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UTILITIES COMMISSION

LISA D. NORDSTROM
Senior Counsel

March 11, 2009

VIA HAND DELIVERY

Jean D. Jewell, Secretary
Idaho Public Utilities Commission
472 West Washington Street
P.O. Box 83720
Boise, Idaho 83720-0074

Re: Case No. IPC-E-09-04
*IN THE MATTER OF THE APPLICATION OF IDAHO POWER COMPANY
FOR AUTHORITY TO IMPLEMENT MODIFICATIONS TO THE
PERFORMANCE-BASED DEMAND-SIDE MANAGEMENT INCENTIVE
PILOT PROGRAM.*

Dear Ms. Jewell:

Enclosed for filing are an original and seven (7) copies of Idaho Power's Application in the above matter.

Very truly yours,

Lisa D. Nordstrom

LDN:csb
Enclosures

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Attorneys for Idaho Power Company

Street Address for Express Mail:
1221 West Idaho Street
Boise, Idaho 83702

BEFORE THE IDAHO PUBLIC UTILITIES COMMISSION

IN THE MATTER OF THE APPLICATION)
OF IDAHO POWER COMPANY FOR) CASE NO. IPC-E-09-04
AUTHORITY TO IMPLEMENT)
MODIFICATIONS TO THE) APPLICATION
PERFORMANCE-BASED DEMAND-SIDE)
MANAGEMENT INCENTIVE PILOT)
PROGRAM.)
_____)

COMES NOW, Idaho Power Company ("Idaho Power" or the "Company" or the "Applicant"), in accordance with Idaho Code § 61-502, § 61-503, and RP 052, hereby respectfully makes application to the Idaho Public Utilities Commission ("IPUC" or the "Commission") for an Order authorizing Idaho Power to implement modifications to the Performance-Based Demand-Side Management Incentive Pilot program ("Pilot"). More specifically, the Company requests that the Commission: (1) authorize the Company to implement a number of modifications to the metrics used under the Performance-Based Demand-Side Management Incentive Pilot program to determine incentive eligibility, (2)

approve the Company's determination of its market share achievement for the Pilot years of 2007 and 2008, (3) authorize the Company to discontinue the operation of the Pilot effective January 1, 2009, and (4) initiate workshop proceedings to investigate the potential benefits of a properly designed portfolio-based demand-side management ("DSM") incentive mechanism applied to Idaho Power.

In support of this Application, Idaho Power represents as follows:

I. PROGRAM BACKGROUND

1. On December 18, 2006, Idaho Power filed an Application with the Commission in Case No. IPC-E-06-32 requesting authority to implement a DSM incentive mechanism which would allow the Company to retain a portion of the financial benefits associated with a DSM program operated by the Company.

2. Under the Pilot, the Company would receive an incentive payment if the market share of homes constructed under the ENERGY STAR[®] Homes Northwest program exceeded: (1) 7 percent of the total number of homes constructed in Idaho Power's service area in 2007, (2) 9.8 percent of total service area homes in 2008 and (3) 11.7 percent of total service area homes in 2009. These percentage levels were established as the target goals under the program. If Idaho Power exceeded these targets, it would receive an incentive payment equal to the percentage benefit in excess of the target. For example, if Idaho Power was able to achieve 105 percent of the 7 percent target percentage in 2007, Idaho Power would receive a payment equal to 5 percent of the total program net benefits for that year. The incentive payment has been capped at 10 percent of program net benefits.

3. Furthermore, under the Pilot, the Company is subject to a penalty if the ENERGY STAR® Homes Northwest program failed to reach a market share equal to the Company's market share achievement for the program in 2006. In its Application, the Company estimated the 2006 market share achievement for ENERGY STAR® Homes Northwest to be 4.9 percent. The actual 2006 market achievement was later determined to be 5.0 percent when the final year-end 2006 results became available. If the market share of homes constructed under the ENERGY STAR® Homes Northwest program was at least at the level achieved in 2006 but not greater than the annual goal level, the performance level would be considered to be within the market share dead-band where Idaho Power would not be eligible for an incentive or penalty.

4. The Commission issued Order No. 30268 on March 12, 2007, approving the Performance-Based DSM Incentive Pilot to be operated over a three-year period, January 2007 through December 2009, as proposed by the Company in its Application. Order No. 30268 requires Idaho Power to file progress reports; the Company intends this Application and the description of the Company's 2008 market share achievement found in Attachment No. 1 to satisfy that periodic reporting requirement.

II. PILOT METRICS

5. In Order No. 30268, the Commission detailed several "technical difficulties" or "challenges" with the Pilot identified by the Commission Staff ("Staff") in its Comments. The technical difficulties identified by the Staff included:

- (1) arbitrariness in setting reasonable, 'average' achievement goals;
- (2) uncertainty in measuring the actual ENERGY STAR homes percentage achieved;
- (3) ambiguity in determining what constitutes 'exceptional' and 'poor' levels of achievement;
- (4) potential for rewarding or penalizing Idaho Power due to factors unrelated to its

program efforts; (5) necessary but problematic exclusion of regional marketing costs and benefits; (6) calculating the incentive or penalty using allocation of joint costs based only on heating and cooling degree days, not on actual energy savings or peak reductions; and (7) uncertainties of average savings per home and base percent of ENERGY STAR homes achieved in 2006.

6. As discussed in the Performance-Based Demand-Side Management Incentive Pilot 2007 Performance Update dated March 14, 2008, the Company and Staff made significant progress in addressing each of these issues. The Company and the Staff agreed that the following challenges warranted consideration but did not require any immediate investigation or adjustment:

(1) arbitrariness in setting reasonable, 'average' achievement goals . . . (3) ambiguity in determining what constitutes 'exceptional' and 'poor' levels of achievement; (4) potential for rewarding or penalizing Idaho Power due to factors unrelated to its program efforts; (5) necessary but problematic exclusion of regional marketing costs and benefits

7. The Company and Staff spent a great deal of time discussing Staff's concerns related to "(2) uncertainty in measuring the actual ENERGY STAR homes percentage achieved." The Company understood the Staff's concern to be related to the quantification of total new single-family homes used in the market share calculation. In its original Application, the Company proposed to use the Wells Fargo *Idaho Construction Report* listing of new single-family home permits issued in Idaho Power's service area as the source for the new home data. Under this approach, the Company's market share achievement was to be determined by dividing the number of ENERGY STAR® homes that received an incentive from Idaho Power by the number of single-family homes reported by Wells Fargo during the same period.

8. In its Quarterly Progress Report dated October 12, 2007, the Company recommended a revised method for calculating market share under the Pilot. Under the revised method, the Wells Fargo data has been used to calculate a ratio of single-family homes to total new residential homes in Idaho Power's service area. The ratio has been applied to Idaho Power's records of total new residential services added during the same period. The Company and Staff agreed that the market share value derived under the revised method is more representative of new home construction in Idaho Power's service area.

9. Attachment No. 2 details how the revised method for calculating market share compares to the original approach. As can be seen in Attachment No. 2, the market share achieved in 2006 under the original derivation method was 5.0 percent (estimated to be 4.9 percent in Case No. IPC-E-06-32). Under the Pilot program design proposed by the Company in its original Application, 5.0 percent is the market share threshold whereby the Company would be subject to a penalty if it achieves a market share below that threshold. Under the revised market share calculation, the actual market share achieved in 2006 would be calculated at 4.1 percent, which becomes the new penalty threshold. While this new market share derivation method had the effect of lowering the penalty threshold from 5.0 percent to 4.1 percent, it did not improve the Company's ability to avoid a penalty. That is, since the Company's future market share achievement was computed using the same calculation method, the relationship between the market share achievement and the penalty threshold remains unchanged. The Wells Fargo *Idaho Construction Reports* dated December 2007 and December

2008 that were used in the derivation of the market share values are included with this Application as Attachment No. 3.

10. The Company and the Staff also spent a considerable amount of time exploring ways to address the following difficulty of “(6) calculating the incentive or penalty using an allocation of joint costs based on heating and cooling degree days, not on actual energy savings or peak reductions.” In its original Application, Idaho Power proposed allocating the costs associated with efficiency measures that save both gas and electricity based on heating degree days versus cooling degree days, resulting in about 12 percent of these joint costs being allocated to electricity cost-effectiveness calculations. Staff countered in Comments that the proposed allocation ignored the value of benefits of peak load reductions for electricity versus natural gas. Over the past several months, the Staff and the Company have explored various other methods of allocating these joint costs between gas and electricity.

11. After considerable discussion, the Company and Staff agreed, for the purposes of this Pilot, to allocate joint costs based on an annualized electricity value equal to Idaho Power's estimated present value of its 25-year, hourly-weighted, DSM alternative costs versus a gas value equal to Intermountain Gas Company's current weighted average cost of gas as stated in its tariff. Both values would be subject to change annually as conditions change; however, at the time of its development, the method resulted in about 55 percent of the joint costs of ENERGY STAR[®] Homes being allocated to electricity cost-effectiveness calculations. The use of either allocation method causes no immediate effect on the Pilot due to the fact that the percentage of

ENERGY STAR[®] Homes compared to total market is within the market share dead-band.

12. In an effort to address difficulty number “(7) uncertainties of average savings per home and base percent of homes achieved in 2006,” the Company commissioned a study to validate the average savings per home under the ENERGY STAR[®] Homes Northwest program. Included as Attachment No. 4 is the report titled, *Energy Savings and Peak Load Impacts of the Northwest ENERGY STAR[®] Program in Idaho Climate Zones*, dated October 2007 and prepared for Idaho Power by ECOS Consulting Research Design. The report provides detailed estimates of the potential energy savings of ENERGY STAR[®] Homes cited within Idaho-specific climate zones.

13. The Company views the recommended modifications to the DSM Performance-Based DSM Pilot program metrics as improvements to the Pilot program and requests that the Commission approve the proposed metrics for the purpose of determining incentive eligibility during the Pilot’s effective period.

III. MARKET SHARE ACHIEVEMENT – 2007 & 2008

14. According to the revised market share determination methodology, ENERGY STAR[®] Homes Northwest achieved a market share level of 5.0 percent in 2007 and 6.2 percent in 2008. The 2007 and 2008 market share values both were within the market share dead-band under the Pilot. Based on the program’s performance in 2007 and 2008, the Company was not eligible to earn a financial incentive and did not incur a penalty under the Pilot. As can be seen in Attachment No. 2, the market share of new ENERGY STAR[®] Homes to total new homes constructed in 2007 and 2008 derived under either the original method or the revised method resulted

in a percentage value within the market share dead-band under the Pilot, resulting in no financial impact to the Company in those years.

