



SRPC ^{CALENDAR YEAR} '19

ANNUAL BUILDING PERMIT INVENTORY

Introduction

The Annual Building Permit Inventory provides a look at new development and growth in the Strafford region. Through contractual agreement with the NHDOT, Strafford Regional Planning Commission collects and analyzes building permit information from each municipality. This data will be used to update the Strafford Metropolitan Planning Organization's Transportation and Land Use Model and for municipal development planning purposes.

The current permit inventory includes new construction from January 1 to December 31, 2019. This report contains a summary analysis of activity within the region, a table of permit totals for 2019 by municipality, a chart illustrating permit allocation, line graphs showing changes in residential and commercial construction since 2008, and a map of new building locations in the region.

Contact Us!

150 Wakefield Street, Suite 12, Rochester, NH 03687

Tel: (603)994-3500 E-mail: srpc@strafford.org Website: www.strafford.org

 [@StraffordRegionalPlanningCommission](https://www.facebook.com/StraffordRegionalPlanningCommission)  [@StraffordRPC](https://twitter.com/StraffordRPC)  [@strafford.rpc](https://www.instagram.com/strafford.rpc)

Municipalities

Barrington	New Durham
Brookfield	Newmarket
Dover	Northwood
Durham	Nottingham
Farmington	Rochester
Lee	Rollinsford
Madbury	Somersworth
Middleton	Strafford
Milton	Wakefield

