Development Services Center

August 2026
Permit Report

Tami Palmquist – DSC Director

August 2026 Trends & Highlights

- Permitted **$48.30 million** in projects in August.
  - Brings total YTD job values to **$517.48 million.**
    - Over half a billion in projects issued with 4 months left in 2026.

- Permitted **81** new housing units in August.
  - **782** housing units permitted YTD.
  - Surpassed the **744** units issued in all of 2025.
  - 616 multifamily units - **3rd highest** multifamily units issued since **1993.**

- Recovery efforts begin on properties affected by the Old Trails fire.
  - **68** demolition permits have been opened on **12.73**% of destroyed properties.
  - 1st permit issued to rebuild a single-family home on August 25th.
  - 3 additional single-family homes are in Plan Review
  - As many as **32** roofing permits have been pulled <u>near</u> the fire zone due to possible damage from embers landing on roofs.

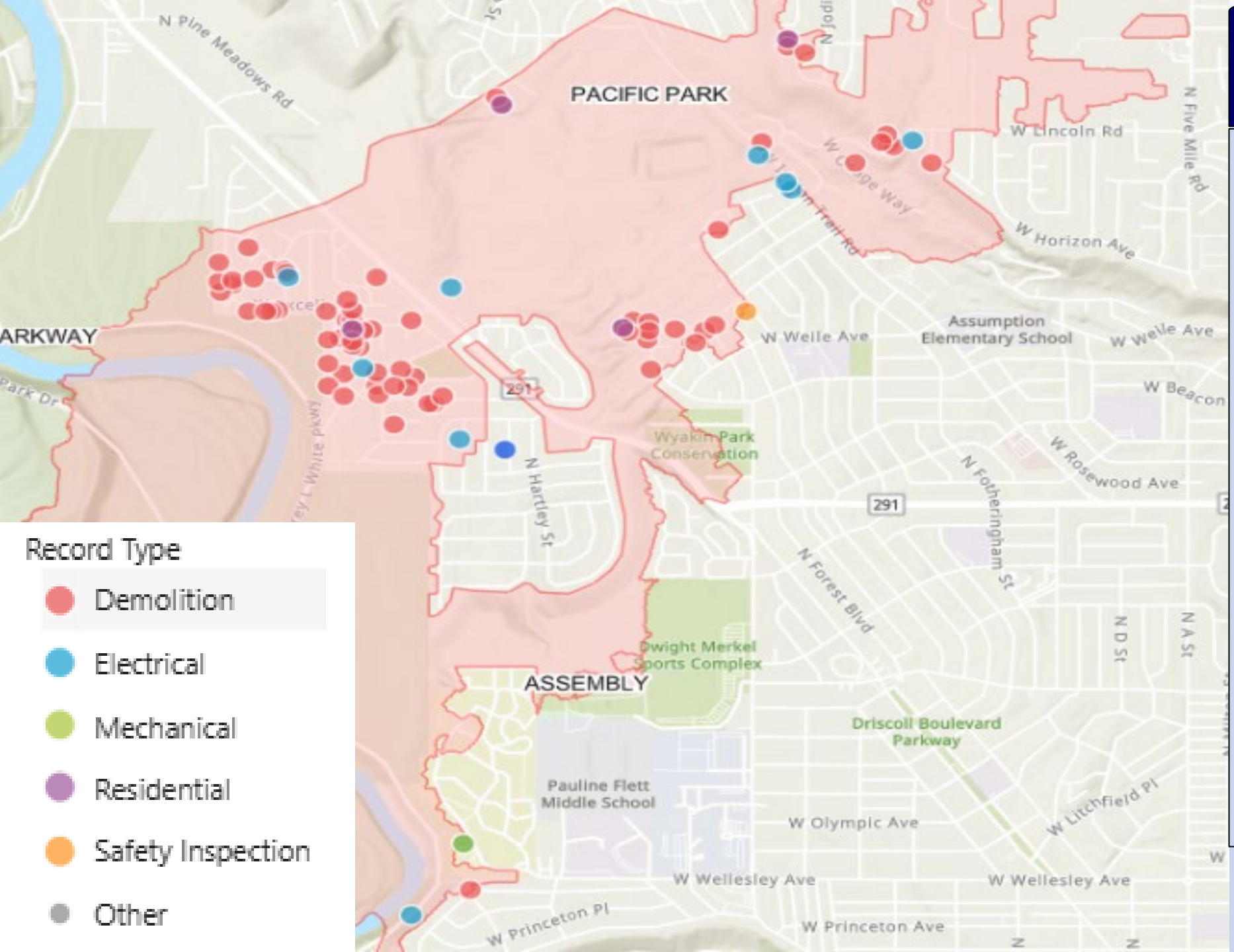
August DSC Activity

- LAMA Configuration and Testing:
  - Testing continues, though slower due to response to fires.

- DSC and CED officials continue to attend meetings to keep the community informed about the rebuild process.

