

Development Services Center

February 2026
Permit Report

Tami Palmquist– DSC Director



February 2026 Trends & Highlights

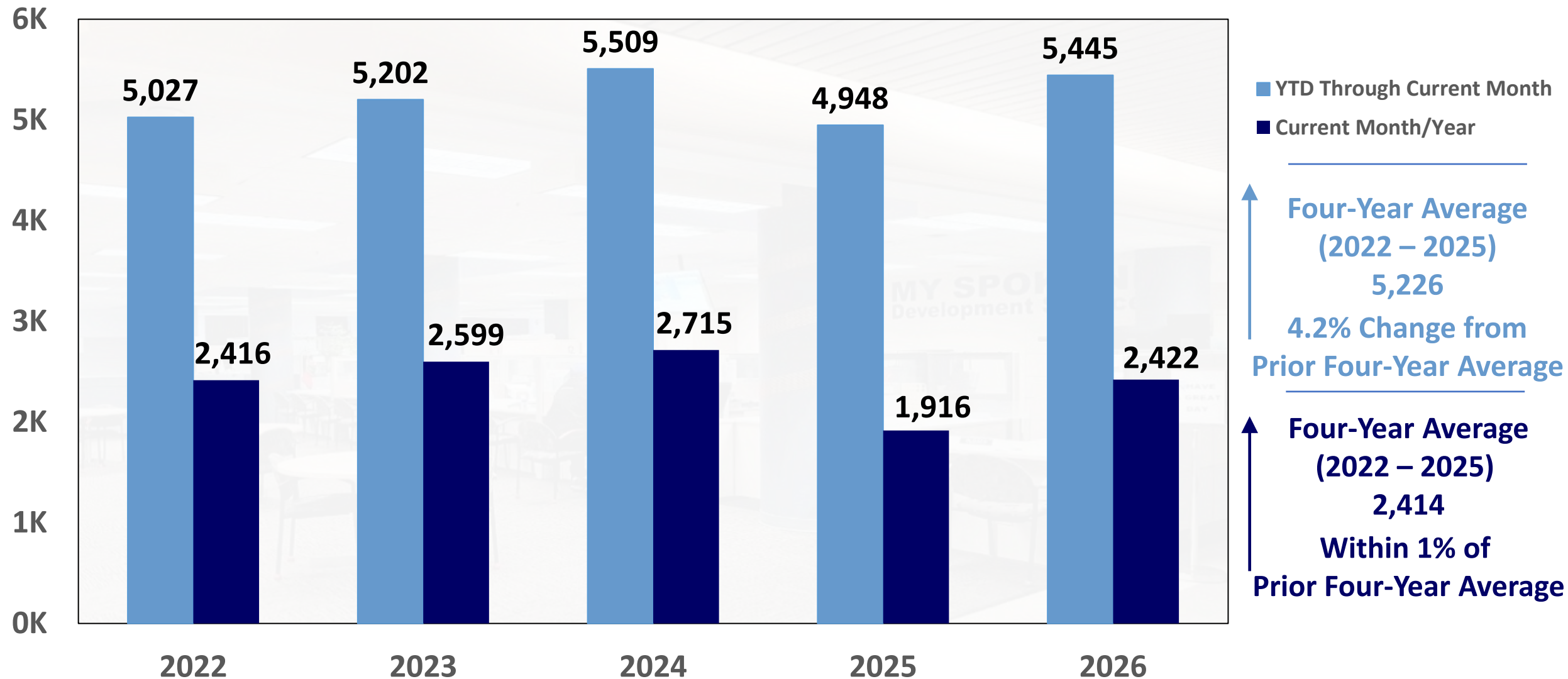
- Issued **\$39.38** million in projects February
 - Brings total YTD valuations to **\$75.85 million**, **78.7%** higher than last years YTD valuations
- Issued a total of **59** new housing units!
 - **80** total units issued YTD, an **81%** increase over last years YTD housing units
 - Issued **St. Agnes Family Haven** 24 units of affordable housing for families through Catholic Charities & 24 affordable units for clients working with Frontier Behavioral Health
 - Total YTD valuation for issued housing units at **\$19.45 million**
- **53** new commercial permit applications opened YTD
 - **212%** increase over 2025 with **17** permits YTD
 - **106%** increase over the previous 5-year average of **25.7** permits
 - Provides a good signal of the strength of this years building season.