IV. PILOT OPERATION

15. Wells Fargo Idaho Construction Report. After the Company and Staff resolved the “technical difficulties” raised by Staff in Comments, the Pilot encountered another setback during 2008 related to the ongoing performance metrics. In the *Idaho Construction Report* dated June 2008, Wells Fargo announced that it would discontinue the publication of the report at the end of 2008. Since the Wells Fargo report has been the basis for the market share calculation under the Pilot, its absence will require that a revised market share calculation be developed in order to continue the Pilot in 2009.

16. Should the Commission wish to continue the Pilot in 2009, there are a number of ways that the market share calculation could be modified in the absence of the Wells Fargo report. Wells Fargo has offered to continue to make available to Idaho Power the same data contained in its *Idaho Construction Report* publications. The data would be sent to Idaho Power monthly via e-mail in Excel file format. While this method is the easiest way to continue the agreed upon Pilot metrics, it is less transparent from an external stakeholder’s perspective. There are a number of publicly available sources of new home construction data. However, as was the case with the Wells Fargo data, each source comes with its own set of challenges when attempting to convert the numbers to be representative of Idaho Power’s service area.

17. Other Issues for Consideration. A number of other forces outside of the Company’s control have also surfaced during the Pilot’s operations that are compromising the Company’s ability to operate the Pilot as intended. First, the

ENERGY STAR[®] Homes Northwest program has been operating under abnormal market conditions during the entire Pilot period. Since the development of the Pilot in 2006, housing starts in Idaho as reported by Wells Fargo declined by approximately 41 percent in 2007 and another 46 percent in 2008. While the promotional strategy for this new construction program has been adapted to maximize the program's success under the current conditions, the Company's ability to meet or exceed the predetermined performance goals has been largely driven by market forces outside of the Company's control. This is not to say that the Company's potential to achieve the predetermined goals has been directly hindered by the current market conditions; however, the link between the Company's efforts and the resulting performance outcome has been significantly altered since the inception of the Pilot.

18. Additionally, the ENERGY STAR[®] Homes Northwest program is operated in partnership with the Idaho Office of Energy Resources ("OER"). The OER is responsible for the quality assurance aspect of the program. Since a portion of the program's success is incumbent upon a third-party, a disconnect exists between the effort Idaho Power staff puts toward marketing and implementing the program and the program's ultimate performance level.

19. As a result of the issues mentioned above, there is a general sense among Idaho Power's staff responsible for the implementation of the new construction program that the potential to earn a financial incentive under the Pilot is quite limited and largely outside of their control. That is, the connection between effort and reward has been severed to the extent that the current Pilot design provides little or no incentive to perform at a level above what would exist absent the incentive mechanism.

20. Idaho Power Recommendation. While the overall mechanics of the performance incentive are quite simple in theory, each of the issues described above are illustrative of the complexity that exists with applying the mechanism to the ENERGY STAR® Homes Northwest program under the current performance metrics. In light of the challenges facing the Pilot in 2009, the Company recommends that the Commission authorize the termination of the Pilot effective January 1, 2009.

V. PORTFOLIO-BASED DSM INCENTIVE MECHANISM

21. Despite the challenges that have arisen during the first two years of the Pilot's operation, Idaho Power is still convinced that a regulatory model that includes a performance incentive aspect is essential to creating an environment supportive of the acquisition of all cost-effective DSM. A properly designed performance incentive mechanism can be an effective means to properly aligning customers' energy efficiency goals with the financial goals of the Company's shareowners.

22. With that said, the Company intends to explore the development of a performance incentive mechanism that can be applied to the Company's entire portfolio of DSM programs. Idaho Power uses a broad portfolio of energy efficiency and demand response programs to help reduce its exposure, as well as the exposure of its customers, to the ever increasing costs of supplying electricity. With that in mind, the Company believes that a properly designed portfolio-based incentive mechanism could more closely align with the Company's overall DSM program implementation approach than incentive that exists under the current Pilot. An incentive mechanism applied to a diverse portfolio of DSM programs could provide additional operational flexibility and allow the Company to better adapt to changing market conditions. This approach could

also provide a stronger incentive to optimize available resources to maximize energy savings potential regardless of economic conditions.

23. Idaho Power feels that the development of a mechanism of this nature is best accomplished through a collaborative process involving a broad set of stakeholders. Therefore, the Company requests that the Commission open a separate docket to investigate and potentially develop a performance-based incentive mechanism to be applied to Idaho Power's entire portfolio of DSM programs.

VI. MODIFIED PROCEDURE

24. Idaho Power believes that a technical hearing is not necessary to consider the issues presented herein and respectfully requests that this Application be processed under Modified Procedure; i.e., by written submissions rather than by hearing. RP 201, *et seq.* If, however, the Commission determines that a technical hearing is required, the Company stands ready to present its testimony and support the Application in such hearing.

VII. COMMUNICATIONS AND SERVICE OF PLEADINGS

25. Communications and Service of Pleadings with reference to this Application should be sent to the following:

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VIII. REQUEST FOR RELIEF

26. Based on the foregoing, Idaho Power respectfully requests that the Commission issue an Order that:

(1) Authorizes that this matter may be processed by Modified Procedure;

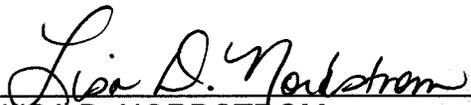
(2) Authorizes the Company to implement a number of modifications to the metrics used under the Performance-Based Demand-Side Management Incentive Pilot program to determine incentive eligibility as described above;

(3) Approves the Company's determination of its market share achievement for the Pilot years of 2007 and 2008;

(4) Authorizes the Company to discontinue the operation of the Pilot effective January 1, 2009; and

(5) Initiates workshop proceedings to investigate the potential benefits of a properly designed portfolio-based demand-side management incentive mechanism applied to Idaho Power.

DATED at Boise, Idaho this 11th day of March 2009.



LISA D. NORDSTROM
Attorney for Idaho Power Company

**BEFORE THE
IDAHO PUBLIC UTILITIES COMMISSION**

CASE NO. IPC-E-09-04

IDAHO POWER COMPANY

ATTACHMENT NO. 1

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Idaho Power Company
Performance-Based Demand-Side Management Incentive Pilot
2008 Year-End Performance Update

Market Share Estimate

ENERGY STAR [®] Homes Completed ¹	254
Estimated Total New Single-Family Homes ²	4,095
2008 Market Share Estimate	6.2%

Notes:

- (1) The number of ENERGY STAR[®] Homes completed is based on the number of incentive payments that Idaho Power issued during 2008.
- (2) The estimate of total new homes is based on a combination of data from the most recent Wells Fargo Idaho Construction Report dated December 2008 and Idaho Power's records of new residential service points added during 2008.

**ENERGY STAR[®] Homes Northwest
Program Costs**

<u>Expense Category</u>	<u>Year-End 2008</u>
Incentives	\$ 164,100
Evaluation	6,860
Labor	77,912
Marketing	53,784
Other Expense	(13,392)
Training	450
<u>Staff Expense</u>	<u>4,866</u>
Total	\$ 294,579

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CASE NO. IPC-E-09-04

IDAHO POWER COMPANY

ATTACHMENT NO. 2

Idaho Power Company

Performance-Based DSM Incentive Pilot - ENERGY STAR® Homes Northwest

Revised Market Share Calculation

Year	Original Derivation of Market Share			Revised Derivation of Market Share				Proposed Calculated Market Share (G / F)
	A	B	C	D	E	F	G	
	Wells Fargo Single-Fam. IPCo Area	Homes Completed (1)	Original Calculated Market Share (B / A)	IPCo Total New Resid. (2)	Wells Fargo Single-Fam. Ratio (3)	IPCo Single- Fam. (D x E)	Homes Completed (1)	
2008	2,744	254	9.3%	5,043	81.2%	4,095	254	6.2%
2007	4,420	303	6.9%	8,336	73.2%	6,102	303	5.0%
2006	8,860	439	5.0%	12,462	86.0%	10,717	439	4.1%

Notes:

- (1) "Homes Completed" is the number reported in the 2006, 2007 and 2008 DSM Annual Reports.
- (2) New active residential metered service points with usage greater than zero.
- (3) Ratios of single-family dwelling units to total residential dwelling units for 2006, 2007 and 2008 are based on new home permit data reported by Wells Fargo Bank, twelve months ending December 31, 2006, December 31, 2007, December 31, 2008 respectively. Ratios include only data collected from sample areas within Idaho Power's service area.

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CASE NO. IPC-E-09-04

IDAHO POWER COMPANY

ATTACHMENT NO. 3

Idaho Construction Report

Volume 55, Number 12

Dr. Kelly K. Matthews — Economist

December 2008

After 55 years of publication, the printed version of this report will no longer be available. To continue receiving the Idaho Construction Report via email, please send your request and email address to: ronda.burrell@wellsfargo.com

All categories in 2009 ended on a low note. Total Residential Valuation was down 74.3 percent in December when compared to December 2007, and recorded a 46.6 percent decrease overall in 2008 compared to 2007. Actual housing starts were down 65.3 percent in December and 45.7 percent cumulative in 2008.

Alterations and Repairs were down 52.5 percent in December and 25.6 percent down in 2008 compared to 2007. Until this year, this category has traditionally shown steady growth.

Although Non-Residential Valuation was down 58.2 percent in December, valuation comparisons year-over-year in this category remain relatively flat — though positive, growth of only 3.3 percent over 2007 figures was reported in 2008.

Total Construction Valuation in December was down 65.5 percent, \$66.4 million compared to \$192.7 million in December 2007. In 2008 total construction valuation was down 27.4 percent compared to 2007 figures, \$2.4 billion in 2008 compared to \$3.4 billion in 2007, equating to a reduction in spending of nearly \$1 billion.