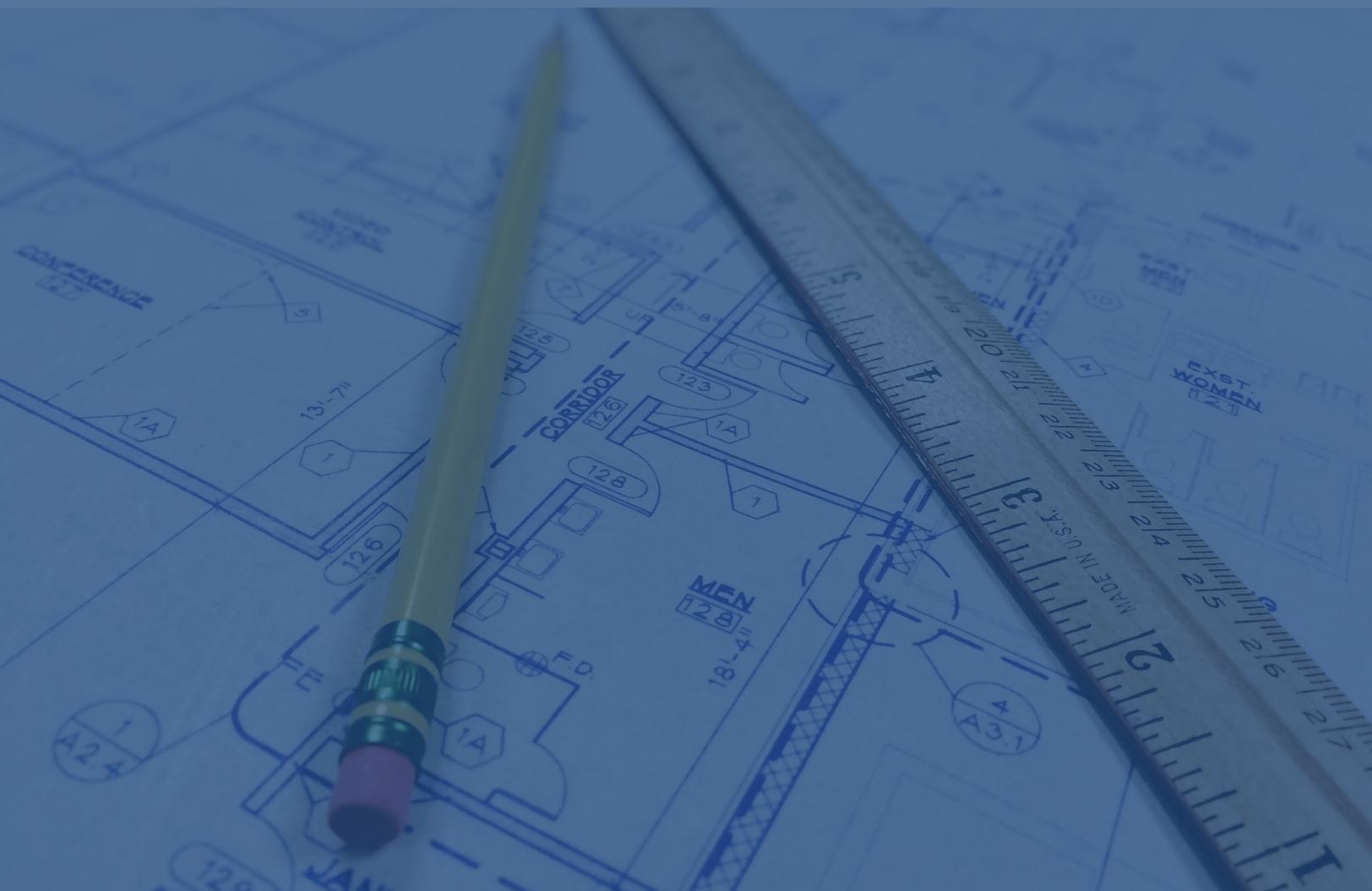


Figure 1. Building Types

Single-Family Residential:

Traditional and modular singlefamily homes on permanent foundations. Seasonal homes are also included.

Multi-Family Residential: Housing with two or more living units such as conventional apartments or condominiums, duplexes, triplexes, attached townhouses, and independent living communities. This category excludes hotels, motels, and nursing homes.

Manufactured: Structures created as single units in a factory and shipped to the building site. Also known as "mobile homes" or "trailers."

Mixed Use: Buildings with multiple units that include both residential and commercial space.

Commercial/Industrial: Retail and manufacturing spaces. Retail spaces include storefronts, restaurants, grocers, offices, and hotels, while industrial spaces include parts factories, machine shops, and buildings used for the processing of raw materials such as timber or scrap metal.

Other: Structures that do not fit into the residential or commercial categories, for example municipal, county, state, and federal buildings; churches, schools, and Scout facilities; and other non-profit facilities.

Dwelling Unit (Living Unit or Family Unit): A residential unit that provides independent living facilities for one or more persons.

Definitions created by SRPC staff

The Process

In February 2020, the Strafford Regional Planning Commission (SRPC) sent letters to each municipal building inspector in the region requesting their building permit information for the previous year, 2019. The information we requested included **structure type, permit number, map and lot number, number of units, date issued, and address.**

We saved the documents we received from each municipality in their original format and input the data from each document into a single Microsoft Excel file. SRPC staff members analyzed the information submitted by the building inspectors to ensure that structure types standardized across municipalities (Table 1) and only new construction was reflected in the SRPC database. For the purposes of this report, **new construction** includes development that results in the addition of living units and excludes renovations, replacements, additions, and supplemental structures such as car garages and sheds. Once the data was reviewed and organized, it was used to determine the types of development within the region and create a map showing the locations of new construction.

Report Updates

In 2014, SRPC changed how building permit data was organized and presented in the annual report. Building permits are now classified according to a standard list of six building types (see figure on left). In the past, making comparisons across years and communities was difficult due to differences in the level of detail provided by each community. This new list of building types offers broader categories that enable u to uniformly organize each community's permits.

We also changed the annual report's focus in 2014, from individual communities to a regional outlook. Rather than

provide a table of past years' data for each community, we provide a line graph that shows changes over time for the entire region (Figure 1).

Each line represents a different building type. In addition, the summary is now accompanied by a map of regional building activity (Figure 3). An interactive version of this map is available on the SRPC website, and instructions for accessing the map are at the end of this report. SRPC compiles building permit data to track development, model anticipated growth and traffic impacts, and identify changes in land use.