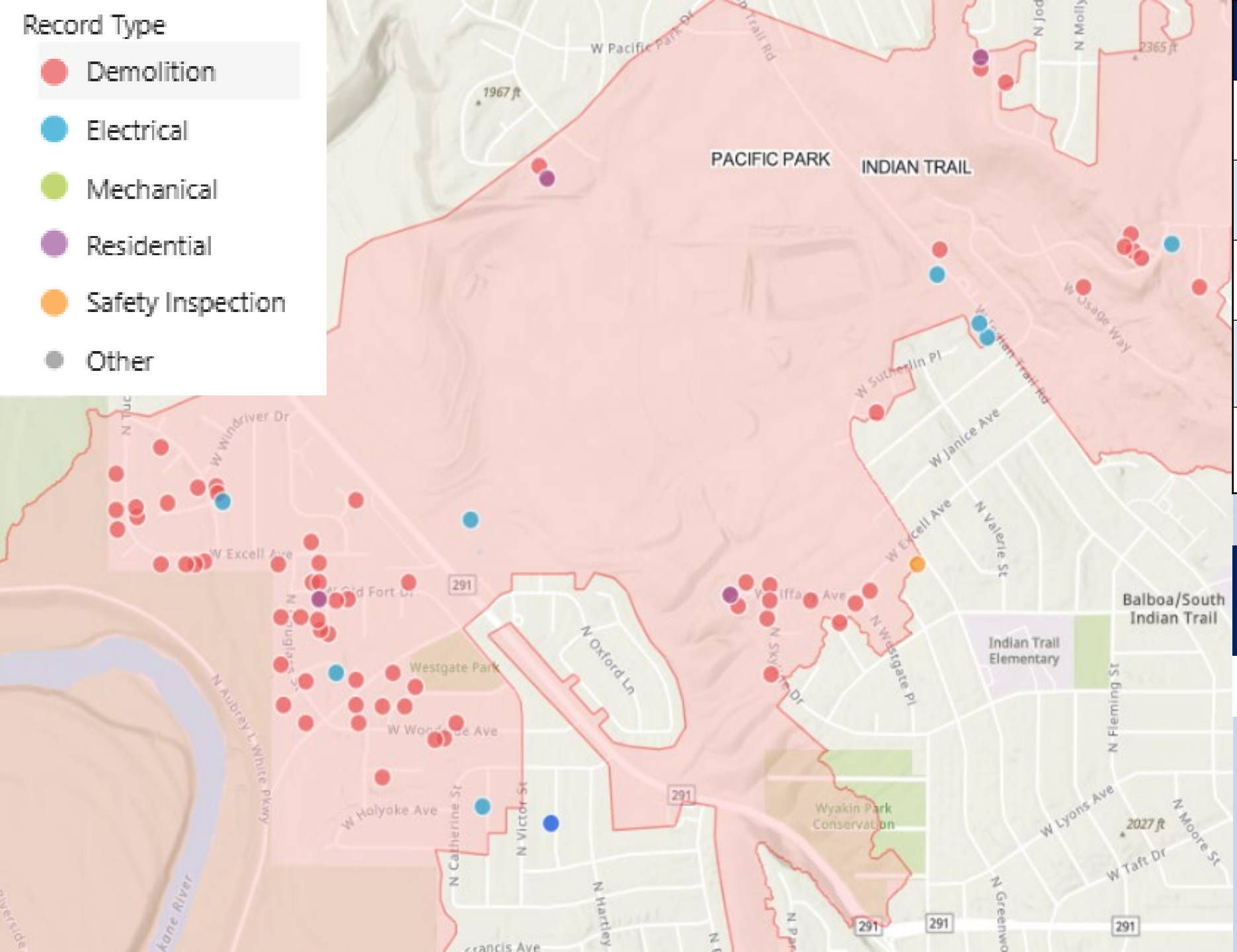
- DSC officials work on improving the Wildland Urban Interface (WUI) Code.
  - WUI code determines the minimum regulations for building in areas at risk of wildfire in order to safeguard life and property.
  - The intent is to use the Old Trails recovery to find out what works and how we can rebuild safer without making recovery harder for homeowners.
  - Findings so far have possibly indicated that roofs with larger eaves and wood fences directly abutting the house increased the risk of a loss or damage.

Old Trails Fire Permits



Demolition Permits: Opened to permit the deconstruction and removal of material from a site. Requires hazardous material and asbestos abatement before issuance, along with sewer and water capping permits.

Electrical Permits: Most electrical permits here are pulled for the installation of a temp power pole on site, to aid in the reconstruction.