The following is a summary of Idaho's annual Total Construction Valuation and percent change from previous year for the past decade:

1998	\$1,880,698,428	8.4	▲
1999	2,020,462,323	7.4	▲
2000	2,113,294,271	4.6	▲
2001	2,101,630,710	-0.6	▼
2002	2,083,156,523	-0.9	▼
2003	2,362,060,764	13.4	▲
2004	3,077,618,475	30.2	▲
2005	4,049,768,241	31.6	▲
2006	3,884,685,606	-4.1	▼
2007	3,312,804,450	-14.7	▼
2008	2,404,377,577	-27.4	▼

BUILDING PERMIT CONSTRUCTION SUMMARY

	Dec-08	% Change	12-Month 2008	% Change
Total New Dwelling Units	189	-65.3	5,231	-45.7
Single-Family	138	-56.5	4,161	-39.0
Multi-Family	25	-88.5	788	-68.3
Mobile Homes	26	160.0	282	-14.0
Total Residential Value	\$ 26,048,191	-74.3	\$ 844,572,705	-46.6
Single-Family	\$ 23,314,825	-60.6	\$ 759,205,231	-42.5
Multi-Family	\$ 2,420,523	-94.3	\$ 81,464,933	-68.4
Mobile Homes	\$ 312,843	167.7	\$ 3,902,541	-5.2
New Non-Residential Value	\$ 22,367,461	-58.2	\$ 972,493,064	3.3
Alterations & Repairs Value	\$ 18,002,379	-52.5	\$ 587,311,808	-25.6
TOTAL CONSTRUCTION VALUE	\$ 66,418,031	-65.5	\$ 2,404,377,577	-27.4

IDAHO CONSTRUCTION REPORT

DECEMBER 2008

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonnets Ferry	0	1	\$0	\$0	\$5,000	\$5,000
Coeur d'Alene	11	57	1,584,364	732,259	496,430	2,813,053
Kootenai County Un	11	43	3,030,860	373,706	1,017,003	4,421,569
Craigmont	0	0	0	0	0	0
Grangeville	0	4	0	0	43,500	43,500
Lewiston	4	30	403,835	61,572	147,820	613,227
Nez Perce County Un	1	5	0	0	31,386	31,386
Moscow	5	17	442,000	0	153,795	595,795
Latah County Un	1	5	0	23,408	60,675	84,083
Orofino	0	4	0	0	77,100	77,100
Shoshone County*	1	5	8,655	0	61,541	70,196
Sandpoint	17	9	1,769,250	210,000	115,107	2,094,357
St. Maries	0	1	0	0	3,000	3,000
Post Falls	14	53	2,075,093	263,707	53,000	2,391,800
TOTAL NORTHERN	65	234	\$9,314,057	\$1,664,652	\$2,265,357	\$13,244,066
Boise City	10	781	\$1,809,966	\$1,292,752	\$8,859,760	\$11,962,478
Meridian	22	109	4,269,081	1,766,668	1,781,081	7,816,830
Ada County Un	10	58	2,158,270	107,663	503,455	2,769,388
Caldwell	13	148	1,326,412	10,037,939	1,043,435	12,407,786
Canyon County Un	4	19	348,205	242,875	183,590	774,670
Nampa	6	19	595,082	1,100,000	178,552	1,873,634
Valley County*	0	3	0	0	140,000	140,000
Gem County - Emmett	1	5	104,285	0	78,912	183,197
Gooding County*	2	7	593,388	0	100,476	693,864
Hailey	0	7	0	0	54,500	54,500
Ketchum	0	5	0	0	16,000	16,000
Sun Valley	0	5	0	0	219,194	219,194
Blaine County Un	0	8	0	53,500	177,601	231,101
Jerome	4	6	258,806	0	165,900	424,706
Mountain Home	2	17	211,530	0	29,490	241,020
Payette	0	2	0	0	7,000	7,000
Shoshone	0	0	0	0	0	0
Twin Falls City	3	33	388,580	1,460,055	445,455	2,294,090
Twin Falls Co Un	5	11	472,730	324,553	0	797,283
Weiser	0	0	0	0	0	0
TOTAL SOUTHWESTERN	82	1,243	\$12,536,335	\$16,386,005	\$13,984,401	\$42,906,741
Blackfoot	0	2	\$0	\$30,000	\$1,000	\$31,000
Bingham County Un	3	7	219,339	14,500	67,200	301,039
Idaho Falls	3	21	395,432	327,530	403,790	1,126,752
Ammon	1	3	72,910	0	143,500	216,410
Bonneville Co Un	8	44	949,209	240,980	319,121	1,509,310
Rexburg	0	0	0	0	0	0
Rigby	0	0	0	0	0	0
Salmon	1	2	0	0	9,600	9,600
Lemhi County Un	1	3	65,000	0	64,500	129,500
St. Anthony	0	1	0	316,110	0	316,110
Fremont County Un	5	21	660,225	319,932	37,190	1,017,347
TOTAL EASTERN	22	104	\$2,362,115	\$1,249,052	\$1,045,901	\$4,657,068
American Falls	8	3	\$130,000	\$0	\$3,000	\$133,000
Power County Un	1	3	5,000	0	110,000	115,000
Cassia County	3	12	505,770	320,000	154,536	980,306
Chubbuck	0	2	0	400	36,658	37,058
Montpelier	0	2	0	0	1,878	1,878
Pocatello	3	21	231,723	2,489,500	249,660	2,970,883
Bannock County Un	2	7	496,904	126,252	27,300	650,456
Preston	0	2	0	0	9,300	9,300
Franklin County Un	1	3	278,000	0	30,000	308,000
Rupert	0	3	0	0	10,000	10,000
Minidoka County Un	2	10	188,287	131,600	74,388	394,275
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	20	68	\$1,835,684	\$3,067,752	\$706,720	\$5,610,156
TOTAL 57 LOCATIONS	189	1,649	\$26,048,191	\$22,367,461	\$18,002,379	\$66,418,031

*Includes entire county.

Wells Fargo Bank, N.A.

IDAHO CONSTRUCTION REPORT

DECEMBER 2007

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Idaho Falls	1	1	\$108,000	\$0	\$0	\$108,000
Coeur d'Alene	6	20	2,078,977	14,334,900	2,997,094	19,410,971
Kootenai County Un	22	52	7,499,883	1,086,247	199,760	8,785,890
Craigmont	0	3	0	0	85,410	85,410
Grangeville	0	0	0	0	28,099	28,099
Lewiston	16	19	1,546,217	112,040	347,980	2,006,237
Nez Perce County Un	2	4	192,542	160,254	23,142	375,938
Moscow	7	13	513,488	35,000	248,156	796,644
Latah County Un	2	7	173,592	15,600	1,300	190,492
Orofino	0	2	0	0	10,918	10,918
Shoshone County*	0	1	0	737,460	0	737,460
Sandpoint	0	6	0	9,024,688	265,440	9,290,128
St. Maries	1	3	5,000	0	1,500	6,500
Post Falls	5	14	829,303	543,477	0	1,372,780
TOTAL NORTHERN	62	145	\$12,947,002	\$26,049,666	\$4,208,799	\$43,205,467
Boise City	150	977	\$38,311,063	\$4,310,779	\$21,188,958	\$63,810,800
Meridian	44	172	8,986,299	2,823,076	2,126,101	13,935,476
Ada County Un	34	59	8,146,574	4,820,000	1,490,191	14,456,765
Caldwell	26	134	2,822,862	650,000	43,888	3,516,750
Canyon County Un	16	39	2,927,439	389,794	190,644	3,507,877
Nampa	8	36	580,775	3,775,600	667,878	5,024,253
Valley County*	0	1	0	0	24,000	24,000
Emmett	2	12	202,802	0	190,495	393,297
Gooding County*	2	9	419,148	0	307,258	726,406
Hailey	0	7	0	0	112,500	112,500
Ketchum	7	8	4,960,000	0	215,000	5,175,000
Sun Valley	0	6	0	35,000	556,000	591,000
Blaine County Un	0	1	0	0	30,000	30,000
Jerome	4	10	336,610	131,472	337,520	805,602
Mountain Home	12	17	893,760	0	106,208	999,968
Shoshone	2	4	242,967	0	34,444	277,411
Twin Falls City	0	0	0	0	0	0
Twin Falls Co Un	20	46	3,580,979	1,365,253	623,209	5,569,441
Weiser	2	16	135,600	103,334	589,767	828,701
Idaho Falls	0	4	0	12,120	336,500	348,620
TOTAL SOUTHWESTERN	329	1,558	\$72,546,878	\$18,416,428	\$29,170,561	\$120,133,867
Blackfoot	2	4	\$327,120	\$27,000	\$400,000	\$754,120
Bingham County Un	5	8	559,258	40,600	76,320	676,178
Idaho Falls	18	36	1,593,868	668,661	459,088	2,721,617
Ammon	60	16	4,504,089	743,736	75,654	5,323,479
Bonneville Co Un	19	54	1,466,009	745,100	190,248	2,401,357
Rexburg	7	10	1,173,114	2,913,236	235,200	4,321,550
Rigby	2	7	222,378	1,641,581	22,575	1,886,534
Salmon	0	3	0	2,650	38,800	41,450
Lemhi County Un	1	9	64,400	0	239,249	303,649
St. Anthony	0	0	0	0	0	0
Fremont County Un	12	34	2,025,207	502,325	399,489	2,927,021
TOTAL EASTERN	126	181	\$11,935,443	\$7,284,889	\$2,136,623	\$21,356,955
American Falls	1	6	\$190,000	\$0	\$21,483	\$211,483
Power County Un	0	3	0	0	35,282	35,282
Cassia County	5	7	644,600	0	29,200	673,800
Chubbuck	0	9	0	1,595,000	267,275	1,862,275
Montpelier	0	1	0	0	500	500
Pocatello	9	26	981,130	97,200	1,718,597	2,796,927
Bannock County Un	5	6	1,063,117	0	48,280	1,111,397
Preston	0	1	0	30,000	0	30,000
Franklin County Un	2	3	456,000	0	14,400	470,400
Rupert	2	4	284,074	0	59,198	343,272
Minidoka County Un	0	2	0	0	7,740	7,740
Idaho Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	24	68	\$3,618,921	\$1,722,200	\$2,201,955	\$7,543,076
TOTAL 57 LOCATIONS	541	1,952	\$101,048,244	\$53,473,183	\$37,717,938	\$192,239,365

*Includes entire county.

Wells Fargo Bank, N.A.

