

# Development Services Center

January 2026  
Permit Report

Tami Palmquist– DSC Director



# January 2026 Trends & Highlights

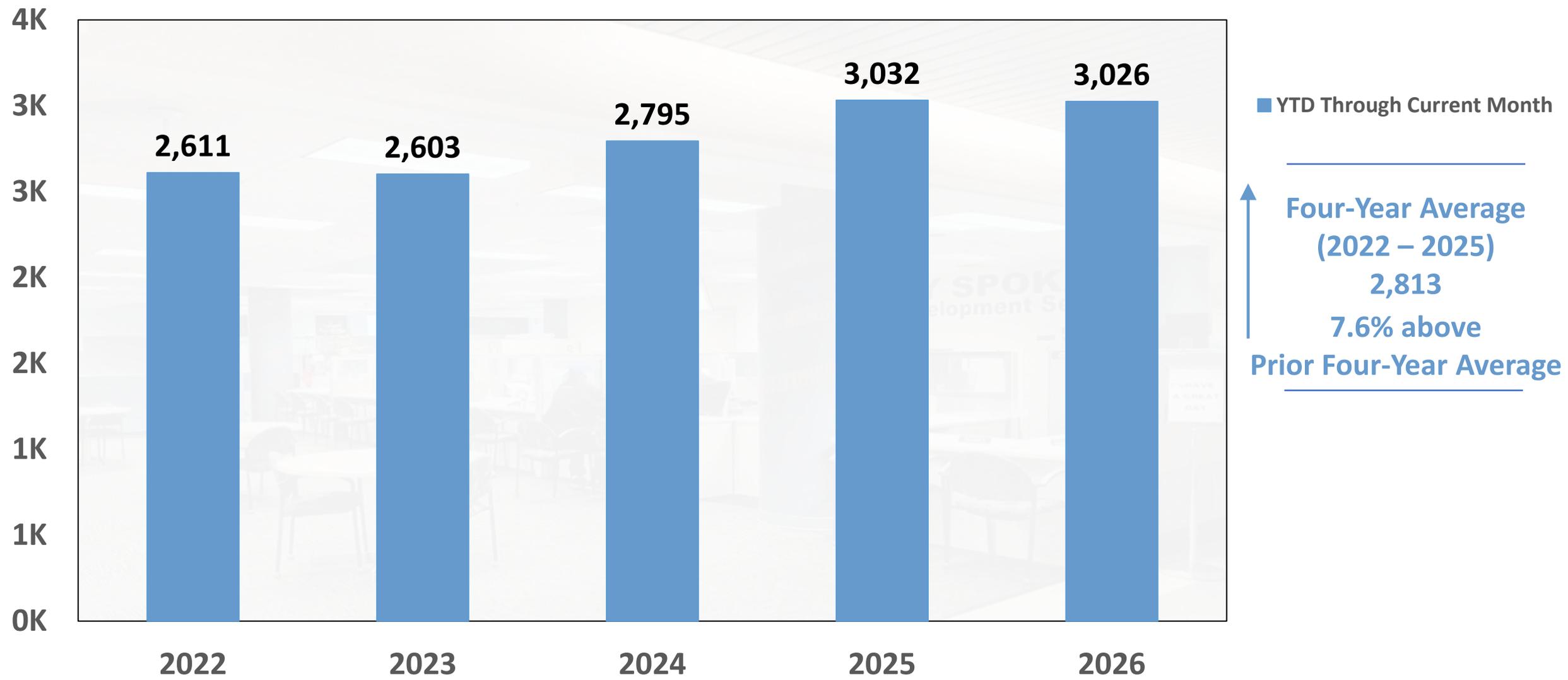
- Issued **\$36.54** million in projects January
  - A strong start to the new year, 5<sup>th</sup> highest January since **1993**
- Issued several notable and high value projects
  - Spokane Falls Community College lodge renovation \$7 million
  - Ruby and Sinto Chic-Fil-A \$2.18 million 🍗
  - Downtown Spokane Zipline valued at \$1.4 million
- Issued a total of **21** new housing units
  - Valued at a total of \$5.72 million
- More 2025 trends and stats:
  - Only 1 office building valued at \$200k was issued in 2025
    - Prior 4-years averaged 6 buildings valued at \$17.89 million
    - 2025 Spokane office vacancy rates: Overall 14%. Downtown rate 31%