Regional Summary

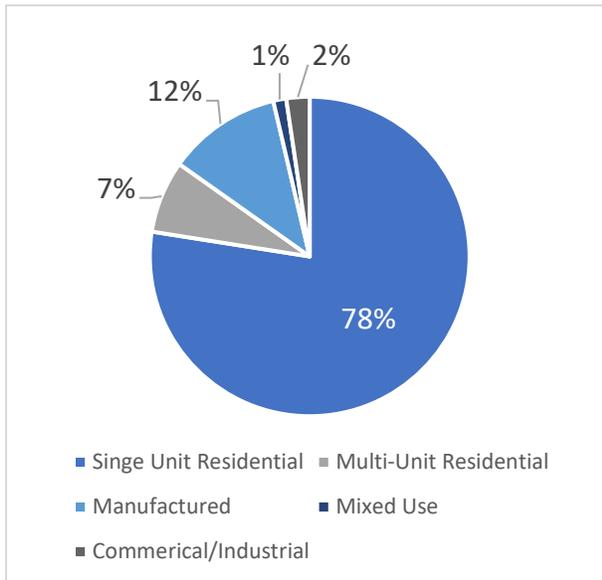
In 2019, a total of 374 building permits were issued in the Strafford region, a 10 percent decrease in permits issued from the year before. Seventy-nine percent of the total number of permits issued were for single-unit residential buildings.

The Strafford Region added 624 residential living units in 2019, a 32 percent decrease from the 827 units added the year before. These projects were primarily single family and multi-family construction in Dover and Rochester.

Dover issued the second most building permits (51) but added the most living units (189) of the Strafford Region Communities. Twelve of the total 51 permits were multi-family residential permits which added 145 units to the community. Among these projects were the mixed-use apartment buildings at the Pointe Place Mixed Use Community (38 units) and the Rivers' Mark Apartment building (37 units). In total, multi-family units made up 145 of the 189 overall dwelling units approved by Dover in 2019. For the second year in a row, Emerald Lane added more single-family residential units than any other street in Dover. Dover's development rate has declined since a peak in 2017 (See Appendix B).



Figure 1. 2019 Building Permit by Type in the Strafford Region



Rochester issued the highest number of building permits (77) and added the second most living units (174) in the region. Asteria Lane added the most multi-unit residential units for Rochester in 2019 (60) while Topaz Lane also saw a large amount (39) of multi-residential units added. Single family units were fairly dispersed with no more than 5 units added to any given street in 2019. Rochester also added more manufactured housing than any other municipality (21), nearly half of the region’s permits of its kind.

Lee saw a 10 year peak with 24 living units added, nearly all being single family homes. This significant uptick was spurred by 17 single family homes added on Daniels Drive as part of a larger real-estate development project known as the Riverlee Commons.

Single unit residential buildings represented 77 percent of new construction permits in the Strafford Region while only encompassing 50 percent of the total units added in 2019. This was followed by Manufactured residential permits (12 percent) and for multi-family residential permits (7 percent) (see Figure 1). While this year had less permits than the 2018, there was more diversification in permit types with an uptick in manufactured housing followed by the sustained development of multi-family residential permits.

Table 1 shows the total number of building permits by category for each municipality.

Municipality	Singe Unit Residential	Multi-Unit Residential	Manufactured	Mixed Use	Commerical/Industrial	Other	Total
Barrington	17		2				19
Brookfield	6		1				7
Dover	43	8	1	5	2		59
Durham	7				1		8
Farmington	8	1	3		1		13
Lee	24		1				25
Madbury	2						2
Middleton	0						0
Milton	7		5				12
New Durham	14		2		1		17
Newmarket	19	3					22
Northwood	14		3				17
Nottingham	32	1					33
Rochester	38	14	21		4		77
Rollinsford	4						4
Somersworth	23		5				28
Strafford	15	1					16
Wakefield	23						23
Total	296	28	44	5	9	0	382

Other permitting types had varying growth rates. Commercial and industrial permits decreased 45 percent, while manufactured housing permits increased nearly 300 percent from 2018 (Figures 1 and 2). This substantial increase from the year before is very similar to 2015 where Rochester also lead the region in manufactured housing development.