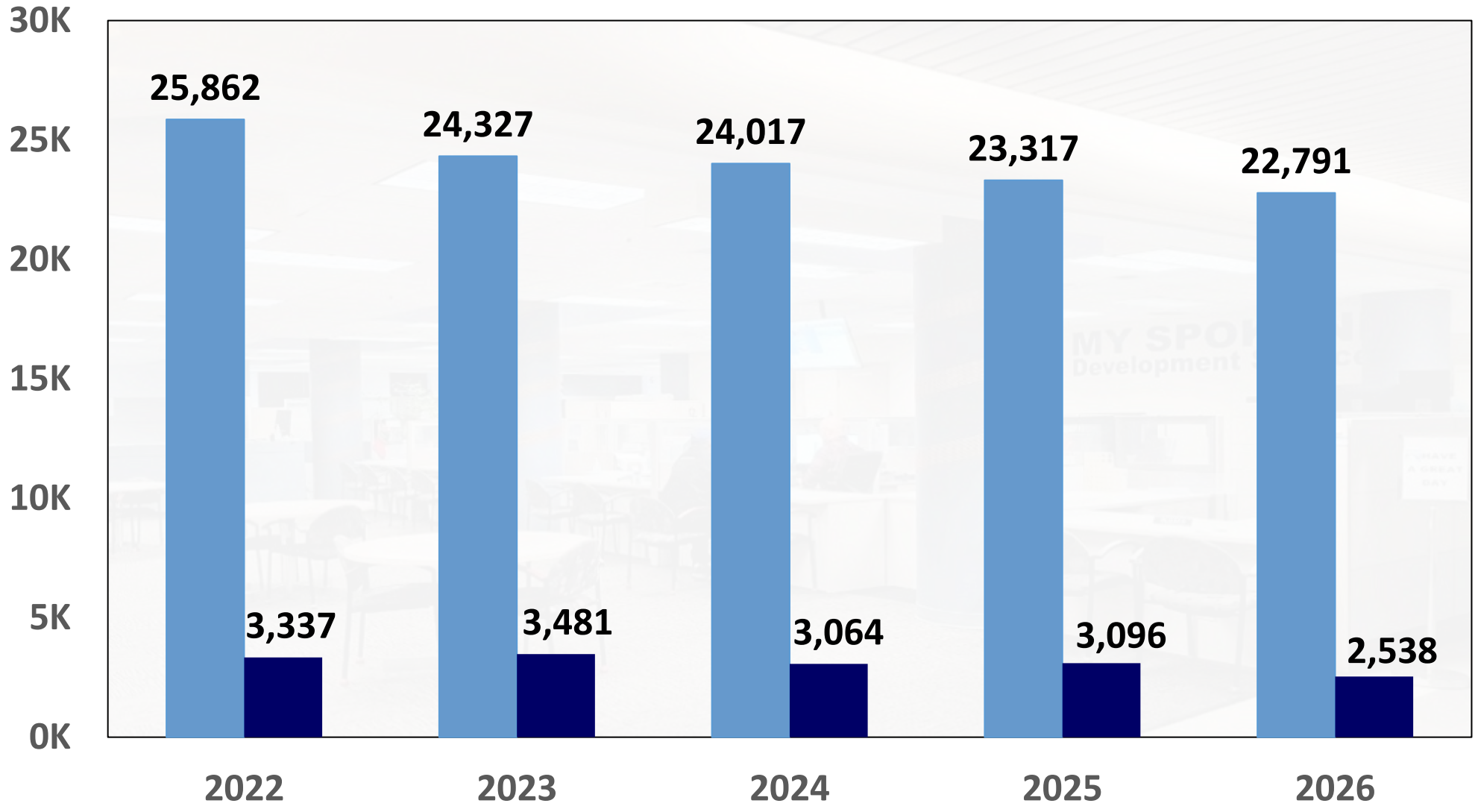


Permit Type	Total Permits
Demolition	45
Electrical	10
Mechanical	1
Residential	1
Safety Inspection	1