# January DSC Activity

- LAMA system configuration and testing:
  - Finishing up final testing for the Davenport Group
  - Once finished with final configuration we will be ready for go live
  - Davenport Group officials will be onsite go-live week to ensure a smooth transition
- DSC officials spoke with the developer of the Peyton building.
  - Talked about implementing partial closures or day of delivery closures to reduce impacts on local businesses and traffic.
- City of Spokane and Airway Heights interlocal agreement reached.
  - The DSC will be performing Plan Reviews, Pre-Development Review, Inspection Consultations, and Building Official Determinations
  - Showcases DSC as a leader in the region for providing development services and coordination

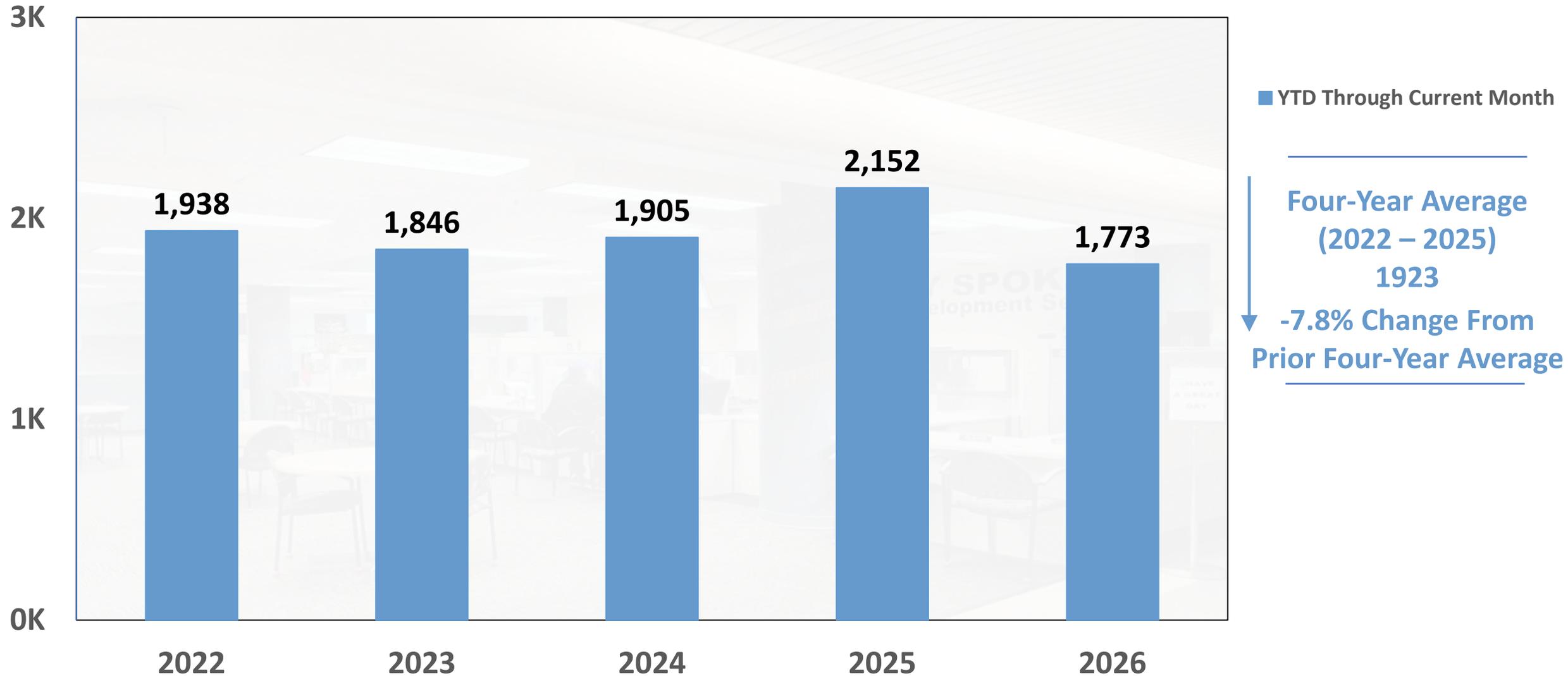
# Total Permit Applications – January 2026 and YTD

