 2025 — 1,250 Total Applications: Issued 43%, Closed 29%, Routing 18%, Applied 7%, (remaining) 3%

Q3 2025 — 1,295 Total Applications: Issued 50%, Closed 24%, Routing 14%, Applied 7%, (remaining) 5%

Q2 2025 — 1,237 Total Applications: Issued 49%, Closed 25%, Routing 12%, Applied 10%, (remaining) 4%

Q1 2025 — 1,162 Total Applications: Issued 32%, Closed 48%, Routing 10%, Applied 7%, (remaining) 4%

X-axis: 0%, 10%, 20%, 30%, 40%, 50%, 60%, 70%, 80%, 90%, 100%

Status Definitions

- **Issued** – The permit is issued & construction has begun
- **Closed** – Construction completed & the building is ready for occupancy
- **Routing** – The application is under review & routing
- **Withdrawn** – The applicant canceled their application while it was still being reviewed
- **Surrender** – The applicant gave back their permit and isn't doing the work anymore
- **Open** – Fees are unpaid. If open for a long time, it may mean the applicant decided not to do the job

Methods, Limitations, and References
Unified Permit Center Metrics

Methods

Data Sources:
- Data is generated from the Planning Department permit tracking system.
- Survey responses from applicants who completed appointments or building applications.

Total, Median, and Average Review Time:
- Approval times represent cumulative permit time from initial application to building permit issuance, including periods when the application is not actively reviewed while the applicant responds to County comments.
- Median and average review times indicate central tendencies for each permit type.
- Individual review times may vary based on plan clarity, completeness, associated discretionary permits, and environmental considerations.

Timeline and Updates:
- Dashboards cover a 24-month period and refresh weekly. Reported permit approval times are based on permits issued within the 24-month timeframe.
- Scorecards are published quarterly, with timelines provided for each metric.

Limitations
- Low application volumes for certain permit types may influence results.
- Data comes from the permit tracking system, which relies on some manual data entry. This may result in errors that impact the accuracy of the data.