Total Housing Units Destroyed
524

Total Permit Applications – August 2026 and YTD

Construction, Trade, Development, Engineering, & Planning



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 24,381

-6.5% Change from Prior Four-Year Average

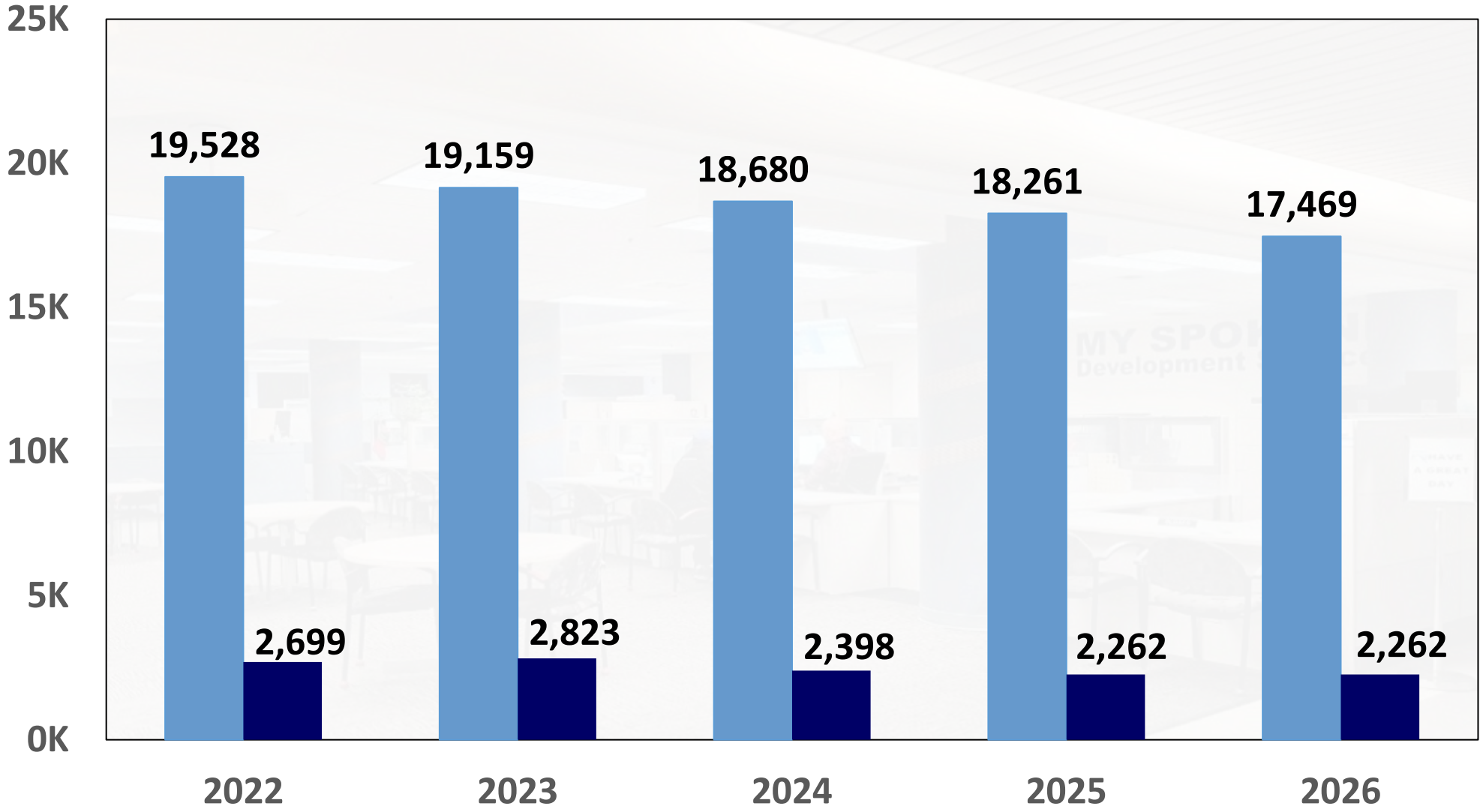
Four-Year Average (2022 – 2025) 3,245

-21.8% Change from Prior Four-Year Average

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

Total Permits Issued – August 2026 and YTD

Construction, Trade, Development, Engineering, & Planning



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 18,907

-7.6% Change From Prior Four-Year Average

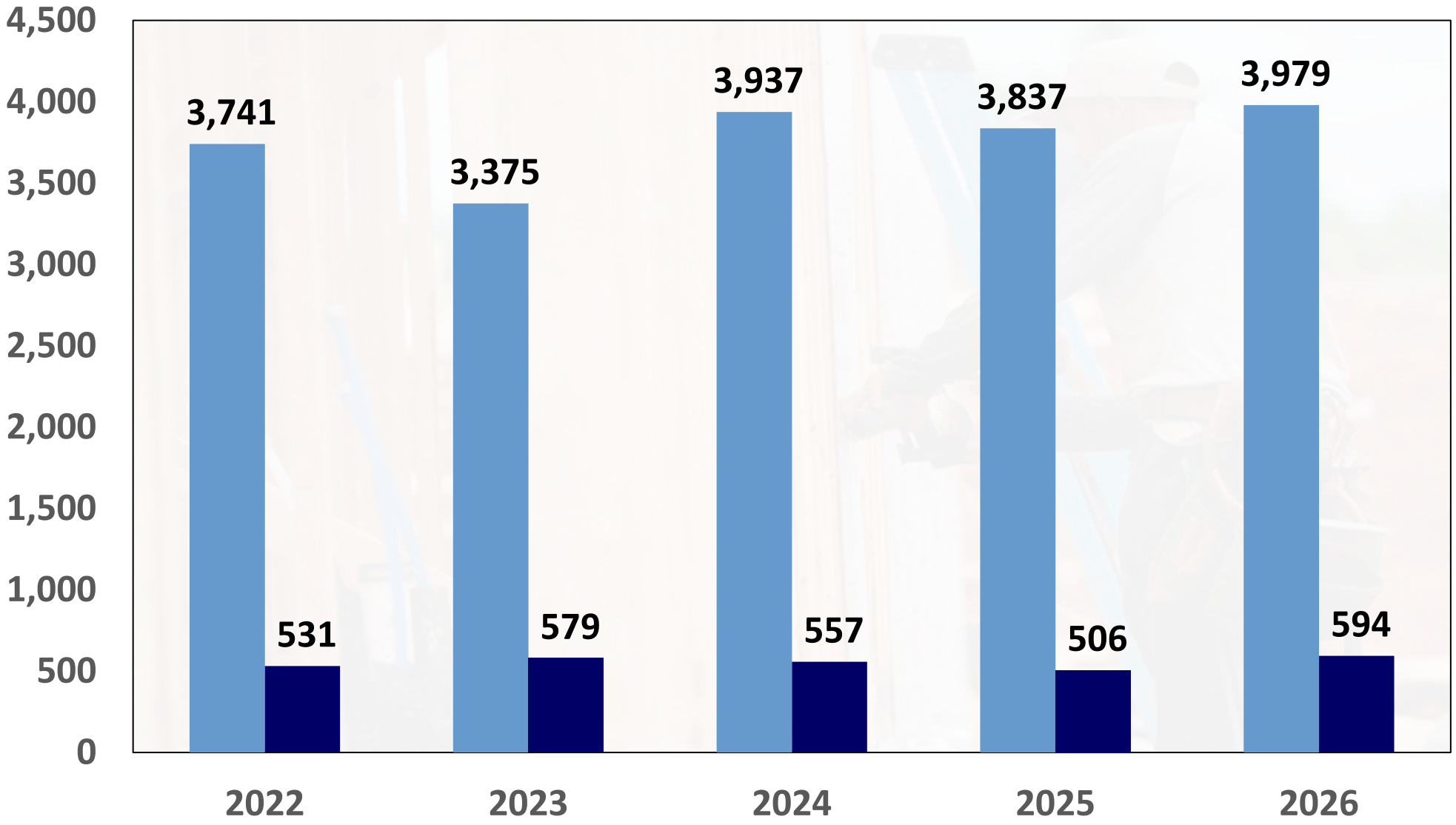
Four-Year Average (2022 – 2025) 2,546