IDAHO CONSTRUCTION REPORT

TWELVE MONTHS
CUMULATIVE 2008

CITY OR AREA	NEW		NEW		ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	DWELLING UNITS	TOTAL PERMITS	RESIDENTIAL	NON- RESIDENTIAL		
Bonnets Ferry	3	43	\$262,312	\$160,645	\$193,370	\$616,327
Coeur d'Alene	263	842	\$43,392,691	\$67,762,419	\$8,890,369	\$120,045,479
Kootenai County Un	221	975	\$58,891,212	\$27,123,304	\$13,049,738	\$99,064,254
Craigmont	1	16	\$55,000	\$0	\$227,052	\$282,052
Grangeville	4	146	\$632,922	\$610,991	\$1,031,996	\$2,275,909
Lewiston	74	577	\$9,724,482	\$10,692,277	\$6,171,498	\$26,588,257
Nez Perce County Un	60	180	\$7,406,681	\$426,560	\$1,465,025	\$9,298,266
Moscow	102	263	\$14,642,000	\$9,294,850	\$2,453,488	\$26,390,338
Latah County Un	61	272	\$6,232,122	\$2,042,269	\$752,305	\$9,026,696
Orofino	3	136	\$202,000	\$398,456	\$1,204,981	\$1,805,437
Shoshone County*	24	137	\$3,200,695	\$2,926,350	\$2,045,234	\$8,172,279
Sandpoint	94	158	\$9,791,603	\$10,116,012	\$3,958,738	\$23,866,353
St. Maries	5	59	\$170,000	\$219,000	\$878,149	\$1,267,149
Post Falls	196	536	\$31,864,717	\$9,983,723	\$18,927,472	\$60,775,912
TOTAL NORTHERN	1,111	4,340	\$186,468,437	\$141,756,856	\$61,249,415	\$389,474,708
Boise City	232	12,739	\$50,331,383	\$65,044,186	\$271,168,778	\$386,544,347
Meridian	780	2,574	\$150,559,837	\$90,814,500	\$55,529,807	\$296,904,144
Ada County Un	323	914	\$78,738,747	\$10,306,170	\$15,005,688	\$104,050,605
Caldwell	374	3,239	\$41,504,755	\$42,490,892	\$13,622,362	\$97,618,009
Canyon County Un	151	547	\$22,942,072	\$12,074,888	\$2,803,965	\$37,820,925
Nampa	247	582	\$28,671,385	\$40,408,168	\$32,739,967	\$101,819,520
Valley County*	64	201	\$19,696,571	\$533,019	\$5,115,962	\$25,345,552
Gem County - Emmett	20	191	\$2,513,098	\$1,097,752	\$2,531,550	\$6,142,400
Gooding County*	36	102	\$5,363,777	\$30,808,071	\$1,846,982	\$38,018,830
Hailey	22	236	\$5,325,726	\$4,173,750	\$7,039,149	\$16,538,625
Ketchum	45	169	\$24,667,000	\$1,406,800	\$11,241,598	\$37,315,398
Sun Valley	4	149	\$3,190,000	\$15,300,530	\$10,644,826	\$29,135,356
Blaine County Un	32	187	\$25,464,146	\$14,142,020	\$15,975,740	\$55,581,906
Jerome	117	232	\$8,572,806	\$9,774,259	\$2,501,124	\$20,848,189
Mountain Home	115	489	\$9,237,016	\$2,567,700	\$3,894,258	\$15,698,974
Payette	15	75	\$1,532,543	\$1,341,660	\$629,053	\$3,503,256
Shoshone	5	17	\$331,311	\$40,000	\$170,210	\$541,521
Twin Falls City	217	795	\$29,304,236	\$146,881,823	\$13,365,998	\$189,552,057
Twin Falls Co Un	70	205	\$12,080,059	\$7,433,020	\$2,356,633	\$21,869,712
Weiser	12	70	\$1,237,611	\$972,546	\$421,411	\$2,631,568
TOTAL SOUTHWESTERN	2,931	23,713	\$521,264,079	\$497,611,754	\$468,605,061	\$1,487,480,894
Blackfoot	42	74	\$3,365,000	\$2,535,758	\$1,097,372	\$6,998,130
Bingham County Un	114	304	\$12,188,435	\$4,321,812	\$877,785	\$17,388,032
Idaho Falls	148	407	\$11,897,834	\$17,046,268	\$12,949,222	\$41,893,324
Ammon	53	125	\$5,231,584	\$8,736,683	\$4,786,788	\$18,755,055
Bonneville Co Un	196	663	\$17,702,482	\$8,342,998	\$3,288,389	\$29,333,869
Rexburg	132	136	\$19,808,696	\$84,676,114	\$9,136,565	\$113,621,375
Rigby	21	56	\$1,494,406	\$5,468,337	\$324,293	\$7,287,036
Salmon	15	58	\$996,006	\$275,563	\$254,185	\$1,525,754
Lemhi County Un	26	127	\$2,024,761	\$341,437	\$1,976,714	\$4,342,912
St. Anthony	2	19	\$265,249	\$7,422,931	\$227,471	\$7,915,651
Fremont County Un	88	220	\$13,325,376	\$11,192,065	\$1,907,878	\$26,425,319
TOTAL EASTERN	837	2,189	\$88,299,829	\$150,359,966	\$36,826,662	\$275,486,457
American Falls	11	36	\$790,000	\$0	\$412,124	\$1,202,124
Power County Un	10	47	\$645,000	\$475,500	\$728,286	\$1,848,786
Cassia County	30	95	\$4,514,587	\$30,195,850	\$3,296,903	\$38,007,340
Chubbuck	60	93	\$6,019,767	\$6,746,562	\$585,923	\$13,352,252
Montpelier	4	70	\$590,000	\$1,817,246	\$1,425,178	\$3,832,424
Pocatello	95	371	\$9,508,320	\$135,586,607	\$7,250,106	\$152,345,033
Bannock County Un	56	140	\$11,310,987	\$3,042,094	\$1,492,238	\$15,845,319
Preston	12	41	\$2,193,500	\$1,895,000	\$522,400	\$4,610,900
Franklin County Un	29	83	\$7,021,000	\$238,000	\$1,487,900	\$8,746,900
Rupert	7	90	\$700,996	\$62,400	\$694,688	\$1,458,084
Minidoka County Un	35	201	\$4,796,203	\$2,585,229	\$2,415,886	\$9,797,318
Soda Springs	3	14	\$450,000	\$120,000	\$319,038	\$889,038
TOTAL SOUTHEASTERN	352	1,281	\$48,540,360	\$182,764,488	\$20,630,670	\$251,935,518
TOTAL 57 LOCATIONS	5,231	31,523	\$844,572,705	\$972,493,064	\$587,311,808	\$2,404,377,577

*Includes entire county.

Wells Fargo Bank, N.A.

IDAHO CONSTRUCTION REPORT

TWELVE MONTHS
CUMULATIVE 2007

CITY OR AREA	NEW DWELLING		NEW RESIDENTIAL		NEW NON-RESIDENTIAL		ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
	UNITS	PERMITS						
Jonners Ferry	8	38	\$803,854		\$1,279,300		\$289,460	\$2,372,614
Coeur d'Alene	545	887	\$84,461,889		\$109,390,404		\$15,534,874	\$209,387,167
Kootenai County Un	397	1,149	\$114,988,418		\$27,427,858		\$13,635,794	\$156,052,070
Craigmont	1	19	\$220,000		\$3,800		\$261,722	\$485,522
Grangeville	10	130	\$1,046,465		\$2,189,280		\$1,082,570	\$4,318,315
Lewiston	146	781	\$16,205,352		\$31,096,093		\$6,767,180	\$54,068,625
Nez Perce County Un	63	126	\$7,286,634		\$498,808		\$977,892	\$8,763,334
Moscow	86	268	\$16,231,358		\$2,527,500		\$5,802,732	\$24,561,590
Latah County Un	75	269	\$8,648,493		\$1,731,135		\$1,068,140	\$11,447,768
Orofino	6	153	\$570,000		\$1,883,741		\$993,516	\$3,447,257
Shoshone County*	76	207	\$5,864,066		\$11,788,593		\$1,266,035	\$18,918,694
Sandpoint	54	162	\$13,783,507		\$25,875,688		\$4,564,363	\$44,223,558
St. Maries	4	59	\$379,536		\$2,010,000		\$841,261	\$3,230,797
Post Falls	483	933	\$60,035,179		\$41,438,796		\$9,795,964	\$111,269,939
TOTAL NORTHERN	1,954	5,181	\$330,524,751		\$259,140,996		\$62,881,503	\$652,547,250
Boise City	1,084	15,921	\$166,018,388		\$105,789,700		\$419,535,241	\$691,343,329
Meridian	853	2,932	\$198,480,581		\$93,246,964		\$41,742,702	\$333,470,247
Ada County Un	569	1,151	\$147,855,448		\$50,915,319		\$21,223,103	\$219,993,871
Caldwell	910	1,977	\$102,696,928		\$40,770,060		\$8,643,358	\$152,110,346
Canyon County Un	273	855	\$56,494,591		\$23,628,814		\$6,551,655	\$86,675,060
Nampa	377	862	\$48,306,151		\$72,363,958		\$30,251,513	\$150,921,622
Valley County*	148	247	\$35,188,640		\$17,083,176		\$3,367,552	\$55,639,368
Emmett	49	260	\$7,965,917		\$411,595		\$3,204,603	\$11,582,115
Gooding County*	64	151	\$9,200,009		\$2,718,074		\$2,222,537	\$14,140,620
Hailey	21	249	\$4,800,059		\$13,544,560		\$4,623,174	\$22,967,793
Ketchum	35	156	\$26,624,758		\$5,200,000		\$9,927,146	\$41,751,904
Sun Valley	31	226	\$34,312,000		\$12,980,700		\$15,356,999	\$62,649,699
Blaine County Un	39	149	\$50,739,165		\$6,933,800		\$17,655,452	\$75,328,417
Jerome	183	258	\$13,531,712		\$9,335,564		\$2,102,917	\$24,970,193
Mountain Home	240	505	\$18,997,275		\$3,945,056		\$7,355,578	\$30,297,909
ayette	32	94	\$2,664,811		\$514,969		\$582,014	\$3,761,794
Shoshone	0	14	\$0		\$20,000		\$257,178	\$257,178
Twin Falls City	288	864	\$37,307,214		\$48,033,825		\$13,860,887	\$99,201,926
Twin Falls Co Un	102	258	\$18,130,018		\$3,898,754		\$1,710,133	\$23,738,905
Weiser	17	92	\$1,749,396		\$516,181		\$1,004,973	\$3,270,550
TOTAL SOUTHWESTERN	5,315	27,221	\$981,063,061		\$511,851,069		\$611,158,716	\$2,104,072,846
Blackfoot	82	116	\$7,815,279		\$12,616,000		\$2,543,680	\$22,974,959
Bingham County Un	181	364	\$19,000,017		\$3,545,478		\$1,216,547	\$23,762,042
Idaho Falls	497	703	\$37,988,267		\$19,449,112		\$11,686,351	\$69,123,730
Ammon	276	349	\$25,905,350		\$25,156,757		\$2,783,966	\$53,846,073
Bonneville Co Un	385	879	\$33,594,363		\$16,685,743		\$3,455,696	\$53,735,802
Rexburg	145	170	\$27,634,101		\$18,102,269		\$58,948,169	\$104,684,539
Rigby	22	67	\$2,830,134		\$3,726,353		\$837,274	\$7,393,761
Salmon	10	55	\$428,900		\$268,051		\$460,470	\$1,157,421
Lemhi County Un	42	179	\$4,207,072		\$1,063,824		\$2,811,396	\$8,082,292
St. Anthony	13	21	\$1,485,113		\$891,740		\$160,367	\$2,537,220
Fremont County Un	142	287	\$22,654,518		\$4,527,339		\$2,628,692	\$29,810,549
TOTAL EASTERN	1,795	3,190	\$183,543,114		\$106,032,666		\$87,532,608	\$377,108,388
American Falls	9	65	\$757,000		\$2,839,002		\$582,836	\$4,178,838
Power County Un	14	58	\$2,988,813		\$1,390,019		\$1,041,460	\$5,420,292
Cassia County	93	201	\$19,773,767		\$16,759,626		\$2,825,762	\$39,359,155
Chubbuck	67	106	\$7,119,396		\$3,696,222		\$1,008,611	\$11,824,229
Montpelier	16	53	\$2,554,000		\$0		\$309,170	\$2,863,170
Pocatello	169	594	\$18,880,997		\$27,637,453		\$13,729,156	\$60,247,606
Bannock County Un	75	172	\$16,309,271		\$1,924,570		\$2,350,434	\$20,584,275
Preston	33	63	\$5,575,200		\$4,029,500		\$867,600	\$10,472,300
Franklin County Un	31	82	\$5,670,500		\$210,000		\$1,483,700	\$7,364,200
Rupert	10	107	\$1,260,519		\$199,200		\$1,167,042	\$2,626,761
Minidoka County Un	41	200	\$5,159,537		\$5,361,897		\$2,539,561	\$13,060,995
oda Springs	2	26	\$262,820		\$165,729		\$565,802	\$565,351
TOTAL SOUTHEASTERN	560	1,727	\$86,311,820		\$64,213,218		\$28,042,134	\$178,567,172
TOTAL 57 LOCATIONS	9,624	37,319	\$1,581,442,746		\$941,237,949		\$789,614,961	\$3,312,295,656