## Construction, Trade, Development, Engineering, & Planning



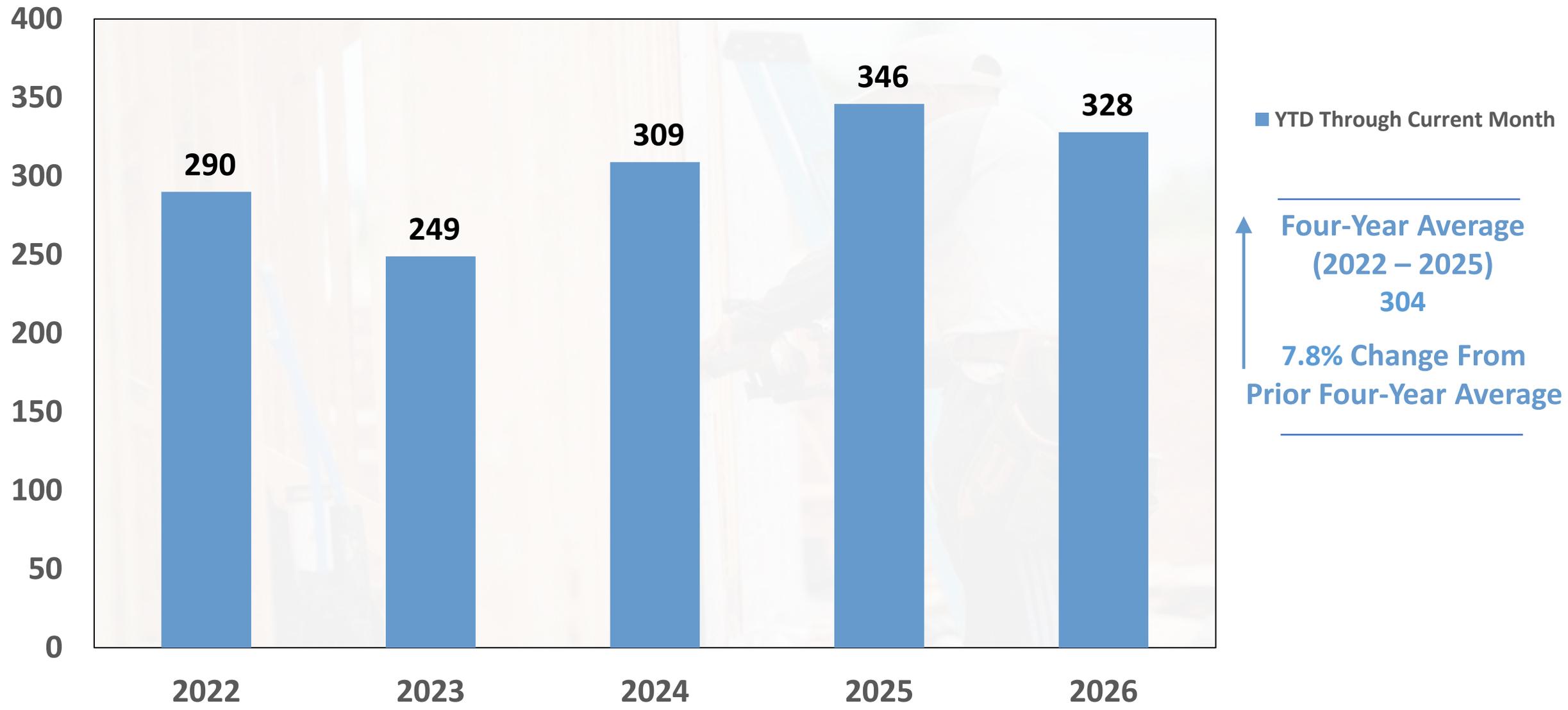
# Total Permits Issued – January 2026 and YTD