-11.1% Change From Prior Four-Year Average

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

Total Construction Permits Issued – August 2026 and YTD

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



YTD Through Current Month

Current Month/Year

Four-Year Average (2022 – 2025) 3,723

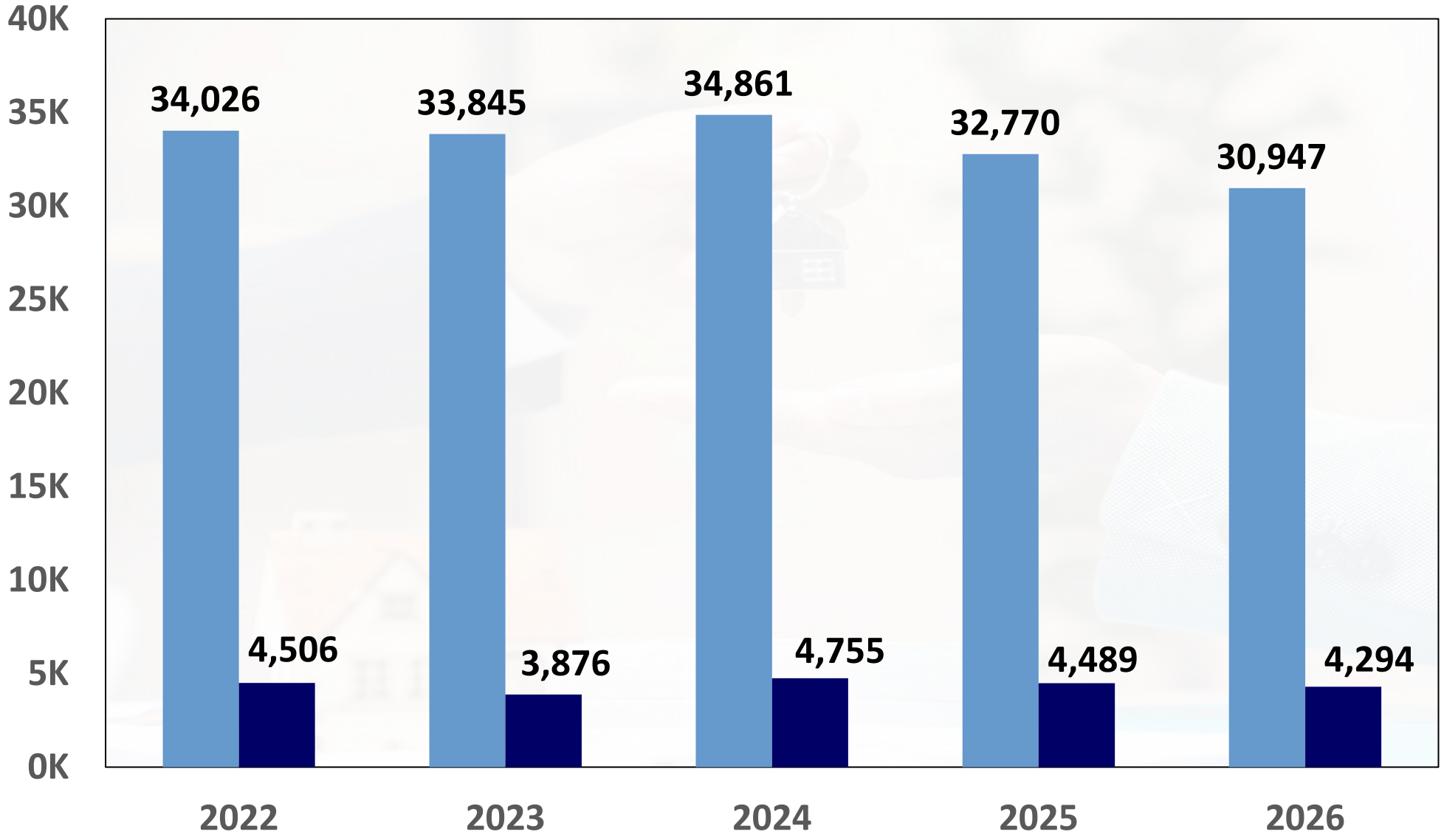
6.9% from Prior Four-Year Average

Four-Year Average (2022 – 2025) 543

9.3% from Prior Four-Year Average

Inspections Completed - August 2026 and YTD

Building & Engineering Inspections



YTD Through Current Month

Current Month/Year

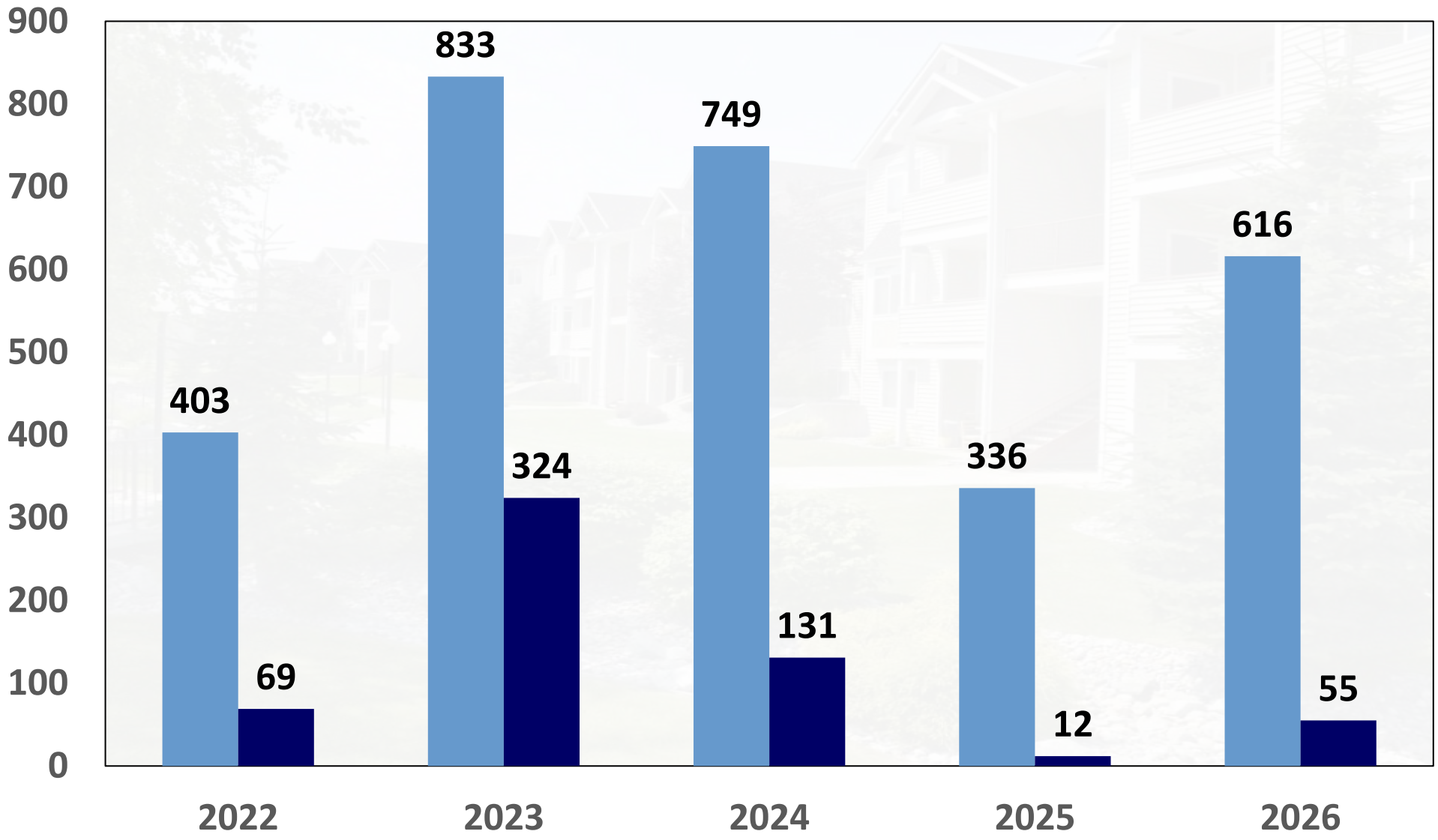
Four-Year Average (2022 – 2025) 33,876

-9% Change From Prior Four-Year Average

