



## Ivory-Boyer

# CONSTRUCTION DATABASE

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The Kem C. Gardner Policy Institute, in partnership with the Ivory-Boyer Real Estate Center, tracks building permit activity across the state, publishing the quarterly Ivory-Boyer Construction Report and maintaining the Ivory-Boyer Construction Database.

The construction report provides in-depth analysis of both residential and non-residential trends. The public-use database contains 40 years of detailed monthly permit data for Utah localities. Real estate professionals, planners, economists, researchers, business leaders, and public officials rely on the report and database to make informed decisions.

### **About the Data:**

The data for the Ivory-Boyer Construction Database is collected directly from the permit issuing entities for each city and county. Each issuing entity reports via a monthly survey or through contact with research analysts at the Gardner Policy Institute. Non-responses are supplemented via secondary sources and are periodically updated and assessed for accuracy until primary data is made available. As of 2018, the database collects permit data for 201 cities and 29 counties across the State of Utah. This data is available online at the county level from 1975 to 1993, and at the city level from 1994. The data includes 27 data categories: nine for dwelling units, 16 for non-dwelling unit construction, and two for additions, alterations, and repairs. The categories are:

### **Dwelling Unit (number of Buildings, Number of Dwelling Units, Valuation):**

1. Single-Family Detached Homes
2. Condominiums and Townhomes
3. Duplexes/Twin Homes
4. Apartments/ 3 or 4 Family
5. Apartments/5+ Families
6. Group Quarters
7. Other Residential Units (Casitas, Accessory Dwelling Units, etc.)
8. Cabins
9. Manufactured/Mobile Homes

### **Non Dwelling Unit (Number of Permits, Valuation):**

10. Residential Garages/Carports
11. Hotels & Motels
12. Amusement & Recreation
13. Churches & Other Religious
14. Industrial/Warehouse/Manufacturing
15. Parking Structures
16. Service Stations/Repair Garages
17. Hospital & Institutional
18. Office, Bank, Professional
19. Public Utility (Private)
20. School & Educational (Private)
21. Retail, Mercantile, Restaurant
22. Agricultural Buildings & Sheds (Includes Residential Sheds and Accessory/Storage Buildings)
23. Other Nonresidential Buildings (Apartment Club houses, Private Airplane Hangers, etc.)
24. Structures Other than Buildings (Solar and Alternative Energy, Retaining Walls, Fences, etc.)
25. Public Buildings & Projects

## **Additions, Alterations, & Repairs:**

- 26. Residential (Houses & Apartments)
- 27. Nonresidential Buildings (Includes Interior Finish and Tenant Improvement)

## **Data Dictionary and Common Terms**

**Addition/Alteration/Repair:** Any permitted modification to an existing residential or nonresidential building or structure. This does not include solar or alternative energy systems, these are considered in the structures other than buildings permit category.

**Agricultural Buildings & Sheds:** Any building that has an intended use related to agriculture, ranching, or related activities that is on agricultural land and is not intended as living space. Residential sheds, accessory, and storage buildings are also included in this category.

**Amusement & Recreation:** Commercial buildings that are designed to serve a commercial product or service to the public for leisure, enjoyment, or recreation. This may include climbing gyms, amusement park buildings, and exposition centers that are privately owned and operated.

**Apartments:** A structure that contains multiple dwelling units in a single or attached group of residential buildings. Similar to condominiums, apartments are traditionally differentiated by ownership with a single entity (landlord) owning and maintaining the interior and exterior of the buildings and residential units.

**Cabins:** A structure with at least one dwelling unit that is not intended as a primary residence or for year round occupancy.

**Churches & Other Religious:** Any nonresidential building that is intended for use for religious services or activities, which can include churches, synagogues, temples, meetinghouses, and any other building owned and operated by a church or religious organization. Any building that is intended for the housing of members for a permanent or semi-permanent residency would not be classified here, instead it would be included in the group quarters category of residential construction.

**Condominiums & Townhomes:** A building or group of structures that contain one or more dwelling units and have at least one common exterior wall or is directly adjacent to another exterior wall of one or more structures or dwelling units. Each dwelling unit has its own separate entrance. In most cases for condominiums, each dwelling unit may be individually owned, while common areas are shared. Townhomes, also called row homes, include side-by-side homes that may include yards and exterior walls but do not meet the definition of a single-family detached unit.

**Duplexes/Twin Homes:** Structures that are similar to townhomes, but do not have more than two dwelling units per structure. May include side-by-side, front-and-back, and up-and-down dwelling units. Each unit has its own separate entrance. Often times these structures occupy a plot that is similar in size to a single-family detached dwelling unit.