## Construction, Trade, Development, Engineering, & Planning



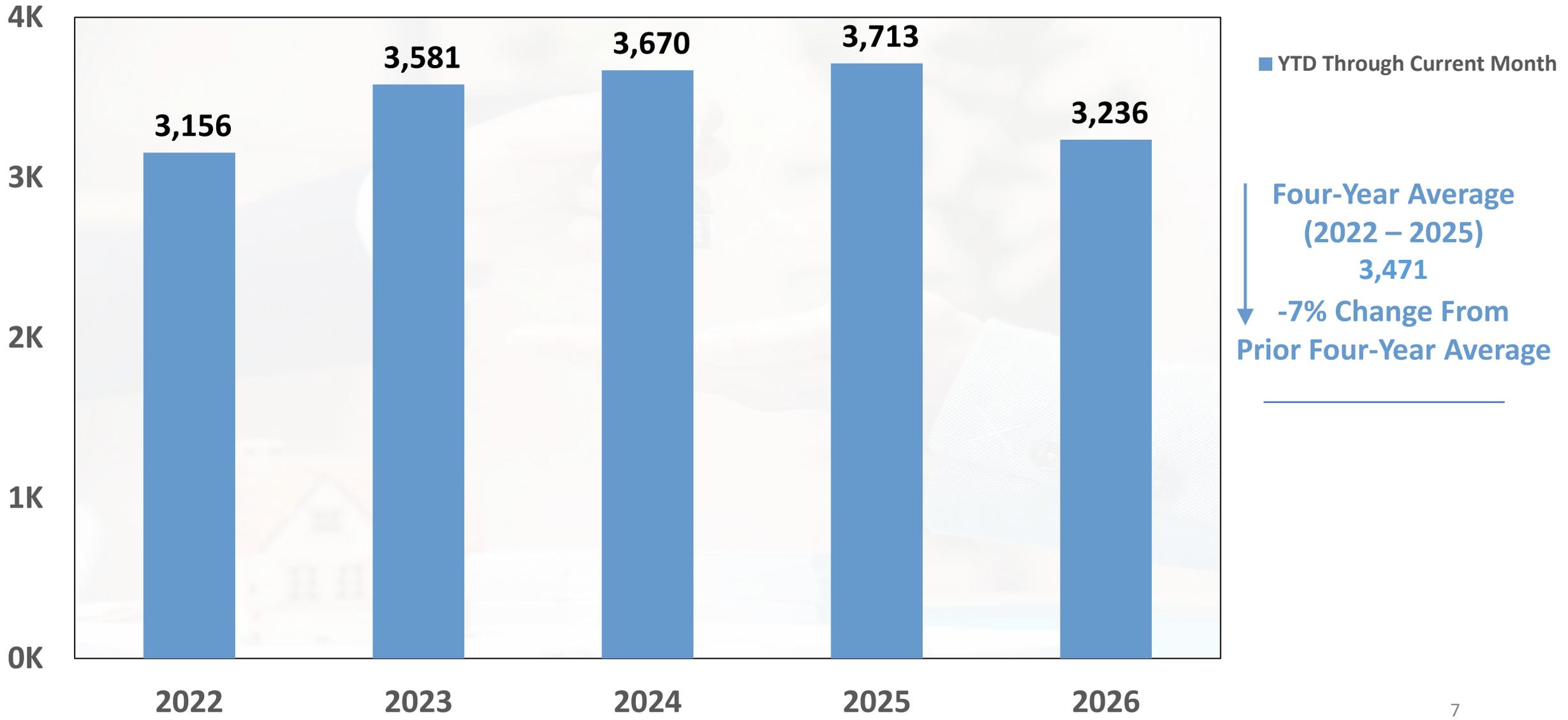
# Total Construction Permits Issued – January 2026 and YTD