February DSC Activity

- LAMA configuration and testing:
 - Go live is set for **March 30th**
 - Testing will finish up **March 6th**
 - Davenport group will make final configurations, and we will be set to go live with the LAMA system
- Code Modernization project underway
 - DSC Staff will meet with consultants on **March 11th**
 - This project aims to remove outdated and contradictory code to provide a better experience for our customers
- DSC staff demonstrate quick and friendly in person customer service:
 - Since the inception of the QueueBert app on October 1st 2025, the DSC has served **2,334** customers, who spent a median time of **20 mins & 30 seconds** with the DSC
 - The median total wait time for a customer in the DSC lobby is **1 minute & 20 seconds**
 - **70%** of customers talk to only **1** department within the DSC and **94.17%** talked with **2** or less departments
 - On average the DSC serves anywhere from **21** to **27** customers per day

Total Permit Applications – February 2026 and YTD

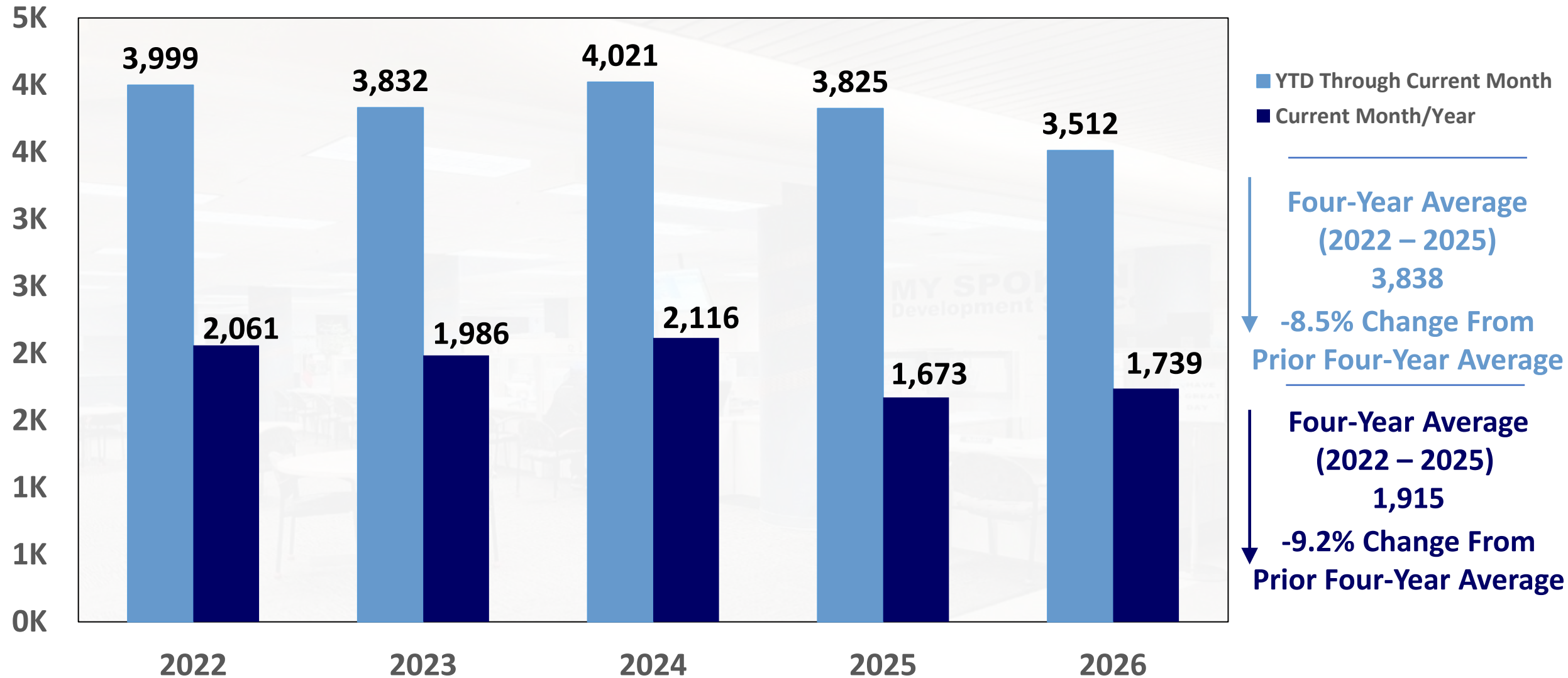
Construction, Trade, Development, Engineering, & Planning