Figure 2 shows building permit issuance trends since 2008. In order to display all data in one graph, a bridge was used to account for the gap between single-unit residential values and the rest of the data. The bridge occurs on the Y axis between 60 and 180 permits issued.

Figure 2. Regional Change in Permits Issued for New Construction (2008 to 2019)

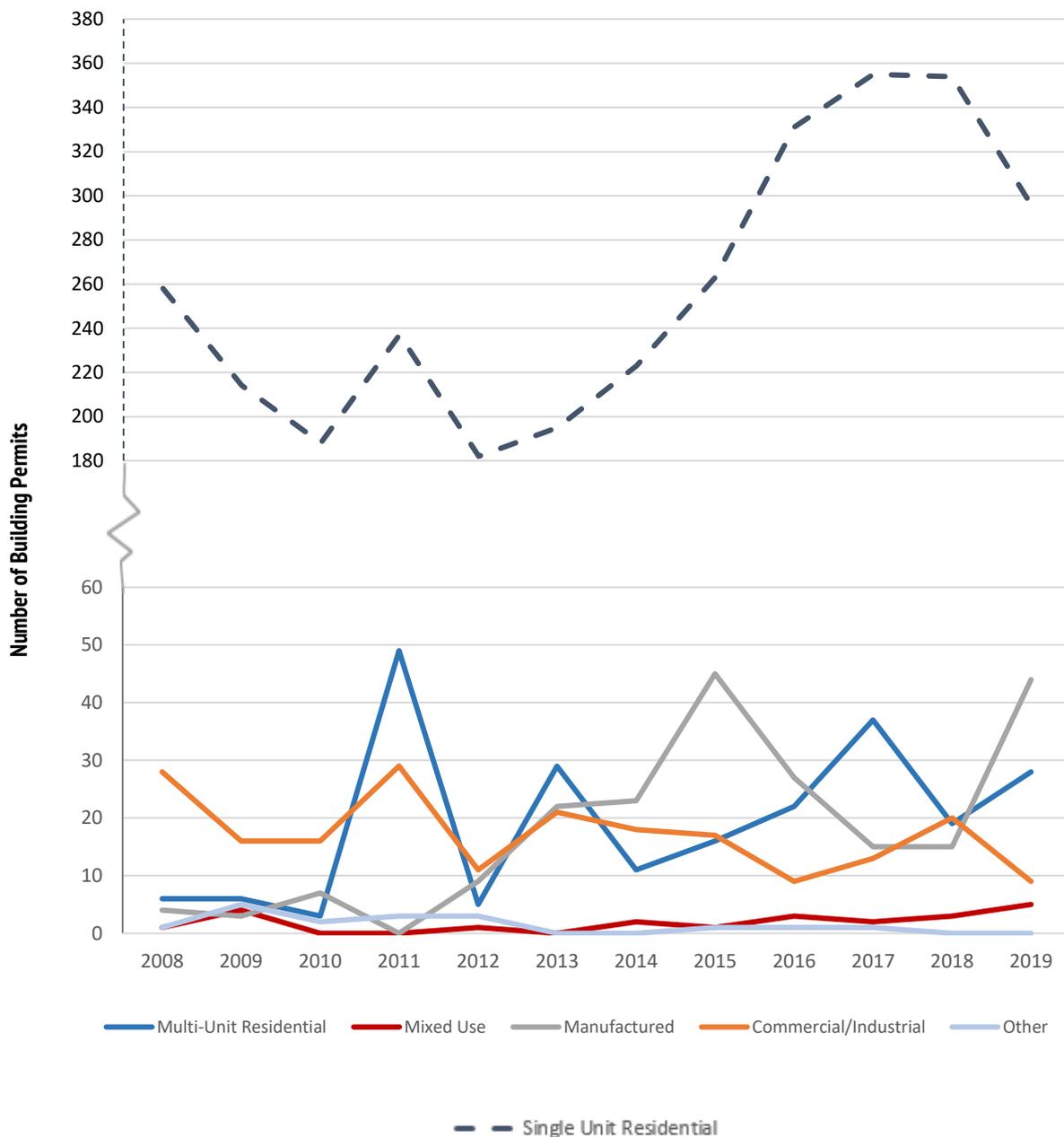
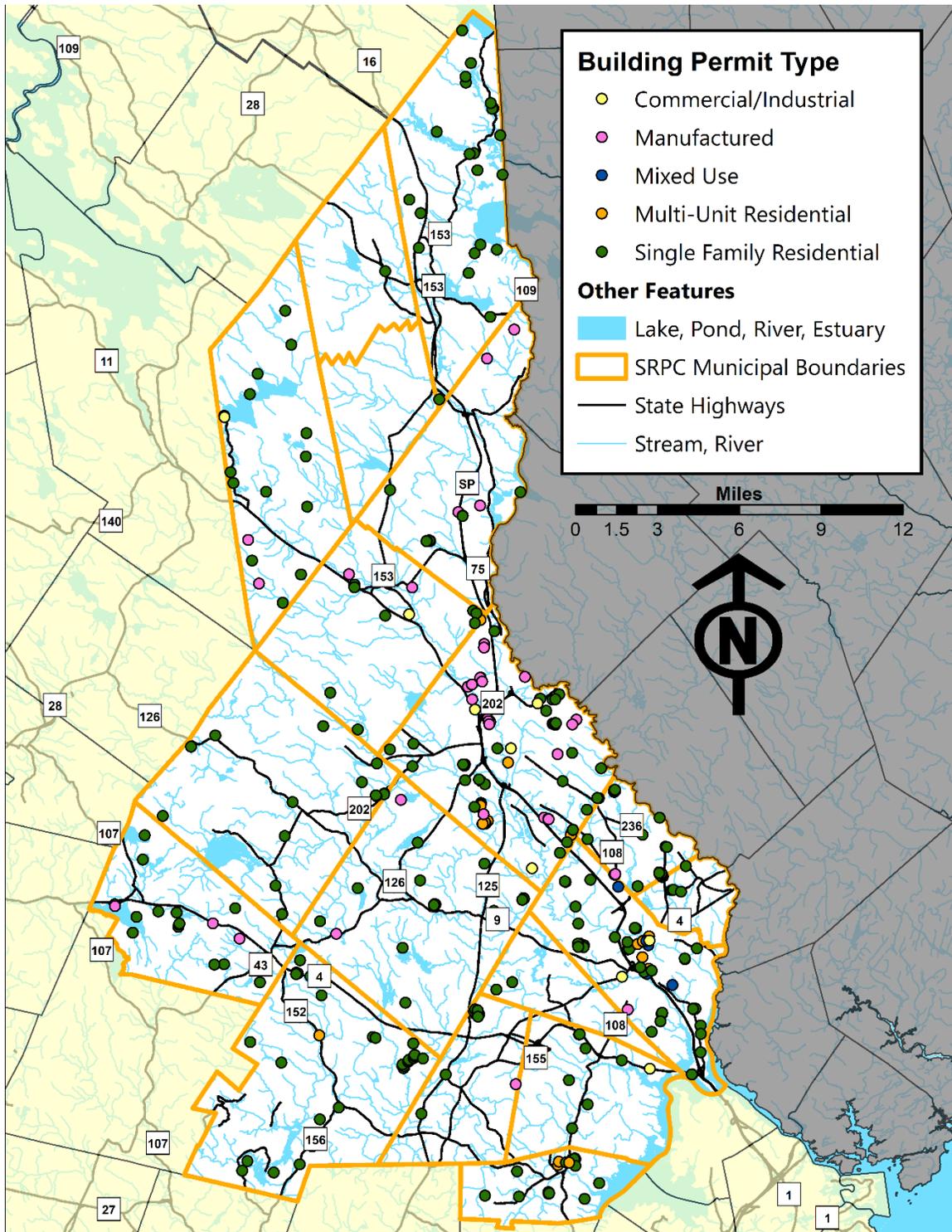