Building, Roofing, Fences, Signs, Solar, Manufactured Homes, & Demos

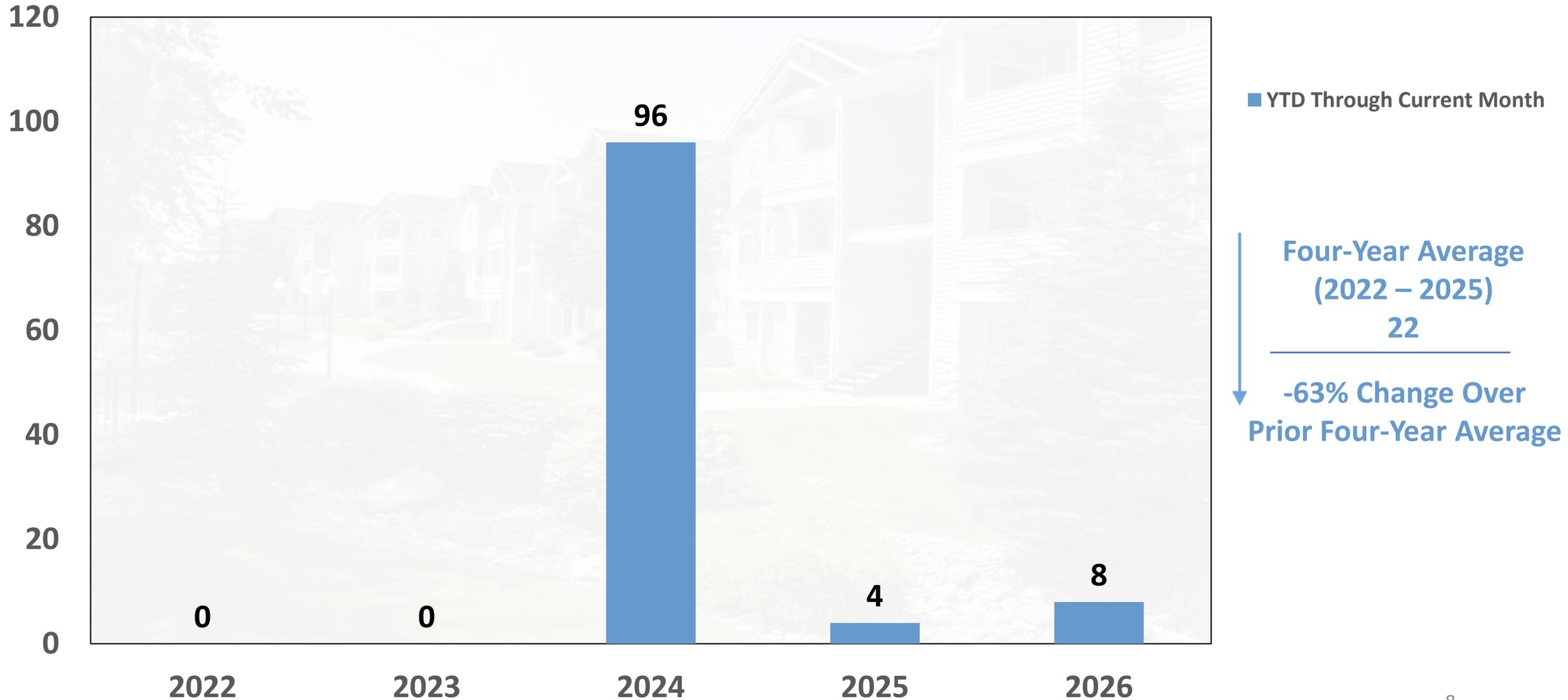


# Inspections Completed - January 2026 and YTD

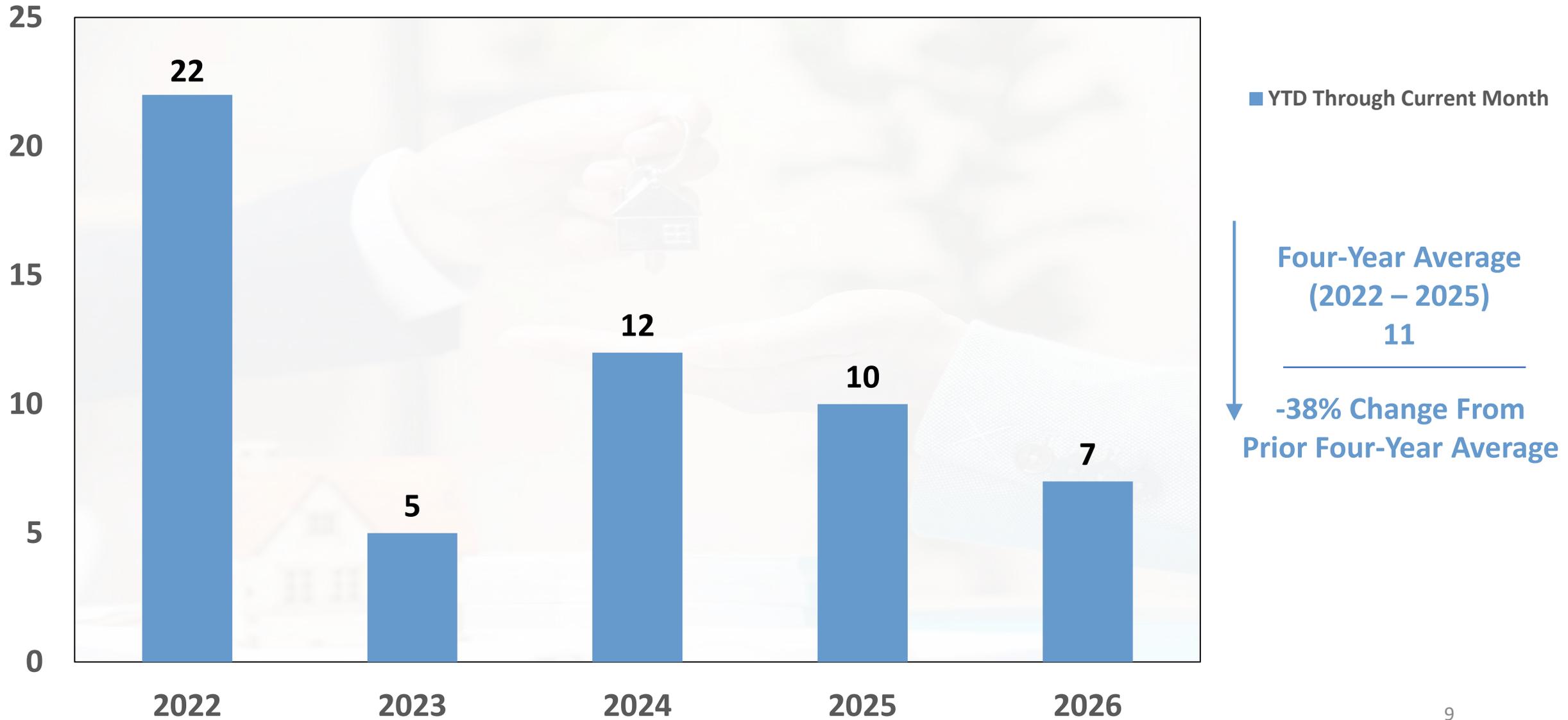
## Building & Engineering Inspections



# Multi-Family Housing Units Permitted – January 2026 and YTD



# Single-Family Residences Permitted - January 2026 and YTD



# Total Residential Units Permitted – 2025 YTD

Building Type	YTD 2022	YTD 2023	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	22	5	12	10	7
Duplex Units	0	6	0	2	4
Multi-Family Residences	0	0	96	4	8
Changes of Use*	2	3	4	2	2
<b>Totals</b>	<b>24</b>	<b>14</b>	<b>112</b>	<b>18</b>	<b>21</b>

Prior Four-Year Average: **42**, -50% change

\* Changes of Use include internal ADU's and conversions that create additional residential units

# Certificates of Occupancy Issued – Housing Totals

Building Type	CO Housing		CO Housing		CO Housing
	COs Issued this Month	Units this Month	COs Issued YTD 2025	Units YTD 2025	Units Since 2020
Single-Family Residences	7	7	7	7	1543
Duplex Units	2	4	2	4	164
Multi-Family Residences	4	14	4	14	2809
Changes of Use*	2	2	2	2	315
<b>Totals</b>	<b>15</b>	<b>27</b>	<b>15</b>	<b>27</b>	<b>4831</b>

# Housing in the Pipeline – January 2026

## Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	50	50
New Duplexes	9	18
New Multi-Family Residences*	20	926
COU's & Remodels Adding Units	5	7
<b>TOTALS</b>	<b>84</b>	<b>1001</b>