*Includes entire county.

Wells Fargo Bank, N.A.

NEW RESIDENTIAL UNITS

December 2008

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME UNITS	MOBILE HOME VALUATION
Bonnars Ferry	0	\$0	0	\$0	0	\$0
Coeur d'Alene	8	\$1,197,026	2	\$359,338	1	\$28,000
Kootenai County Un	10	\$3,030,860	0	\$0	1	\$0
Craigmont	0	\$0	0	\$0	0	\$0
Grangeville	0	\$0	0	\$0	0	\$0
Lewiston	2	\$378,747	0	\$0	2	\$25,088
Nez Perce County Un	0	\$0	0	\$0	1	\$0
Moscow	4	\$442,000	0	\$0	1	\$0
Latah County Un	0	\$0	0	\$0	1	\$0
Orofino	0	\$0	0	\$0	0	\$0
Shoshone County*	0	\$0	0	\$0	1	\$8,655
Sandpoint	2	\$500,000	15	\$1,269,250	0	\$0
St. Maries	0	\$0	0	\$0	0	\$0
Post Falls	10	\$1,608,158	4	\$466,935	0	\$0
TOTAL NORTHERN	36	\$7,156,791	21	\$2,095,523	8	\$61,743
Boise City	8	\$1,634,966	2	\$175,000	0	\$0
Meridian	21	\$4,269,081	0	\$0	1	\$0
Ada County Un	10	\$2,158,270	0	\$0	0	\$0
Caldwell	13	\$1,326,412	0	\$0	0	\$0
Canyon County Un	2	\$264,305	0	\$0	2	\$83,900
Nampa	5	\$595,082	0	\$0	1	\$0
Valley County*	0	\$0	0	\$0	0	\$0
Gem County - Emmett	1	\$104,285	0	\$0	0	\$0
Gooding County*	2	\$593,388	0	\$0	0	\$0
Hailey	0	\$0	0	\$0	0	\$0
Ketchum	0	\$0	0	\$0	0	\$0
Sun Valley	0	\$0	0	\$0	0	\$0
Blaine County Un	0	\$0	0	\$0	0	\$0
Jerome	1	\$98,806	2	\$150,000	1	\$10,000
Mountain Home	2	\$211,530	0	\$0	0	\$0
Payette	0	\$0	0	\$0	0	\$0
Shoshone	0	\$0	0	\$0	0	\$0
Twin Falls City	2	\$387,380	0	\$0	1	\$1,200
Twin Falls Co Un	5	\$472,730	0	\$0	0	\$0
Weiser	0	\$0	0	\$0	0	\$0
TOTAL SOUTHWESTERN	72	\$12,116,235	4	\$325,000	6	\$95,100
Blackfoot	0	\$0	0	\$0	0	\$0
Bingham County Un	2	\$216,339	0	\$0	1	\$3,000
Idaho Falls	3	\$395,432	0	\$0	0	\$0
Ammon	1	\$72,910	0	\$0	0	\$0
Bonneville Co Un	7	\$931,209	0	\$0	1	\$18,000
Rexburg	0	\$0	0	\$0	0	\$0
Rigby	0	\$0	0	\$0	0	\$0
Salmon	0	\$0	0	\$0	1	\$0
Lemhi County Un	1	\$65,000	0	\$0	0	\$0
St. Anthony	0	\$0	0	\$0	0	\$0
Fremont County Un	5	\$660,225	0	\$0	0	\$0
TOTAL EASTERN	19	\$2,341,115	0	\$0	3	\$21,000
American Falls	0	\$0	0	\$0	8	\$130,000
Power County	0	\$0	0	\$0	1	\$5,000
Cassia County	3	\$505,770	0	\$0	0	\$0
Chubbuck	0	\$0	0	\$0	0	\$0
Montpelier	0	\$0	0	\$0	0	\$0
Pocatello	3	\$231,723	0	\$0	0	\$0
Bannock County Un	2	\$496,904	0	\$0	0	\$0
Preston	0	\$0	0	\$0	0	\$0
Franklin County Un	1	\$278,000	0	\$0	0	\$0
Rupert	0	\$0	0	\$0	0	\$0
Minidoka County Un	2	\$188,287	0	\$0	0	\$0
Soda Springs	0	\$0	0	\$0	0	\$0
TOTAL SOUTHEASTERN	11	\$1,700,684	0	\$0	9	\$135,000
TOTAL 57 LOCATIONS	138	\$23,314,825	25	\$2,420,523	26	\$312,843

*Includes entire county.

Wells Fargo Bank, N.A.

NEW RESIDENTIAL UNITS

December 2007

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE- FAMILY VALUATION	# MULTI- FAMILY UNITS	MULTI- FAMILY VALUATION	# MOBILE HOME DWELLING UNITS	MOBILE HOME VALUATION
Jonners Ferry	1	\$108,000	0	\$0	0	\$0
Coeur d'Alene	6	\$2,078,977	0	\$0	0	\$0
Kootenai County Un	22	\$7,499,883	0	\$0	0	\$0
Craigmont	0	\$0	0	\$0	0	\$0
Grangeville	0	\$0	0	\$0	0	\$0
Lewiston	5	\$1,034,926	10	\$488,000	1	\$23,291
Nez Perce County Un	2	\$192,542	0	\$0	0	\$0
Moscow	1	\$196,000	6	\$317,488	0	\$0
Latah County Un	1	\$162,342	0	\$0	1	\$11,250
Orofino	0	\$0	0	\$0	0	\$0
Shoshone County*	0	\$0	0	\$0	0	\$0
Sandpoint	0	\$0	0	\$0	0	\$0
St. Maries	0	\$0	0	\$0	1	\$5,000
Post Falls	4	\$829,303	0	\$0	1	\$0
TOTAL NORTHERN	42	\$12,101,973	16	\$805,488	4	\$39,541
Boise City	126	\$5,449,439	124	\$32,861,624	0	\$0
Meridian	35	\$8,254,147	8	\$732,152	1	\$0
Ada County Un	34	\$8,146,574	0	\$0	0	\$0
Caldwell	26	\$2,822,862	0	\$0	0	\$0
Canyon County Un	16	\$2,927,439	0	\$0	0	\$0
Nampa	3	\$310,642	3	\$230,000	2	\$40,133
Valley County*	0	\$0	0	\$0	0	\$0
Emmett	2	\$202,802	0	\$0	0	\$0
Gooding County*	2	\$419,148	0	\$0	0	\$0
Hailey	0	\$0	0	\$0	0	\$0
Ketchum	1	\$1,800,000	6	\$3,160,000	0	\$0
Sun Valley	0	\$0	0	\$0	0	\$0
Blaine County Un	0	\$0	0	\$0	0	\$0
Jerome	2	\$311,610	2	\$25,000	0	\$0
Mountain Home	8	\$604,620	4	\$289,140	0	\$0
ayette	2	\$242,967	0	\$0	0	\$0
Shoshone	0	\$0	0	\$0	0	\$0
Twin Falls City	18	\$3,361,612	2	\$219,367	0	\$0
Twin Falls Co Un	2	\$135,600	0	\$0	0	\$0
Weiser	0	\$0	0	\$0	0	\$0
TOTAL SOUTHWESTERN	177	\$34,989,462	149	\$37,517,283	3	\$40,133
Blackfoot	2	\$327,120	0	\$0	0	\$0
Bingham County Un	5	\$559,258	0	\$0	0	\$0
Idaho Falls	18	\$1,593,868	0	\$0	0	\$0
Ammon	8	\$724,063	52	\$3,780,026	0	\$0
Bonneville Co Un	17	\$1,453,009	0	\$0	2	\$13,000
Rexburg	7	\$1,173,114	0	\$0	0	\$0
Rigby	2	\$222,378	0	\$0	0	\$0
Salmon	0	\$0	0	\$0	0	\$0
Lemhi County Un	1	\$64,400	0	\$0	0	\$0
St. Anthony	0	\$0	0	\$0	0	\$0
Fremont County Un	12	\$2,025,207	0	\$0	0	\$0
TOTAL EASTERN	72	\$8,142,417	52	\$3,780,026	2	\$13,000
American Falls	1	\$190,000	0	\$0	0	\$0
Power County	0	\$0	0	\$0	0	\$0
Cassia County	5	\$644,600	0	\$0	0	\$0
Chubbuck	0	\$0	0	\$0	0	\$0
Montpelier	0	\$0	0	\$0	0	\$0
Pocatello	9	\$981,130	0	\$0	0	\$0
Bannock County Un	5	\$1,063,117	0	\$0	0	\$0
Preston	0	\$0	0	\$0	0	\$0
Franklin County Un	2	\$456,000	0	\$0	0	\$0
Rupert	2	\$284,074	0	\$0	0	\$0
Minidoka County Un	0	\$0	0	\$0	0	\$0
oda Springs	0	\$0	0	\$0	0	\$0
TOTAL SOUTHEASTERN	24	\$3,618,921	0	\$0	0	\$0
TOTAL 57 LOCATIONS	315	\$58,852,773	217	\$42,102,797	9	\$92,674

*Includes entire county.