** 2022's totals influenced by 2400 boiler records being added back into our system all at once.*

Total Permits Issued – February 2026 and YTD

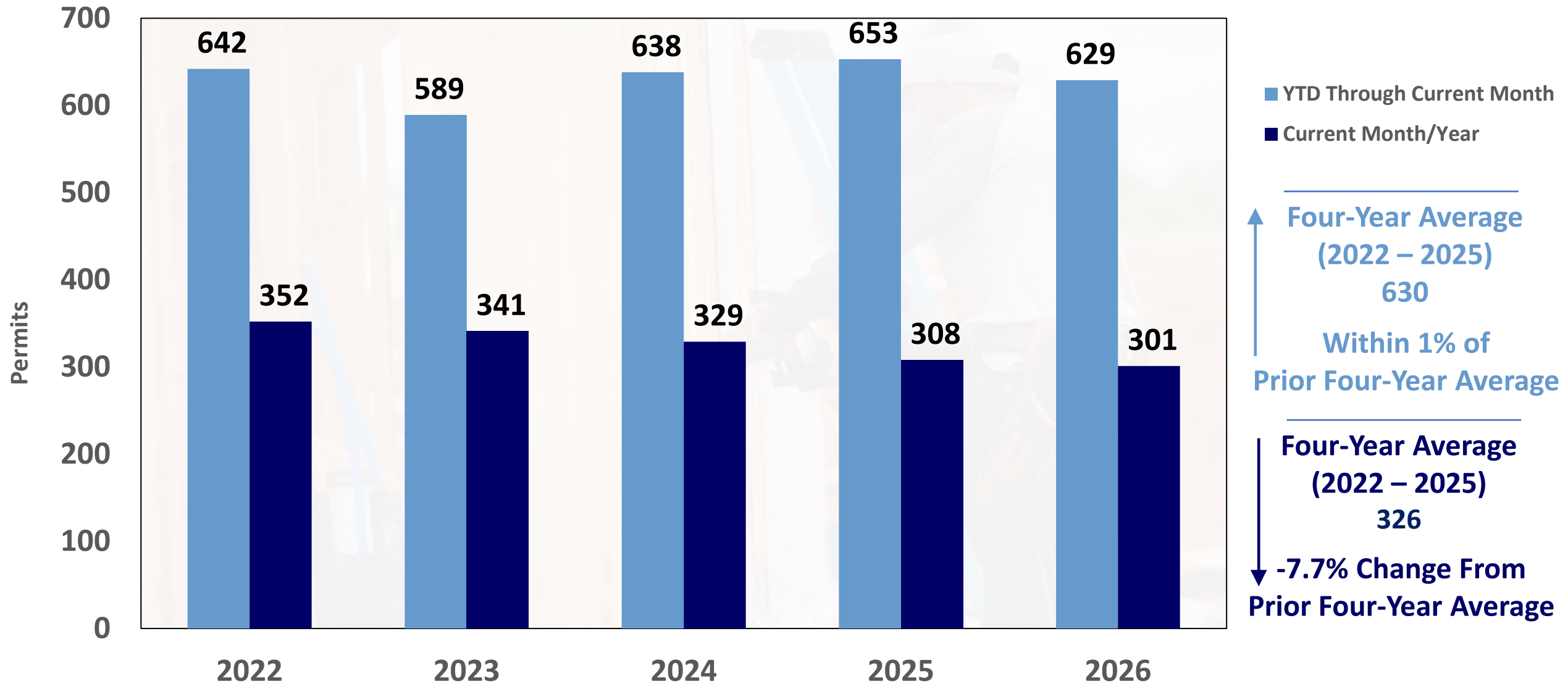