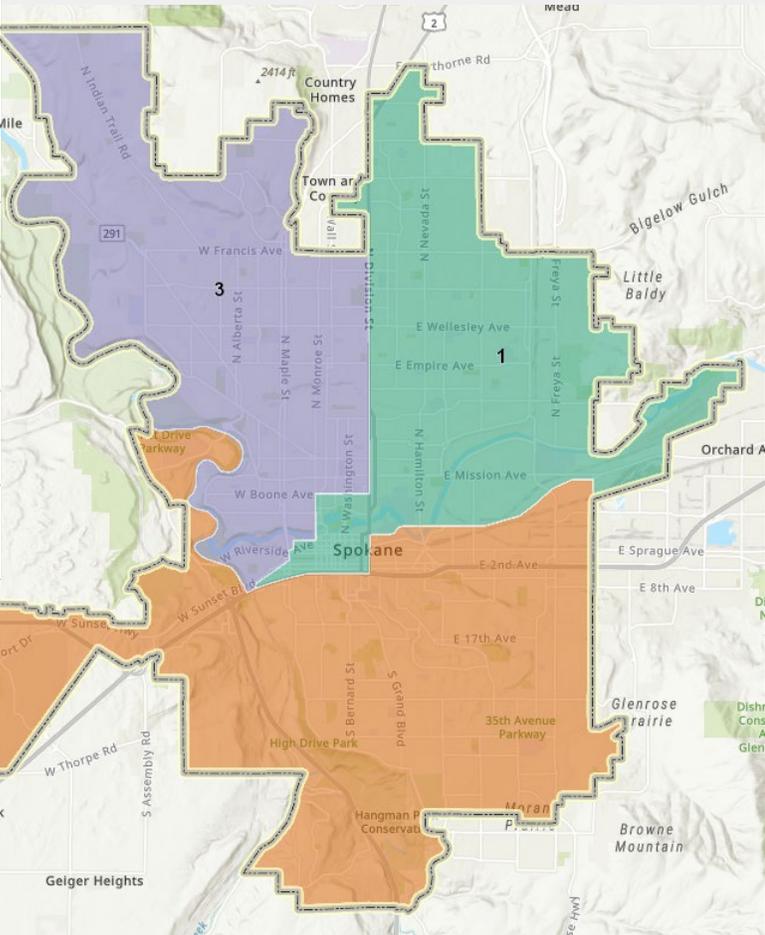
*\* New buildings with 3 or more residential units*

## Future Units Proposed through PDEV/MFTE:

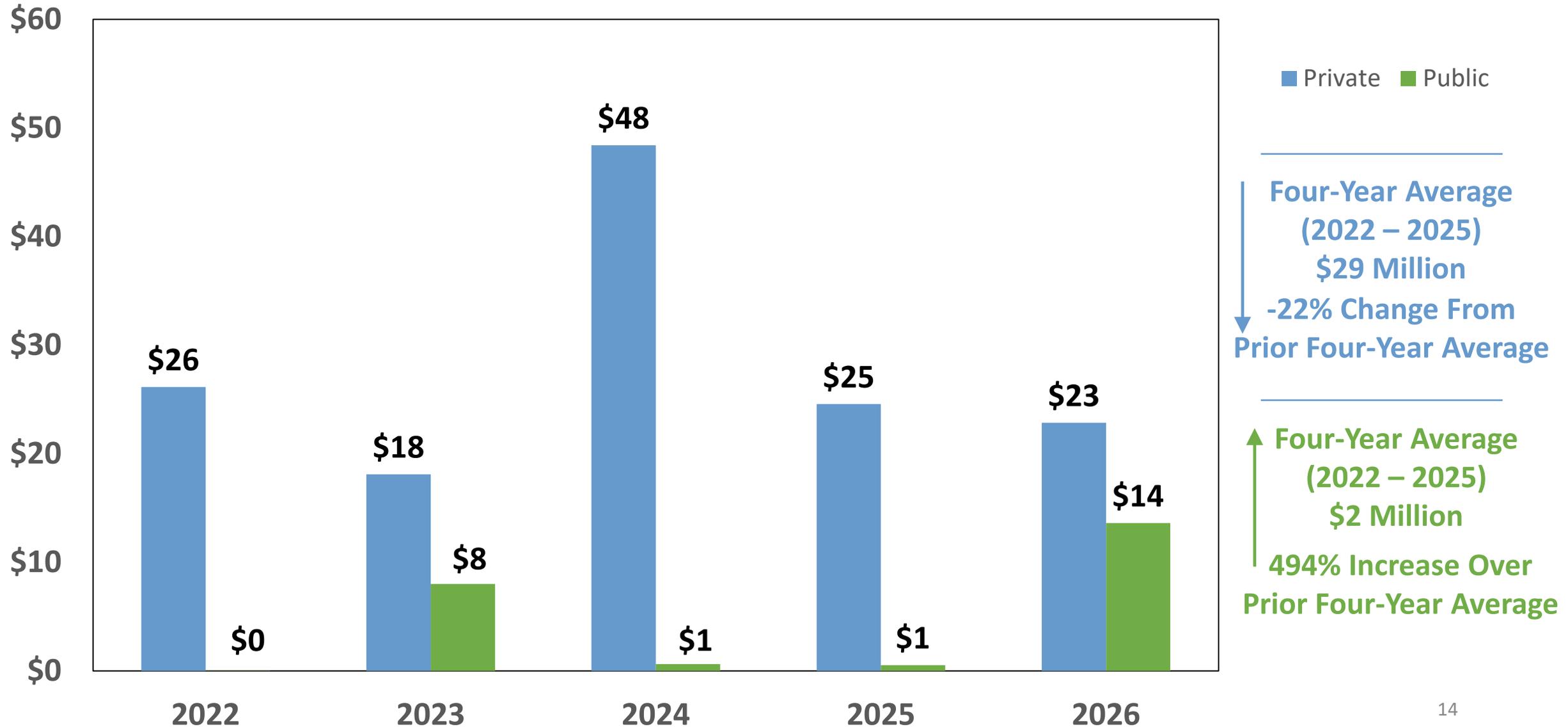
Type	Projects	Units
All Residential Types	47	1477