Wells Fargo Bank, N.A.

NEW RESIDENTIAL UNITS

TWELVE-MONTH
CUMULATIVE 2008

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME UNITS	MOBILE HOME VALUATION
Bonnors Ferry	2	\$167,312	0	\$0	1	\$95,000
Coeur d'Alene	207	\$35,897,248	50	\$7,438,243	6	\$57,200
Kootenai County Un	172	\$56,880,960	11	\$2,010,252	38	\$0
Craigmont	1	\$55,000	0	\$0	0	\$0
Grangeville	3	\$623,922	0	\$0	1	\$9,000
Lewiston	46	\$8,759,115	16	\$754,836	12	\$210,531
Nez Perce County Un	56	\$7,227,153	0	\$0	4	\$179,528
Moscow	52	\$9,583,000	46	\$5,059,000	4	\$0
Latah County Un	49	\$6,202,632	0	\$0	12	\$29,490
Orofino	3	\$202,000	0	\$0	0	\$0
Shoshone County*	18	\$3,151,178	0	\$0	6	\$49,517
Sandpoint	26	\$4,631,012	68	\$5,160,591	0	\$0
St. Maries	2	\$150,000	0	\$0	3	\$20,000
Post Falls	163	\$29,096,780	24	\$2,767,937	9	\$0
TOTAL NORTHERN	800	\$162,627,312	215	\$23,190,859	96	\$650,266
Boise City	179	\$44,597,253	53	\$5,734,130	0	\$0
Meridian	568	\$131,216,657	210	\$19,343,180	2	\$0
Ada County Un	348	\$76,663,057	25	\$2,075,690	0	\$0
Caldwell	364	\$41,499,755	0	\$0	10	\$5,000
Canyon County Un	124	\$22,287,932	0	\$0	27	\$654,140
Nampa	184	\$24,856,566	61	\$3,814,819	2	\$0
Valley County*	60	\$19,643,553	0	\$0	4	\$53,018
Gem County - Emmett	18	\$2,460,360	0	\$0	2	\$52,738
Gooding County*	32	\$5,252,777	0	\$0	4	\$111,000
Hailey	22	\$5,325,726	0	\$0	0	\$0
Ketchum	8	\$9,264,000	36	\$15,400,000	1	\$3,000
Sun Valley	4	\$3,190,000	0	\$0	0	\$0
Blaine County Un	27	\$25,420,146	0	\$0	5	\$44,000
Jerome	58	\$4,977,446	50	\$3,507,160	9	\$88,200
Mountain Home	94	\$8,190,804	18	\$1,038,490	3	\$7,722
Payette	10	\$1,443,488	0	\$0	5	\$89,055
Shoshone	3	\$311,311	0	\$0	2	\$20,000
Twin Falls City	195	\$28,151,221	12	\$932,324	10	\$220,691
Twin Falls Co Un	68	\$12,018,166	0	\$0	2	\$61,893
Weiser	12	\$1,237,611	0	\$0	0	\$0
TOTAL SOUTHWESTERN	2,378	\$468,007,829	465	\$51,845,793	88	\$1,410,457
Blackfoot	40	\$3,190,000	2	\$175,000	0	\$0
Bingham County Un	98	\$12,009,915	0	\$0	16	\$178,520
Idaho Falls	101	\$10,066,652	47	\$1,831,182	0	\$0
Ammon	53	\$5,231,584	0	\$0	0	\$0
Bonneville Co Un	166	\$16,696,267	4	\$265,180	26	\$741,035
Rexburg	108	\$18,113,467	24	\$1,695,229	0	\$0
Rigby	18	\$1,486,234	0	\$0	3	\$8,172
Salmon	6	\$447,796	4	\$520,000	5	\$28,210
Lemhi County Un	15	\$2,000,859	0	\$0	11	\$23,902
St. Anthony	2	\$265,249	0	\$0	0	\$0
Fremont County Un	81	\$12,949,198	3	\$317,178	4	\$59,000
TOTAL EASTERN	688	\$82,457,221	84	\$4,803,769	65	\$1,038,839
American Falls	3	\$660,000	0	\$0	8	\$130,000
Power County Un	3	\$540,000	0	\$0	7	\$105,000
Cassia County	30	\$4,514,587	0	\$0	0	\$0
Chubbuck	56	\$5,833,959	4	\$185,808	0	\$0
Montpelier	4	\$590,000	0	\$0	0	\$0
Pocatello	75	\$8,309,686	18	\$1,198,634	2	\$0
Bannock County Un	52	\$11,254,447	0	\$0	4	\$56,540
Preston	12	\$2,193,500	0	\$0	0	\$0
Franklin County Un	29	\$7,021,000	0	\$0	0	\$0
Rupert	5	\$460,926	2	\$240,070	0	\$0
Minidoka County Un	23	\$4,284,764	0	\$0	12	\$511,439
Soda Springs	3	\$450,000	0	\$0	0	\$0
TOTAL SOUTHEASTERN	295	\$46,112,869	24	\$1,624,512	33	\$802,979
TOTAL 57 LOCATIONS	4,161	\$759,205,231	788	\$81,464,933	282	\$3,902,541

*Includes entire county.

Wells Fargo Bank, N.A.

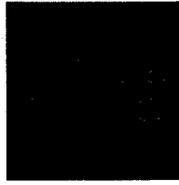
NEW RESIDENTIAL UNITS

TWELVE MONTHS
CUMULATIVE 2007

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE- FAMILY VALUATION	# MULTI- FAMILY UNITS	MULTI- FAMILY VALUATION	# MOBILE HOME UNITS	MOBILE HOME VALUATION
Donners Ferry	8	\$803,854	0	\$0	1	\$0
Coeur d'Alene	275	\$54,074,580	266	\$30,219,597	4	\$167,712
Kootenai County Un	320	\$100,903,734	28	\$14,084,684	49	\$0
Craigmont	1	\$220,000	0	\$0	0	\$0
Grangeville	7	\$956,465	0	\$0	3	\$90,000
Lewiston	57	\$9,840,030	66	\$6,020,482	23	\$344,839
Nez Perce County Un	61	\$7,220,569	0	\$0	2	\$66,065
Moscow	49	\$11,654,000	34	\$4,577,358	3	\$0
Latah County Un	60	\$8,533,526	0	\$0	15	\$114,967
Orofino	5	\$552,000	0	\$0	1	\$18,000
Shoshone County*	32	\$3,229,592	36	\$2,591,289	8	\$43,185
Sandpoint	35	\$11,548,883	18	\$2,234,624	1	\$0
St. Maries	3	\$374,536	0	\$0	1	\$5,000
Post Falls	176	\$34,697,469	297	\$25,337,711	10	\$0
TOTAL NORTHERN	1089	\$244,609,238	745	\$85,065,745	121	\$849,768
Boise City	426	\$88,954,750	658	\$77,063,638	0	\$0
Meridian	805	\$193,984,855	40	\$4,495,726	7	\$0
Ada County Un	527	\$144,934,457	40	\$2,843,991	2	\$77,000
Caldwell	586	\$84,770,969	306	\$17,863,562	18	\$62,397
Canyon County Un	243	\$55,767,095	0	\$0	30	\$727,496
Nampa	287	\$42,941,991	87	\$5,315,927	3	\$48,233
Valley County*	116	\$32,290,832	18	\$2,697,451	14	\$200,357
Emmett	48	\$7,950,317	0	\$0	1	\$15,600
Gooding County*	51	\$8,843,119	0	\$0	13	\$356,890
Hailey	15	\$3,965,561	6	\$834,498	0	\$0
Ketchum	13	\$14,332,230	22	\$12,292,528	0	\$0
Sun Valley	10	\$16,912,000	21	\$17,400,000	0	\$0
Blaine County Un	39	\$50,739,165	0	\$0	0	\$0
Jerome	98	\$10,514,650	82	\$2,978,312	3	\$38,750
Mountain Home	135	\$12,262,270	104	\$6,670,005	1	\$65,000
Payette	25	\$2,652,661	0	\$0	7	\$12,150
Shoshone	0	\$0	0	\$0	0	\$0
Twin Falls City	258	\$35,021,417	22	\$2,205,640	8	\$80,157
Twin Falls Co Un	102	\$18,130,018	0	\$0	0	\$0
Weiser	16	\$1,749,396	0	\$0	1	\$0
TOTAL SOUTHWESTERN	3,800	\$826,717,753	1,406	\$152,661,278	108	\$1,684,030
Blackfoot	36	\$4,849,720	46	\$2,965,559	0	\$0
Bingham County Un	157	\$18,699,901	2	\$147,026	22	\$153,090
Idaho Falls	300	\$27,944,995	197	\$10,043,272	0	\$0
Ammon	222	\$21,957,324	54	\$3,948,026	0	\$0
Bonneville Co Un	347	\$32,819,013	8	\$219,200	30	\$556,150
Rexburg	139	\$26,687,993	6	\$946,108	0	\$0
Rigby	22	\$2,830,134	0	\$0	0	\$0
Salmon	7	\$421,400	0	\$0	3	\$7,500
Lemhi County Un	38	\$4,198,492	0	\$0	4	\$8,580
St. Anthony	8	\$813,763	4	\$661,216	1	\$10,134
Fremont County Un	134	\$22,525,491	0	\$0	8	\$129,027
TOTAL EASTERN	1,410	\$163,748,226	317	\$18,930,407	68	\$864,481
American Falls	7	\$727,000	0	\$0	2	\$30,000
Power County Un	10	\$2,956,618	0	\$0	4	\$32,195
Cassia County	78	\$19,383,397	2	\$108,000	13	\$282,370
Chubbuck	67	\$7,119,396	0	\$0	0	\$0
Montpelier	16	\$2,554,000	0	\$0	0	\$0
Pocatello	162	\$18,234,103	7	\$646,894	0	\$0
Bannock County Un	74	\$16,294,831	0	\$0	1	\$14,440
Preston	29	\$5,225,200	4	\$350,000	0	\$0
Franklin County Un	31	\$5,670,500	0	\$0	0	\$0
Rupert	8	\$1,062,109	2	\$198,410	0	\$0
Minidoka County Un	31	\$4,822,535	0	\$0	10	\$337,002
Soda Springs	2	\$262,820	0	\$0	0	\$0
TOTAL SOUTHEASTERN	515	\$84,312,509	15	\$1,303,304	30	\$696,007
TOTAL 57 LOCATIONS	6,814	\$1,319,387,726	2,483	\$257,960,734	327	\$4,094,286

*Includes entire county.