Four-Year Average (2022 – 2025) 4,407

-3% Change Over Prior Four-Year Average

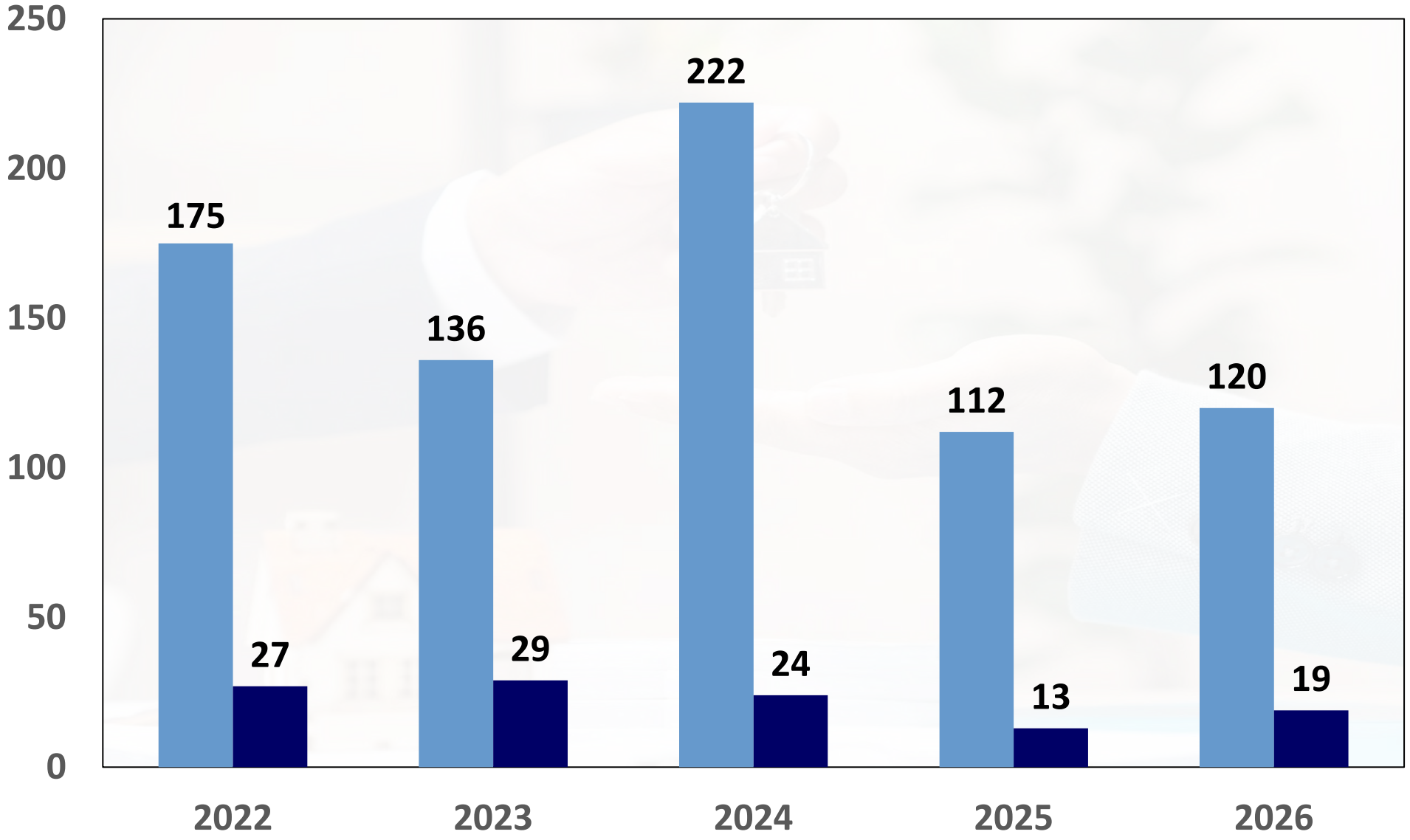
Multi-Family Housing Units Permitted – August 2026 and YTD



Four-Year Average
(2022 – 2025)
580

6% Change Over
Prior Four-Year Average

Single-Family Residences Permitted - August 2026 and YTD



Four-Year Average
(2022 – 2025)
161

-26% Change From
Prior Four-Year Average

Total Residential Units Permitted – 2026 YTD

Building Type	YTD 2022	YTD 2023	YTD 2024	YTD 2025	YTD 2026
Single-Family Residences	175	136	222	112	120
Duplex Units	2	40	28	34	34
Multi-Family Residences	403	833	749	336	616
Changes of Use*	111	37	24	37	12
Totals	**691**	**1046**	**1023**	**519**	**782**