# Spokane City Council District Information - January 2026

	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	106	66	0	0	\$6,978,788.18
District 2	109	86	16	1	\$20,088,518.08
District 3	113	90	5	1	\$9,386,047.00
Totals	328	242	21	2	\$36,453,353.26



# Public and Private Job Values (\$ Millions) - YTD



# Largest Projects Issued by Construction Valuation – 2026

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Issue Date</i>	<i>Construction Valuation</i>
1	2	3305 W Whistalks	SFCC Lodge Renovation (Bldg 9)		1/21/2026	\$ 7,000,000
2	3	1229-30 W Boone	STA Electrical Upgrades		1/15/2026	\$ 5,106,800
3	2	62 W 7th Ave	SHMC Heart Institute TI		1/5/2026	\$ 4,000,000
4	1	104 E Mission	Chick-Fil-A @ Ruby & Sinto		1/23/2025	\$ 2,003,273
5	2	3122-55 E 10th Ave	10th Avenue Fourplexes Phase 2	8	1/23/2025	\$ 1,800,000
6	1	930 W Spokane Falls	Downtown Zipline		1/7/2026	\$ 1,500,000
6	3	1211 W Gardner	Spokane County Campus Upgrades		1/20/2026	\$ 1,500,000
8	2	2404 S Garfield	Residential Remodel		1/14/2026	\$ 1,015,056
	<i>Last Update:</i> 2/5/2026		<b>Total:</b>	<b>8</b>		<b>\$ 23,925,129</b>

# Largest Projects in Plan Review by Construction Valuation

<i>Rank</i>	<i>Council District</i>	<i>Address</i>	<i>Job Title</i>	<i>Housing Units</i>	<i>Submittal Date</i>	<i>Construction Valuation</i>
1	1	1841 E Upriver	The Riverview Heights	82	1/9/2026	\$ 42,000,000
2	2	2977 W 14th	Prose Apartment Complex*	300	9/18/2023	\$ 41,216,395
3	3	115 W Mission	NODO Normandie*	236	1/18/2024	\$ 36,583,783
4	2	2909 E 37th	Adams Elementary		12/21/2023	\$ 26,000,000
5	2	2720-52 W Elliott	River Family Haven Complex	72	9/19/2025	\$ 17,977,672
6	1	Beacon Hill	The Vistas Townhomes - Phase 3	58	4/19/2024	\$ 15,227,763
7	2	3951 E Garland	ACT Truck Loading Dock		1/14/2026	\$ 14,000,000
8	2	819 S Hatch	Hatch Gardens	97	8/1/025	\$ 13,404,475
9	1	10 N Post	Peyton Building COU*	96	11/2/2023	\$ 12,000,000
10	2	1015 E MLK Jr Way	The District Apartments Bldg 2B	89	3/14/2024	\$ 11,451,125
	<i>Last Update:</i>	2/5/2026	<b>Total:</b>	<b>1030</b>		<b>\$ 229,861,213</b>

Those with an \*asterisk\* have been approved.

# Licensing Code Amendment Benefits

## 1. Code Simplification

- a. Reduces the number of locations expiration regulations can be found.

## 2. Consistency

- a. Boiler Operator and Gas Heating Mechanic Licenses renewal rules will now be identical.
- b. Aligns SMCs 08.02.0204 and 10.29.032 with the amendments previously made to 17G.010.200.

## 3. Modernization:

- a. Includes updated boiler operator names that align with our licensing software, our applications, and the license document.
- b. Updates a referenced fire code in accordance with the currently adopted fire code.