Wells Fargo Bank, N.A.



IDAHO CONSTRUCTION REPORT

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Idaho Construction Report

Volume 54, Number 12

Dr. Kelly K. Matthews — Economist

December 2007

As reported in December 2006, Idaho's construction industry began to slow during the latter part of 2006 and continued to weaken throughout 2007. The trend in Idaho mirrors the decrease in construction across the nation. The overall decline in construction valuation is due largely to the decline in new single-family starts.

The table below illustrates Idaho's annual construction valuation totals and growth rates for the past decade:

1997	\$1,734,624,821	-3.4	▼
1998	1,880,698,428	8.4	▲
1999	2,020,462,323	7.4	▲
2000	2,113,294,271	4.6	▲
2001	2,101,630,710	-0.6	▼
2002	2,083,156,523	-0.9	▼
2003	2,362,960,764	13.4	▲
2004	3,077,618,475	30.2	▲
2005	4,049,768,241	31.6	▲
2006	3,884,685,606	-4.1	▼
2007	3,312,295,656	-14.7	▼

In 2007 single-family dwelling starts were down 40.7 percent, with total valuation in the same category falling 38.3 percent when compared to 2006 figures.

Although non-residential construction has been inconsistent during the year, valuation at year-end was up 6.1 percent over 2006 - \$941.2 million in 2007 versus \$886.7 million in 2006.

Alterations and Repairs, which includes improvements to both residential and non-residential categories, maintained healthy gains almost every month in 2007 and finished solid at 32.9 percent over 2006 figures - \$789.6 million in 2007 versus \$594.4 million in 2006.

The table below provides a regional comparison for all three categories as well as percent change from 2006 year-end figures.

YEAR-END 2007			
Area	New Residential	New Non-Residential	Alterations & Repairs
Northern	\$ 330,524.8	\$ 259,141.0	\$ 62,881.5
% Change	-12.3%	84.5%	-10.4%
Southwestern	\$ 981,063.1	\$ 511,851.1	\$ 611,158.7
% Change	-43.6%	-14.8%	36.0%
Eastern	\$ 183,543.1	\$ 106,032.7	\$ 87,532.6
% Change	-2.5%	23.0%	53.7%
Southeastern	\$ 86,311.8	\$ 64,213.2	\$ 28,042.1
% Change	-12.6%	8.3%	57.3%

BUILDING PERMIT CONSTRUCTION SUMMARY

	% Change			
	December 2007	December 2006	12-Month 2007	12-Month 2007
Total New Dwelling Units	541	-9.4	9,624	-31.6
Single-Family	315	-29.5	6,814	-40.7
Multi-Family	217	66.9	2,483	10.7
Mobile Homes	9	44.0	327	1.6
Total Residential Value	\$ 101,048,244	0.4	\$ 1,581,442,746	-34.2
Single-Family	\$ 58,852,773	-26.3	\$ 1,319,387,726	-38.3
Multi-Family	\$ 42,102,797	105.8	\$ 257,960,734	-1.8
Mobile Homes	\$ 92,674	-75.3	\$ 4,094,286	-0.5
New Non-Residential Value	\$ 53,473,183	43.1	\$ 941,237,949	6.1
Alterations & Repairs Value	\$ 37,717,938	8.1	\$ 789,614,961	32.9
TOTAL CONSTRUCTION VALUE	\$ 192,239,365	11.2	\$ 3,312,295,656	-14.7

IDAHO CONSTRUCTION REPORT

DECEMBER 2007

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUC.
Bonnars Ferry	1	1	\$108,000	\$0	\$0	\$108,000
Coeur d'Alene	6	20	2,078,977	14,334,900	2,997,094	19,410,971
Kootenai County Un	22	52	7,499,883	1,086,247	199,760	8,785,890
Craigmont	0	3	0	0	85,410	85,410
Grangeville	0	0	0	0	28,099	28,099
Lewiston	16	19	1,546,217	112,040	347,980	2,006,237
Nez Perce County Un	2	4	192,542	160,254	23,142	375,938
Moscow	7	13	513,488	35,000	248,156	796,644
Latah County Un	2	7	173,592	15,600	1,300	190,492
Orofino	0	2	0	0	10,918	10,918
Shoshone County*	0	1	0	737,460	0	737,460
Sandpoint	0	6	0	9,024,688	265,440	9,290,128
St. Maries	1	3	5,000	0	1,500	6,500
Post Falls	5	14	829,303	543,477	0	1,372,780
TOTAL NORTHERN	62	145	\$12,947,002	\$26,049,666	\$4,208,799	\$43,205,467
Boise City	150	977	\$38,311,063	\$4,310,779	\$21,188,958	\$63,810,800
Meridian	44	172	8,986,299	2,823,076	2,126,101	13,935,476
Ada County Un	34	59	8,146,574	4,820,000	1,490,191	14,456,765
Caldwell	26	134	2,822,862	650,000	43,888	3,516,750
Canyon County Un	16	39	2,927,439	389,794	190,644	3,507,877
Nampa	8	36	580,775	3,775,600	667,878	5,024,253
Valley County*	0	1	0	0	24,000	24,000
Emmett	2	12	202,802	0	190,495	393,297
Gooding County*	2	9	419,148	0	307,258	726,406
Hailey	0	7	0	0	112,500	112,500
Ketchum	7	8	4,960,000	0	215,000	5,175,000
Sun Valley	0	6	0	35,000	556,000	591,000
Blaine County Un	0	1	0	0	30,000	30,000
Jerome	4	10	336,610	131,472	337,520	80
Mountain Home	12	17	893,760	0	106,208	999,968
Payette	2	4	242,967	0	34,444	277,411
Shoshone	0	0	0	0	0	0
Twin Falls City	20	46	3,580,979	1,365,253	623,209	5,569,441
Twin Falls Co Un	2	16	135,600	103,334	589,767	828,701
Weiser	0	4	0	12,120	336,500	348,620
TOTAL SOUTHWESTERN	329	1,558	\$72,546,878	\$18,416,428	\$29,170,561	\$120,133,867
Blackfoot	2	4	\$327,120	\$27,000	\$400,000	\$754,120
Bingham County Un	5	8	559,258	40,600	76,320	676,178
Idaho Falls	18	36	1,593,868	668,661	459,088	2,721,617
Ammon	60	16	4,504,089	743,736	75,654	5,323,479
Bonneville Co Un	19	54	1,466,009	745,100	190,248	2,401,357
Rexburg	7	10	1,173,114	2,913,236	235,200	4,321,550
Rigby	2	7	222,378	1,641,581	22,575	1,886,534
Salmon	0	3	0	2,650	38,800	41,450
Lemhi County Un	1	9	64,400	0	239,249	303,649
St. Anthony	0	0	0	0	0	0
Fremont County Un	12	34	2,025,207	502,325	399,489	2,927,021
TOTAL EASTERN	126	181	\$11,935,443	\$7,284,889	\$2,136,623	\$21,356,955
American Falls	1	6	\$190,000	\$0	\$21,483	\$211,483
Power County Un	0	3	0	0	35,282	35,282
Cassia County	5	7	644,600	0	29,200	673,800
Chubbuck	0	9	0	1,595,000	267,275	1,862,275
Montpelier	0	1	0	0	500	500
Pocatello	9	26	981,130	97,200	1,718,597	2,796,927
Bannock County Un	5	6	1,063,117	0	48,280	1,111,397
Preston	0	1	0	30,000	0	30,000
Franklin County Un	2	3	456,000	0	14,400	470,400
Rupert	2	4	284,074	0	59,198	343,272
Minidoka County Un	0	2	0	0	7,740	7,740
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	24	68	\$3,618,921	\$1,722,200	\$2,201,955	\$7,543,076
TOTAL 57 LOCATIONS	541	1,952	\$101,048,244	\$53,473,183	\$37,717,938	\$192,239,365

*Includes entire county.