Figure 3 shows the locations of all new building projects in 2019. Please note that points represent only the location of new projects and do not indicated project density.

Figure 3. New Construction in the Strafford Region by Building Type (2019)



A Closer Look

As previously noted, municipalities in the Strafford region issued 382 building permits during 2018. Multi-family housing units saw a sharp decline in 2019 compared to last year. The region saw a 31 percent decrease of new multi-family units compared to 2018 leading to 46 percent of the total units built in region in 2019 labeled as “multi-family” compared to 57 percent in 2018. Region-specific data is presented in Figures 4 and 5. For information on housing units by municipality and year, please see the appendix.

Figure 4 shows the number of multi-family units added to the Strafford region each year between 2011 and 2019 while Figure 5 shows municipalities that added multi-family units in 2019.

Figure 4. Number of Multi-Family Housing Units in the Strafford region (2011-2019)

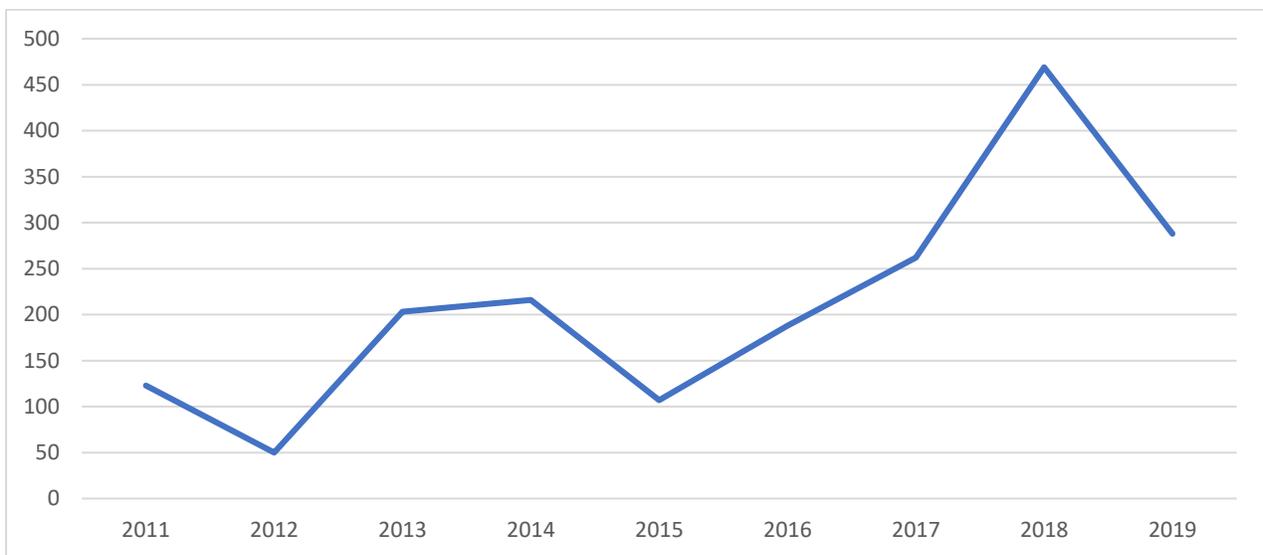
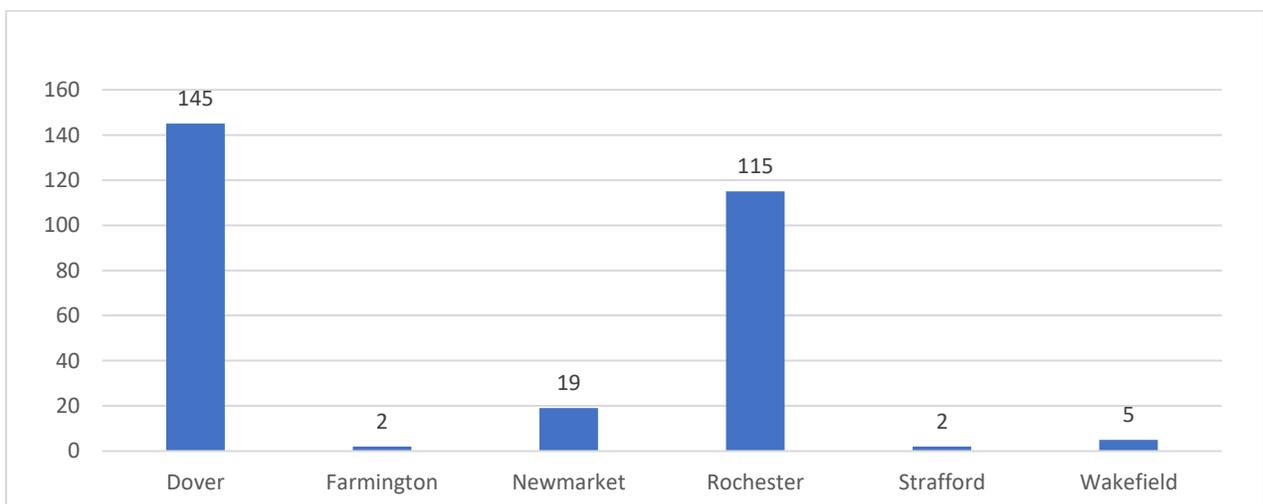