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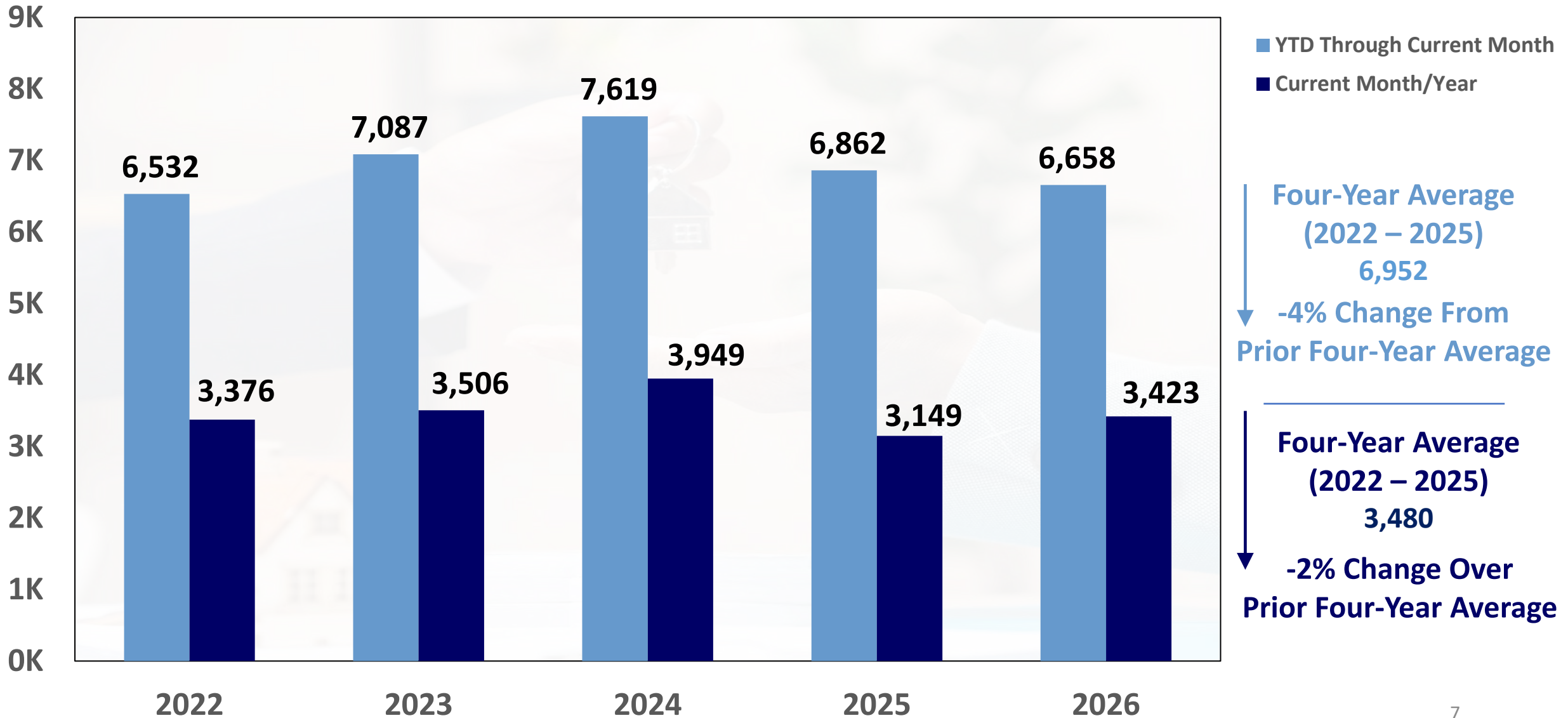
Total Construction Permits Issued – February 2026 and YTD