**Dwelling Unit:** A residential structure either occupied by a household, or vacant intended for occupancy.

**Group Quarters:** A residential structure that serves as a primary residence for multiple families or households in a group living arrangement. This is typically owned and managed by a single entity or organization that provides services, or is contingent upon other services in conjunction in addition to housing. These may include school dormitories, assisted living facilities, and correctional facilities. These are structures that do not meet the definition of apartment, condominium/townhome, or other residential structure definitions.

**Hospital & Institutional:** Any new nonresidential building that is intended for providing medical, dental, surgical, or other physical care or treatment to the public. This includes medical offices where services are provided to the public, but not separate offices for the internal operations of a hospital. I.e. a physical therapists office would be included here, but the headquarters of a regional hospital (if separate for the hospital) would not. Excluded from this are facilities that provide service and care for residents who live in the building for an indefinite period of time as their primary residence. This includes senior living, assisted living, and other group homes which may specialize in providing additional services that involve medical practices.

**Hotels & Motels:** A nonresidential building designed to provide temporary accommodations and services for the public that are not intended for residency. The building may also include operations and businesses ranging from restaurants and bars to gift shops, but the primary purpose is to provide short-term lodging.

**Industrial/Warehouse/Manufacturing:** A commercial building that is intended for the creation, preservation, manufacturing, or storage of a product of commercial industry. The product or service can vary widely though the primary purpose of the building is not intended for the direct sale of the product or service.

**Manufactured/Mobile Homes:** A residential structure that is prefabricated and assembled in a factory to be transported to a location to serve as a dwelling unit for primary residence. While these homes are considered to be more mobile and more easily transported than a traditional single-family dwelling unit, they are often permanently placed on a single owned or leased plot of land.

**Office, Bank, Professional:** Any nonresidential building whose primary function will be to operate as and house corporate, non-religious, privately owned offices, banks, or other professional services. Regardless of the owning entity, the primary function of the building will not be retail, dining, or other commercial storefront activities; nor is the primary purpose of the building to manufacture or produce a physical product onsite.

**Other Nonresidential Buildings:** Any nonresidential building that does not fit any other nonresidential building category. Examples include apartment clubhouses, airplane hangars, and storage rental facilities for public use. Commercial shell buildings are not included here and should be placed under the appropriate category for the intended use and tenets of the completed building.

**Other Residential Units:** Any residential building that does not fit the definition of any other type of dwelling unit structure. These may include: casitas, accessory dwelling units (ADUs), mother-in-law apartments, and any building that creates or modifies a building to increase the number of dwelling units by at least one unit.

**Parking Structures:** Any nonresidential building, attached or detached, on commercial property that does not add to the intended operating commercial space of the property, but is intended for the storage or parking of motor vehicles. This includes only structures. Paving, parking lots, and physical infrastructure related to park-

ing lots (lamps, poles, etc.) are not considered buildings and therefore would be considered under the permit category of structures other than buildings.

**Public Buildings & Projects:** Any building, structure, or project that is owned by a government entity and is intended as a nonresidential public building for services or operations related to the general public. This may include federal, state, or municipal buildings and projects.

**Public Utility (Private):** A building that is privately owned and contracted to provide a public service or good to an area, i.e. telephone service, electrical, etc.

**Residential Garages/Carports:** Any structure, attached or detached, on residential property that does not add to the intended living space of a residential building but is intended for the storage of a motor vehicle.

**Retail, Mercantile, Restaurant:** Any commercial building that has a primary purpose of the transaction of goods or services directly to customers and does not fit into the other commercial building categories.

**School & Educational (Private):** A building that is privately owned and intended for use as a classroom for educational and instructional purposes. These included charter schools, trade schools, and private university buildings. Dormitories and buildings intended as residences are not included in this category as they would be considered dwelling unit construction.

**Service Stations/Repair Garages:** A commercial building that specializes in the service and repair of automobiles. This can include gas stations that offer automobile services and bays, but not convenience stores or gas stations that simply sell convenience, gasoline, and car related products these would be considered retail buildings.

**Single-Family Detached Homes:** A single dwelling unit physically detached from another residential structure. Exterior walls are not shared or directly adjacent to the exterior wall of another dwelling unit or structure.

**Structures Other Than Buildings:** Any new structure that requires a permit that is not a building and otherwise does not fit into another building or permit category. This does not include additions, alterations, or repairs to existing buildings or tenant improvements. Examples include solar and alternative energy, retaining walls, signs, fences, and cell phone towers.



The Ivory-Boyer Real Estate Center partners with the Kem C. Gardner Policy Institute to prepare this report. Both entities are located in the David Eccles School of Business. Together they seek to share data and analysis and train real estate professionals to support a vibrant housing, construction, and real estate industry in Utah. To learn more visit [www.eccles.utah.edu](http://www.eccles.utah.edu) or contact the Eccles School at 801-581-5588.

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