Figure 5. Number of Multi-Family Housing Units in the Strafford region (2019)



Regional Development History

Between 2008 and 2010, single-family home construction decreased by approximately 27 percent and commercial/industrial construction decreased by approximately 40 percent. Construction of other building types remained relatively unchanged during this period. Data on building permits issued in 2010 was not available for all communities, so we used totals from municipal annual reports to get a sense of total new construction.

Single-family and multi-family residential construction rose significantly in 2011 and again in 2013. The rise was due in part to the start of several large multi-unit student apartment projects in Durham. 2011 began a string of new multi-family developments in Durham, including the Cottages of Durham (2011), The Lodges at West Edge (2013), and two developments downtown (2014). These projects were built by private developers to provide off-campus housing options for University of New Hampshire (UNH) students. Between 2011 and 2014, Durham added 480 living units, 430 of which were in the immediate area surrounding UNH. Overall, new construction in the region has risen steadily since 2012; manufactured housing spiked in 2015. In the years when Durham did not see large growth in multi-unit developments, Dover and Rochester filled the void. Dover added 391 multi-family units between 2015 and 2018, while Rochester added 285 (see Appendix A).

Future Considerations

Our data collection efforts have uncovered a growing trend in home conversions, alterations, and addition of Accessory Dwelling Units (ADU's) as well as new development. 2018 was the first year that SRPC asked municipalities to report ADU's, conversions, and demolitions in addition to the standard data collected. We will continue to request this information and we begin reporting on the trends once we have enough historic data to do so. By reporting on this data, SRPC will be able to provide a more accurate snapshot of the existing housing stock in the Strafford Region, as well as track new development trends.