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

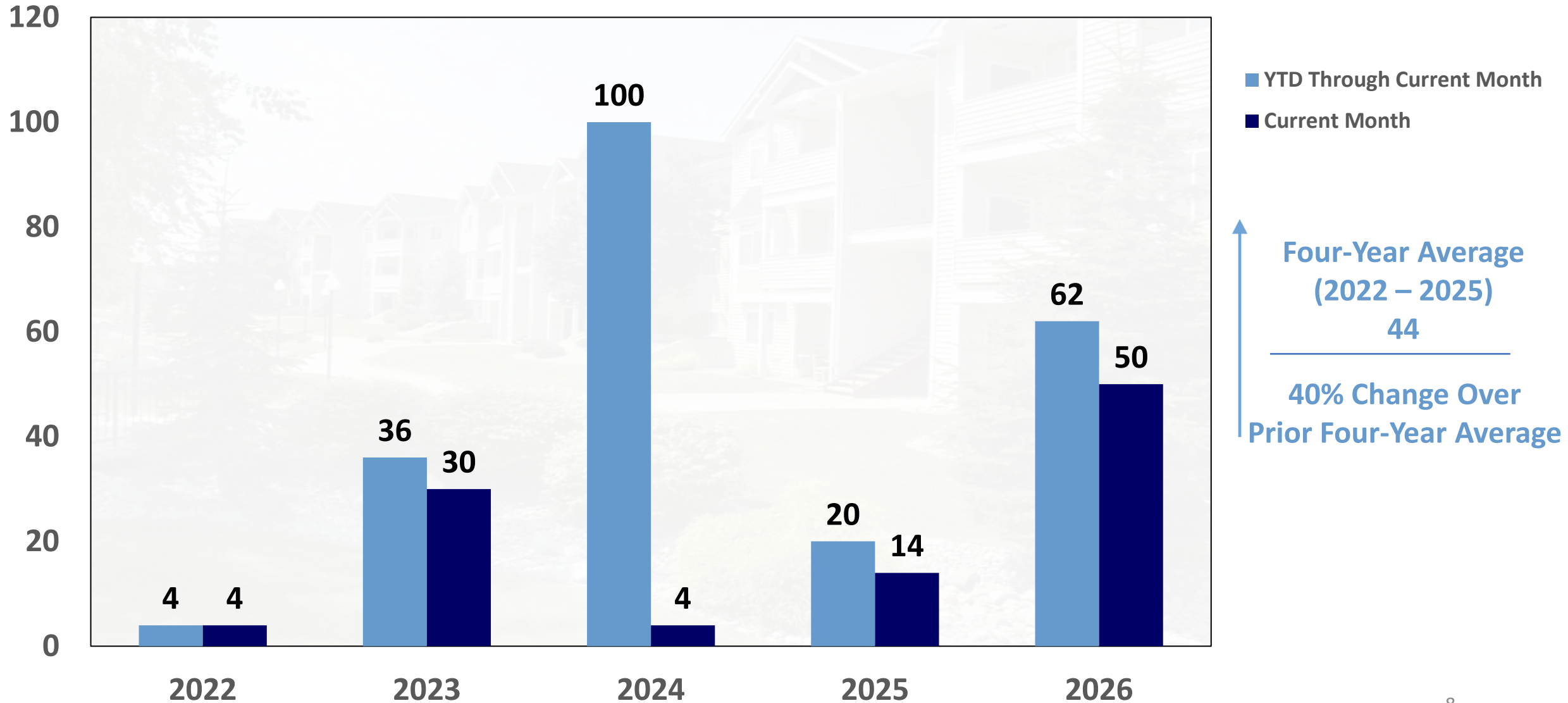


Inspections Completed - February 2026 and YTD

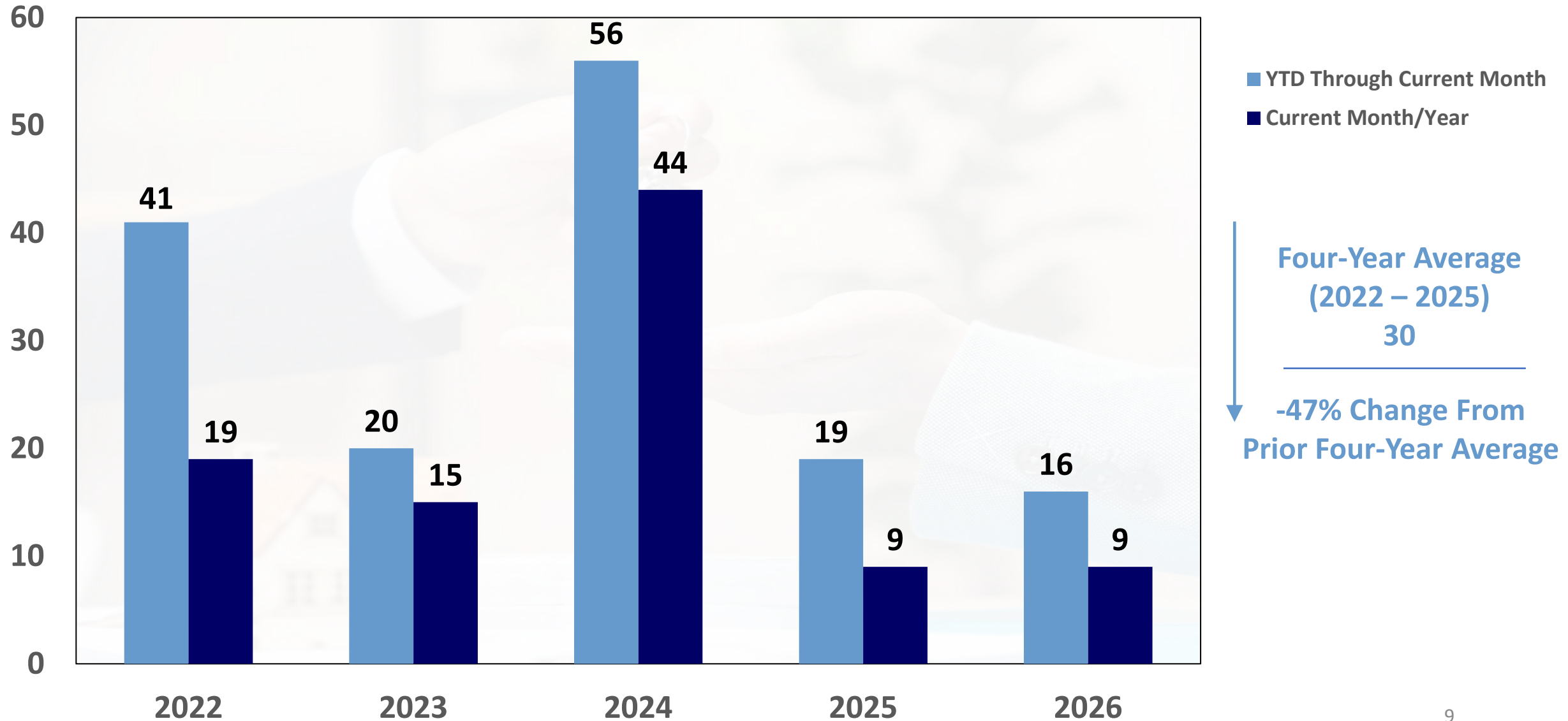
Building & Engineering Inspections



Multi-Family Housing Units Permitted – February 2026 and YTD



Single-Family Residences Permitted - February 2026 and YTD



Total Residential Units Permitted – 2025 YTD

Building Type	YTD 2021	YTD 2022	YTD 2023	YTD 2024	YTD 2025
Single-Family Residences	41	20	56	19	16
Duplex Units	0	12	4	6	6
Multi-Family Residences	4	24	96	14	56
Changes of Use*	4	14	10	5	2
Totals	49	70	166	44	80

Prior Four-Year Average: **82.25**, -3% 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 Units Since 2020
	COs Issued this Month	Units this Month	COs Issued YTD 2026	Units YTD 2026	
Single-Family Residences	15	15	22	22	1560
Duplex Units	1	2	3	6	166
Multi-Family Residences	3	39	7	53	2852
Changes of Use*	2	3	4	5	328
Totals	21	59	36	86	4906

Housing in the Pipeline – February 2026

Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	54	54
New Duplexes	8	16
New Multi-Family Residences*	20	652
COU's & Remodels Adding Units	5	6
TOTALS	87	728