Prior Four-Year Average: **862**, -9% change

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

Housing Units – August 2026 and YTD

Building Type	Permitted Housing Units August	CO Housing Units August	Permitted Housing Units YTD 2026	CO Housing YTD 2026
Single-Family Residences	19	8	120	139
Duplex Units	2	2	34	36
Multi-Family Residences	55	4	616	248
Changes of Use*	5	7	12	29
Totals	**81**	**21**	**782**	**452**

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

Housing in the Pipeline – August 2026

Residential Units Currently in Plan Review

Type	Projects	Units
New Single-Family Residences	58	58
New Duplexes	8	16
New Multi-Family Residences*	33	681
COU's & Remodels Adding Units	7	100
TOTALS	**106**	**855**

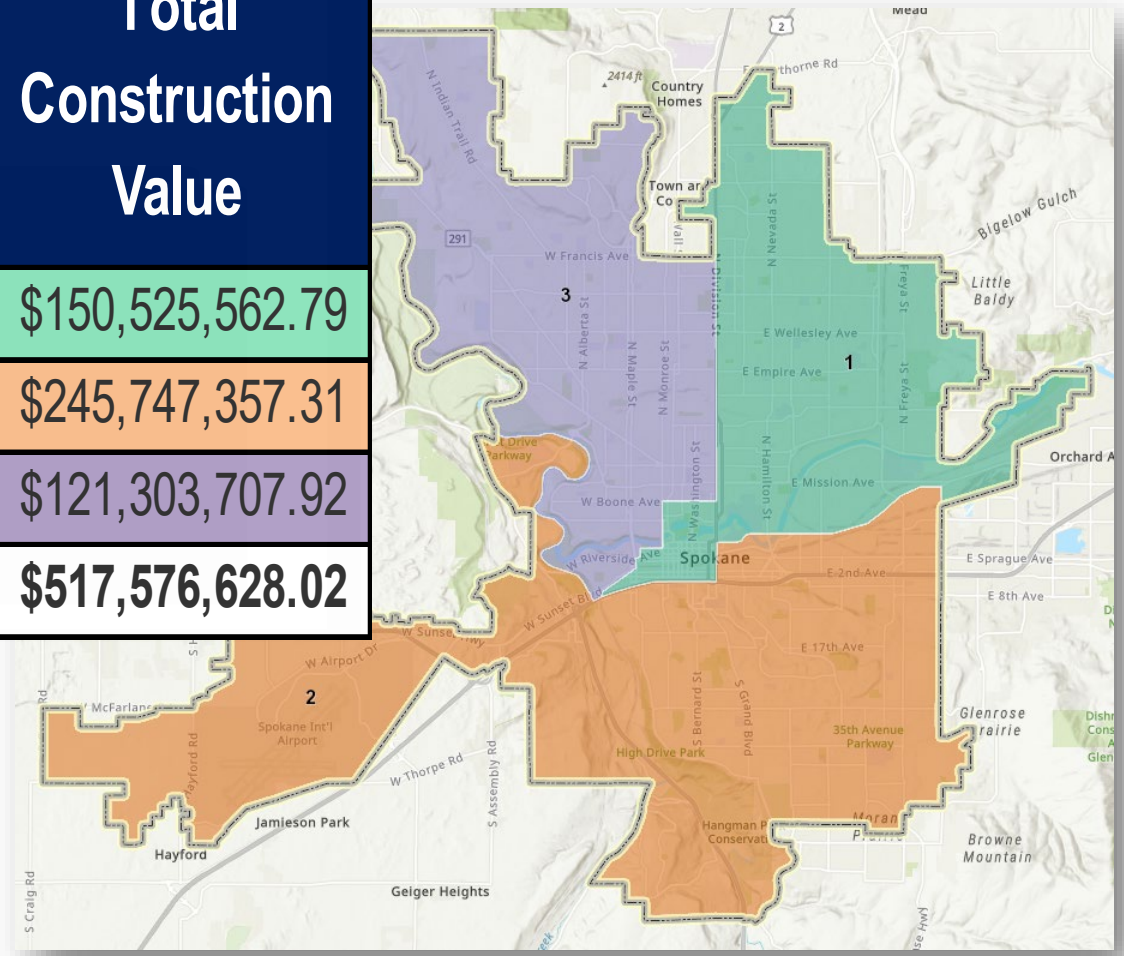
** New buildings with 3 or more residential units*

Future Units Proposed through PDEV/MFTE:

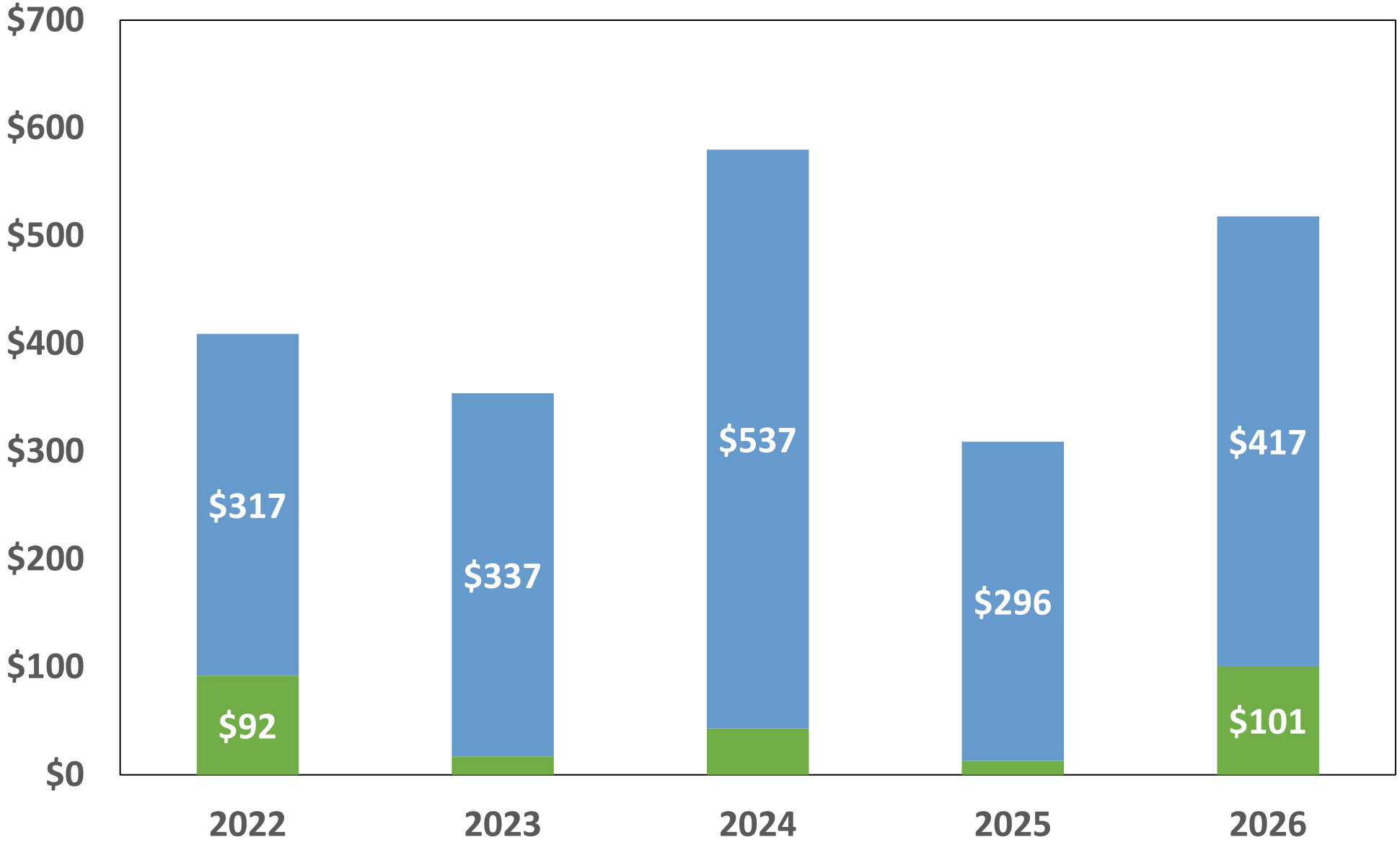
Type	Projects	Units
All Residential Types	**48**	**1330**

Spokane City Council District Information - August 2026

	Building Permits Issued	Residential Remodel Count	Residential Units	ADUs	Total Construction Value
District 1	1143	738	143	3	$150,525,562.79
District 2	1405	990	307	11	$245,747,357.31
District 3	1432	1145	332	9	$121,303,707.92
Totals	**3980**	**2873**	**782**	**23**	**$517,576,628.02**



Public and Private Job Values ($ Millions) - YTD



Four-Year Average (2022 – 2025) $372 Million

12% Change From Prior Four-Year Average

Four-Year Average (2022 – 2025) $41 Million

145% Change Over Prior Four-Year Average

Largest Projects Issued by Construction Valuation – 2026

Rank	Council District	Address	Job Title	Housing Units	Issue Date	Valuation
1	1	1841 E Upriver	The Riverview Heights	82	Jul	$ 42,000,000
2	3	115 W Mission	NODO Normandie	236	Apr	$ 36,583,784
3	2	2909 E 37th	Adams Elementary	0	Mar	$ 27,300,000
4	2	101 W 8th Ave	Providence SHMC Op Rooms	0	Jul	$ 21,406,453
5	2	2720-52 W Elliott	River Family Haven Complex	72	Jul	$ 20,977,673
6	1	3951 E Garland	ACT Truck Loading Dock	0	Jun	$ 14,000,000
7	3	1168 N Cedar	Spo County Crisis Relief Center	0	May	$ 11,500,000
8	**1**	**1777 E Upriver Dr**	**The Crest at Riverview Apartments**	**31**	**Aug**	**$ 10,455,258**
9	1	850 E Spokane Falls	EWU Dental Addition & Remodel	0	May	$ 10,000,000
10	2	62 W 7th	SHMC Modernization Phase 1	0	Feb	$ 9,800,000
			Total	**421**		**$ 204,023,168**

Largest Projects in Plan Review by Construction Valuation

Rank	Council District	Address	Job Title	Housing Units	Submittal Date	Valuation
1	3	1175 W Summit	Kendall Yards Podium	200	7/16/2026	$ 71,418,571.70
2	1	Beacon Hill	The Vistas Townhomes* - Phase 3	43	4/19/2024	$ 15,227,762.88
3	2	819 S Hatch	Hatch Gardens	97	8/1/2025	$ 13,404,474.83
4	1	10 N Post	Peyton Building COU*	96	3/12/2024	$ 12,000,000.00
5	1	643 N Riverpoint	Riverpoint Multifamily	64	2/10/2025	$ 10,000,000.00
6	1	2607 S Ray	Bethany Apartments	22	3/31/2026	$ 7,600,000.00
7	2	1404 W Mallon	Cancer Can't Lodge*	10	2/24/2026	$ 6,500,000.00
8	3	1727 E Hartson	The Threshold	43	5/11/2026	$ 6,222,124.00
9	**2**	**9000 W Airport**	**SIA TREX Central Hall-Bag Claim**	**0**	**8/18/2026**	**$ 6,000,000.00**
10	2	1620 N River Ridge	Redband MF Bldgs C & D*	48	3/25/2024	$ 5,717,566.40
			Total	**623**		**$ 154,090,500**

Those with an *asterisk* have been approved.