Recommendations

Past collection of building permit data has been hindered by low levels of detail in structure descriptions, missing locations, and delayed receipt of permit data from municipalities. To address these problems, SRPC developed the following list of recommendations to improve the efficiency with which permit data is collected, stored, and retrieved to the benefit of SRPC and the municipalities in the region:

- Keep permit data file in a digital format. This creates continuity in the event of staff turnover as well as easy file submission.
- Ensure that the address on the building permit is accurate and complete. The address should include both the house number and street name. Map/lot numbers also help.
- Be as accurate and detailed as possible in the description of the structure. Rather than simply identify a home as residential, specify its type such as manufactured, modular, duplex, or condo.
- Include both the previous and future land use if the permit is for a conversion or demolition.
- Include building square footage or change in square footage in the case of a demolition or conversion.

Using SRPC Maps

Interactive versions of the 2018/2019 building permit maps are available at <https://srpc.maps.arcgis.com/> with 2019's interactive map [here](#). Clicking on any point will reveal general information such as permit type, number of units, municipality, and zip code. Data points are geocoded to the building locations provided by each municipality and color coded based on building type.

Contacting SRPC

SRPC is always looking to improve the way we collect and deliver data. For the purpose of reporting building permit data, SRPC keeps on file the original document sent by the building inspector, an Excel file of organized permit data by community, and a copy of this report. If you would like access to this data or have any questions or suggestions about how this report could better help you or your community, please contact the SRPC office at 603-994-3500 and ask for the transportation staff, or send an email to srpc@strafford.org.

Appendix:

Appendix A: Table 2. Strafford Region Multi-Family Units Added

Appendix B: Table 3. Strafford Region's Number of Living Units Added

Appendix A

Table 2. Strafford Region Multi-Family Units Added (2011-2019)									
Municipality	2011	2012	2013	2014	2015	2016	2017	2018	2019
Barrington	2	0	0	0	0	0	0	0	0
Brookfield	0	0	0	0	0	0	0	0	0
Dover	7	19	40	18	27	3	138	223	145
Durham	112	19	133	178	6	61	0	150	0
Farmington	0	0	0	0	0	0	0	16	2
Lee	0	0	0	0	0	2	0	0	0
Madbury	0	0	0	0	0	0	2	0	0
Middleton	0	0	0	0	2	0	0	0	0
Milton	0	0	0	0	0	0	2	0	0
New Durham	0	0	0	0	0	0	0	0	0
Newmarket	0	0	4	0	14	46	4	4	19
Northwood	0	0	0	0	0	0	0	0	0
Nottingham	0	0	0	0	0	0	0	0	0
Rochester	2	12	20	18	58	62	110	55	115
Rollinsford	0	0	0	0	0	0	0	19	0
Somersworth	0	0	4	0	0	14	0	0	0
Strafford	0	0	0	0	0	0	6	2	2
Wakefield	0	0	2	2	0	0	0	0	5
Total	123	50	203	216	107	188	262	469	288

Appendix B

Table 3. Strafford Region's Number of Living Units Added (2011-2019)

Municipality	2011	2012	2013	2014	2015	2016	2017	2018	2019
Barrington	22	19	26	31	36	47	49	47	17
Brookfield	1	0	2	0	0	2	4	5	6
Dover	58	91	106	82	72	73	203	268	188
Durham	172	25	154	186	15	66	2	158	7
Farmington	8	3	9	7	6	7	8	30	9
Lee	5	2	4	3	6	13	19	5	24
Madbury	2	5	0	3	4	3	8	9	2
Middleton	3	0	1	0	8	5	2	6	0
Milton	8	1	3	3	2	14	10	13	7
New Durham	2	4	0	0	8	9	0	14	14
Newmarket	5	6	5	10	35	81	28	29	38
Northwood	10	10	6	7	20	26	23	17	17
Nottingham	9	8	12	26	30	25	21	26	37
Rochester	32	43	70	70	143	114	186	116	153
Rollinsford	0	3	1	2	8	7	10	25	4
Somersworth	3	3	11	6	11	39	22	13	23
Strafford	11	8	6	10	8	12	18	20	17
Wakefield	10	10	7	14	12	16	19	26	23
Total	361	241	423	460	424	559	632	827	569