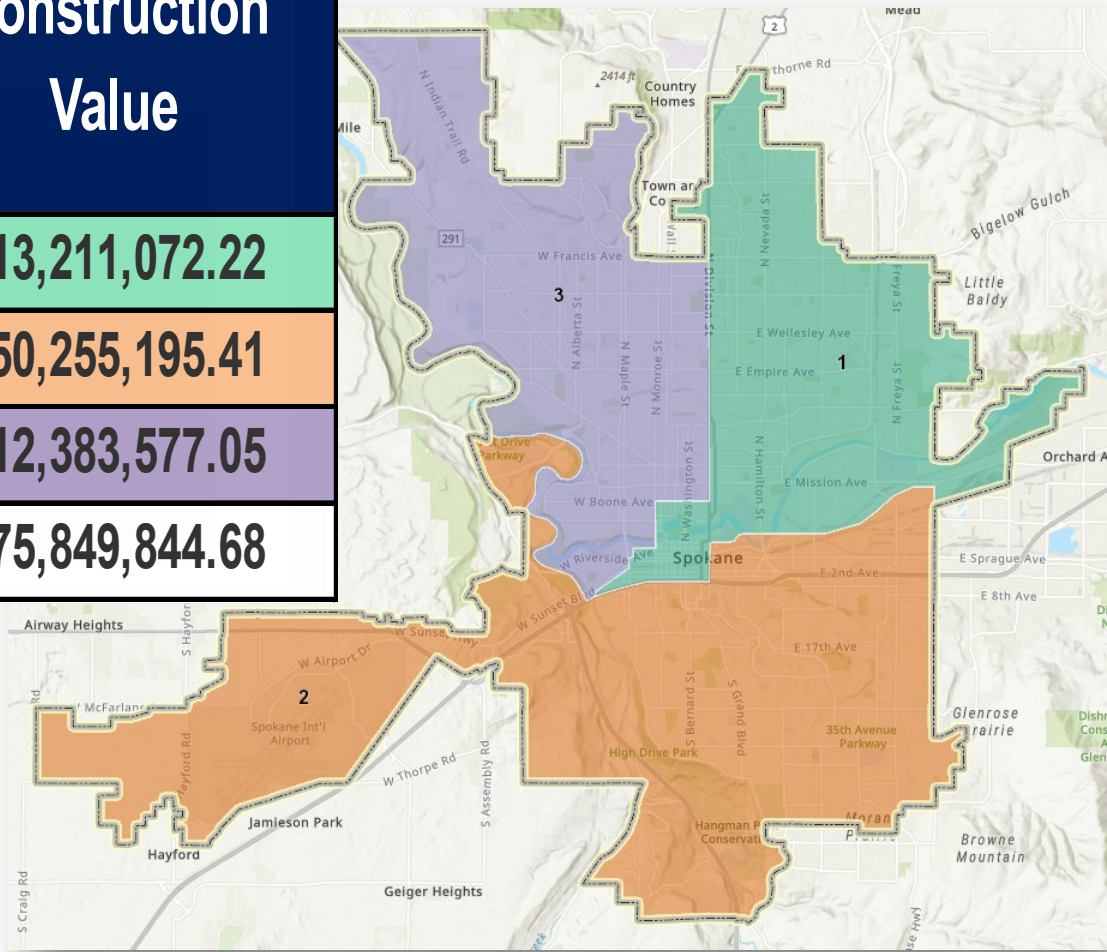
** New buildings with 3 or more residential units*

Future Units Proposed through PDEV/MFTE:

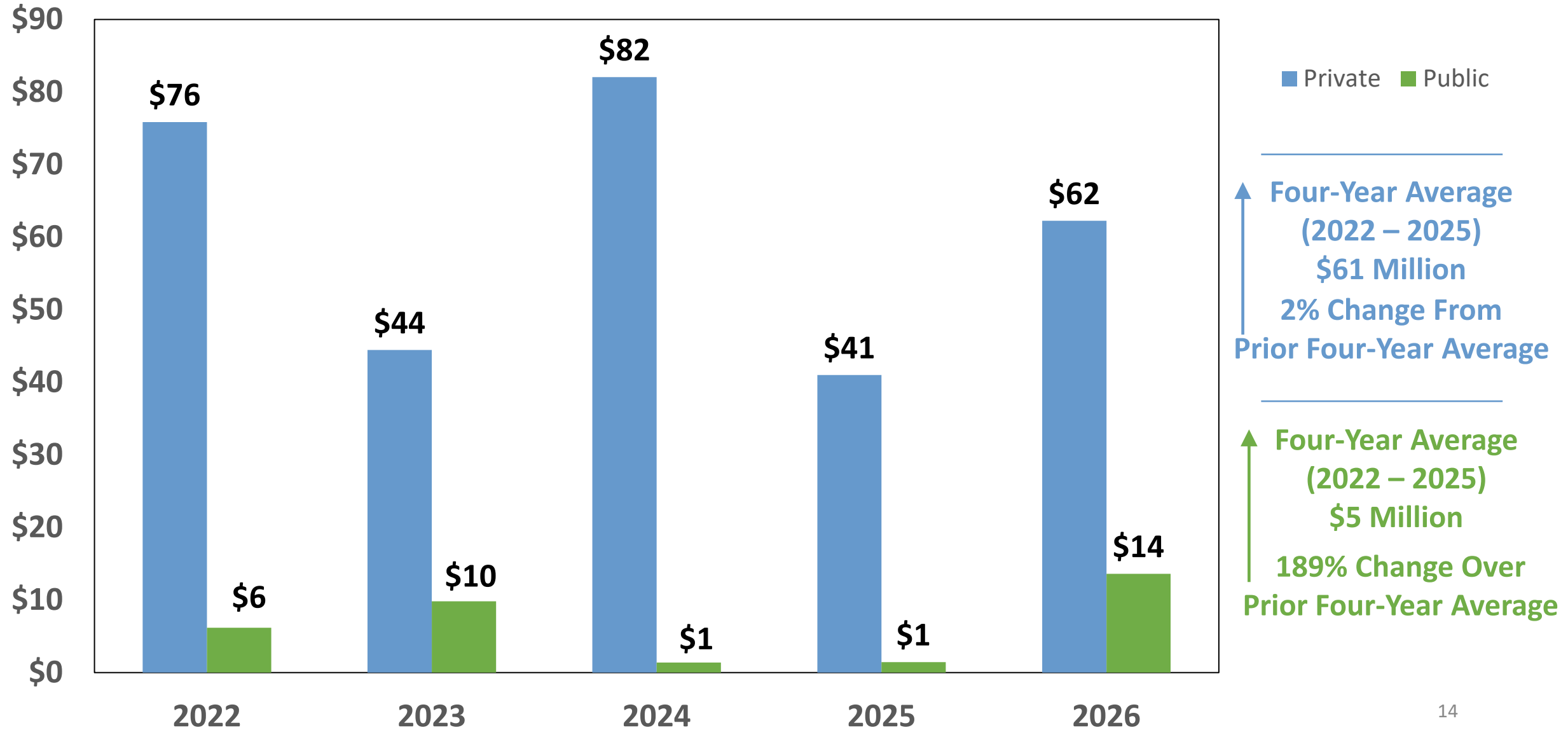
Type	Projects	Units
All Residential Types	48	1865

Spokane City Council District Information - February 2026

	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	192	121	2	0	\$13,211,072.22
District 2	219	160	70	1	\$50,255,195.41
District 3	218	173	7	2	\$12,383,577.05
Totals	629	454	79	3	\$75,849,844.68



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	62 W 7th	SHMC Modernization Phase 1	0	Feb	\$ 9,800,000
2	2	701 S Government	St. Agnes Family Haven	48	Feb	\$ 8,889,518
3	2	3305 W Whistalks	SFCC Lodge Renovation (Bldg 9)	0	Jan	\$ 7,000,000
4	3	1229-30 W Boone	STA Electrical Upgrades	0	Jan	\$ 5,106,800
5	2	799 S Stevens	Inland Imaging Breast Center	0	Feb	\$ 4,900,000
6	2	62 W 7th Ave	SHMC Heart Institute TI	0	Jan	\$ 4,000,000
7	1	104 E Mission	Chick-Fil-A @ Ruby & Sinto	0	Jan	\$ 2,003,273
8	2	3122-55 E 10th Ave	10th Avenue Fourplexes Phase 2	8	Jan	\$ 1,800,000
9	1	930 W Spokane Falls	Downtown Zipline	0	Jan	\$ 1,500,000
9	3	1211 W Gardner	Spokane County Campus Upgrades	0	Jan	\$ 1,500,000
	<i>Last Update:</i>	3/10/2026	Total:	56		\$ 46,499,590

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 2	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	3	1168 N Cedar	Spo County Crisis Relief Center		2/6/2026	\$ 11,500,000
	<i>Last Update:</i>	3/10/2026	Total:	941		\$ 229,910,088

Those with an *asterisk* have been approved.