IDAHO CONSTRUCTION REPORT

DECEMBER 2006

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION	
Bonnets Ferry	0	1	\$0	\$0	\$190,000	\$190,000	
Coeur d'Alene	4	29	589,020	65,490	490,796	1,145,306	
Kootenai County Un	20	61	5,306,594	764,268	357,607	6,428,469	
Craigmont	0	1	0	0	300	300	
Grangeville	0	5	0	0	214,780	214,780	
Lewiston	9	40	935,345	135,409	204,952	1,275,706	
Nez Perce County Un	1	1	28,539	0	0	28,539	
Moscow	7	16	1,306,000	0	184,684	1,490,684	
Latah County Un	4	16	432,685	470,674	23,937	927,296	
Orofino	0	4	0	0	18,800	18,800	
Shoshone County*	0	7	0	31,100	1,607,807	1,638,907	
Sandpoint	42	6	13,600,000	0	139,000	13,739,000	
St. Maries	0	4	0	0	27,900	27,900	
Post Falls	30	21	4,278,985	363,957	49,800	4,692,742	
TOTAL NORTHERN	117	212	\$26,477,168	\$1,830,898	\$3,510,363	\$31,818,429	
Boise City	86	1,073	\$10,857,297	\$10,172,929	\$21,481,312	\$42,511,538	
Meridian	60	92	15,260,750	2,822,832	642,059	18,725,641	
Ada County Un	31	43	7,508,695	642,450	1,144,642	9,295,787	
Caldwell	48	422	6,979,100	1,092,572	330,052	8,401,724	
Canyon County Un	20	58	4,478,916	756,733	484,810	5,720,459	
Nampa	46	75	7,007,488	2,295,000	1,193,837	10,496,325	
Valley County*	5	6	1,272,913	0	22,000	1,294,913	
Emmett	3	21	433,177	121,209	114,562	668,948	
Gooding County*	5	12	317,307	2,172,813	4,100	2,494,220	
Hailey	0	5	0	0	60,900	60,900	
Ketchum	0	7	0	0	669,723	669,723	
Sun Valley	0	37	0	0	1,235,928	1,235,928	
Blaine County Un	0	4	0	0	238,200	238,200	
Jerome	1	10	1,500	66,267	711,618	779,385	
Mountain Home	8	19	614,645	0	74,255	688,900	
Payette	2	4	242,967	10,900	23,544	277,411	
Shoshone	2	1	220,000	0	0	220,000	
Twin Falls City	14	43	1,581,977	8,533,043	391,956	10,506,976	
Twin Falls Co Un	7	16	1,165,717	117,369	142,043	1,425,129	
Weiser	0	3	0	22,539	0	22,539	
TOTAL SOUTHWESTERN	338	1,951	\$57,942,449	\$28,826,656	\$28,965,541	\$115,734,646	
Blackfoot	2	3	\$315,000	\$0	\$20,000	\$335,000	
Bingham County Un	10	16	854,037	250,980	25,656	1,130,673	
Idaho Falls	25	39	2,276,231	367,965	395,688	3,039,884	
Ammon	8	14	849,517	417,000	30,532	1,297,049	
Bonneville Co Un	27	64	1,902,000	199,827	432,400	2,534,227	
Rexburg	10	16	2,273,796	0	493,833	2,767,629	
Rigby			NO PERMITS ISSUED				0
Salmon	0	1	0	0	26,040	26,040	
Lemhi County Un	3	5	218,995	0	15,400	234,395	
St. Anthony	0	1	0	0	7,408	7,408	
Fremont County Un	3	9	1,392,559	147,357	7,408	1,547,324	
TOTAL EASTERN	88	168	\$10,082,135	\$1,383,129	\$1,454,365	\$12,919,629	
American Falls	0	3	\$0	\$0	\$3,500	\$3,500	
Power County Un	0	1	0	35	0	35	
Cassia County	8	15	503,879	1,166,036	0	1,669,915	
Chubbuck	3	5	319,068	303,500	0	622,568	
Montpelier			NO PERMITS ISSUED				0
Pocatello	32	46	3,196,938	630,000	694,050	4,520,988	
Bannock County Un	7	9	1,540,159	2,800	39,945	1,582,904	
Preston	0	1	0	3,200,000	0	3,200,000	
Franklin County Un	2	3	220,000	0	26,400	246,400	
Lupert	0	2	0	2,000	4,370	6,370	
Minidoka County Un	2	11	389,544	12,000	181,680	583,224	
Soda Springs			NO PERMITS ISSUED				0
TOTAL SOUTHEASTERN	54	96	\$6,169,588	\$5,316,371	\$949,945	\$12,435,904	
TOTAL 57 LOCATIONS	597	2,427	\$100,671,340	\$37,357,054	\$34,880,214	\$172,908,608	

*Includes entire county.

IDAHO CONSTRUCTION REPORT

TWELVE MONTHS
CUMULATIVE 2007

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NON-RESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonnars Ferry	8	38	\$803,854	\$1,279,300	\$289,460	\$2,372,614
Coeur d'Alene	545	887	\$84,461,889	\$109,390,404	\$15,534,874	\$209,387,167
Kootenai County Un	397	1,149	\$114,988,418	\$27,427,858	\$13,635,794	\$156,052,070
Craigmont	1	19	\$220,000	\$3,800	\$261,722	\$485,522
Grangeville	10	130	\$1,046,465	\$2,189,280	\$1,082,570	\$4,318,315
Lewiston	146	781	\$16,205,352	\$31,096,093	\$6,767,180	\$54,068,625
Nez Perce County Un	63	126	\$7,286,634	\$498,808	\$977,892	\$8,763,334
Moscow	86	268	\$16,231,358	\$2,527,500	\$5,802,732	\$24,561,590
Latah County Un	75	269	\$8,648,493	\$1,731,135	\$1,068,140	\$11,447,768
Orofino	6	153	\$570,000	\$1,883,741	\$993,516	\$3,447,257
Shoshone County*	76	207	\$5,864,066	\$11,788,593	\$1,266,035	\$18,918,694
Sandpoint	54	162	\$13,783,507	\$25,875,688	\$4,564,363	\$44,223,558
St. Maries	4	59	\$379,536	\$2,010,000	\$841,261	\$3,230,797
Post Falls	483	933	\$60,035,179	\$41,438,796	\$9,795,964	\$111,269,939
TOTAL NORTHERN	1,954	5,181	\$330,524,751	\$259,140,996	\$62,881,503	\$652,547,250
Boise City	1,084	15,921	\$166,018,388	\$105,789,700	\$419,535,241	\$691,343,329
Meridian	853	2,932	\$198,480,581	\$93,246,964	\$41,742,702	\$333,470,247
Ada County Un	569	1,151	\$147,855,448	\$50,915,319	\$21,223,104	\$219,993,871
Caldwell	910	1,977	\$102,696,928	\$40,770,060	\$8,643,358	\$152,110,346
Canyon County Un	273	855	\$56,494,591	\$23,628,814	\$6,551,655	\$86,675,060
Nampa	377	862	\$48,306,151	\$72,363,958	\$30,251,513	\$150,921,622
Valley County*	148	247	\$35,188,640	\$17,083,176	\$3,367,552	\$55,639,368
Emmett	49	260	\$7,965,917	\$411,595	\$3,204,603	\$11,582,115
Gooding County*	64	151	\$9,200,009	\$2,718,074	\$2,222,537	\$14,140,620
Hailey	21	249	\$4,800,059	\$13,544,560	\$4,623,174	\$22,967,793
Ketchum	35	156	\$26,624,758	\$5,200,000	\$9,927,146	\$41,751,904
Sun Valley	31	226	\$34,312,000	\$12,980,700	\$15,356,999	\$62,649,699
Blaine County Un	39	149	\$50,739,165	\$6,933,800	\$17,655,452	\$75,328,417
Jerome	183	258	\$13,531,712	\$9,335,564	\$2,102,917	\$24,970,193
Mountain Home	240	505	\$18,997,275	\$3,945,056	\$7,355,578	\$30,297,909
Payette	32	94	\$2,664,811	\$514,969	\$582,014	\$3,761,794
Shoshone	0	14	\$0	\$20,000	\$237,178	\$257,178
Twin Falls City	288	864	\$37,307,214	\$48,033,825	\$13,860,887	\$99,201,926
Twin Falls Co Un	102	258	\$18,130,018	\$3,898,754	\$1,710,133	\$23,738,905
Weiser	17	92	\$1,749,396	\$516,181	\$1,004,973	\$3,270,550
TOTAL SOUTHWESTERN	5,315	27,221	\$981,063,061	\$511,851,069	\$611,158,716	\$2,104,072,846
Blackfoot	82	116	\$7,815,279	\$12,616,000	\$2,543,680	\$22,974,959
Bingham County Un	181	364	\$19,000,017	\$3,545,478	\$1,216,547	\$23,762,042
Idaho Falls	497	703	\$37,988,267	\$19,449,112	\$11,686,351	\$69,123,730
Ammon	276	349	\$25,905,350	\$25,156,757	\$2,783,966	\$53,846,073
Bonneville Co Un	385	879	\$33,594,363	\$16,685,743	\$3,455,696	\$53,735,802
Rexburg	145	170	\$27,634,101	\$18,102,269	\$58,948,169	\$104,684,539
Rigby	22	67	\$2,830,134	\$3,726,353	\$837,274	\$7,393,761
Salmon	10	55	\$428,900	\$268,051	\$460,470	\$1,157,421
Lemhi County Un	42	179	\$4,207,072	\$1,063,824	\$2,811,396	\$8,082,292
St. Anthony	13	21	\$1,485,113	\$891,740	\$160,367	\$2,537,220
Fremont County Un	142	287	\$22,654,518	\$4,527,339	\$2,628,692	\$29,810,549
TOTAL EASTERN	1,795	3,190	\$183,543,114	\$106,032,666	\$87,532,608	\$377,108,388
American Falls	9	65	\$757,000	\$2,839,002	\$582,836	\$4,178,838
Power County Un	14	58	\$2,988,813	\$1,390,019	\$1,041,460	\$5,420,292
Cassia County	93	201	\$19,773,767	\$16,759,626	\$2,825,762	\$39,359,155
Chubbuck	67	106	\$7,119,396	\$3,696,222	\$1,008,611	\$11,824,229
Montpelier	16	53	\$2,554,000	\$0	\$309,170	\$2,863,170
Pocatello	169	594	\$18,880,997	\$27,637,453	\$13,729,156	\$60,247,606
Bannock County Un	75	172	\$16,309,271	\$1,924,570	\$2,350,434	\$20,584,275
Preston	33	63	\$5,575,200	\$4,029,500	\$867,600	\$10,472,300
Franklin County Un	31	82	\$5,670,500	\$210,000	\$1,483,700	\$7,364,200
Rupert	10	107	\$1,260,519	\$199,200	\$1,167,042	\$2,626,761
Minidoka County Un	41	200	\$5,159,537	\$5,361,897	\$2,539,561	\$13,060,995
Soda Springs	2	26	\$262,820	\$165,729	\$136,802	\$565,351
TOTAL SOUTHEASTERN	560	1,727	\$86,311,820	\$64,213,218	\$28,042,134	\$178,567,172
TOTAL 57 LOCATIONS	9,624	37,319	\$1,581,442,746	\$941,237,949	\$789,614,961	\$3,312,295,656

*Includes entire county.

IDAHO CONSTRUCTION REPORT

TWELVE MONTHS
CUMULATIVE 2006

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonnars Ferry	3	51	\$350,400	\$609,571	\$906,092	\$1,866,063
Coeur d'Alene	342	830	96,847,214	55,661,626	28,189,080	180,697,920
Kootenai County Un	410	1,316	92,207,424	35,108,363	13,097,924	140,413,711
Craigmont	3	28	9,800	20,000	349,885	379,685
Grangeville	5	134	529,223	1,031,862	1,395,141	2,956,226
Lewiston	118	881	17,284,766	14,361,782	5,345,817	36,992,365
Nez Perce County Un	46	94	5,229,700	7,610	1,008,439	6,245,749
Moscow	286	260	34,121,302	2,550,355	4,313,619	40,985,276
Latah County Un	76	239	6,120,456	1,544,093	1,412,929	9,077,478
Orofino	2	135	186,000	240,550	671,216	1,097,766
Shoshone County*	177	350	11,706,881	4,196,909	3,020,609	18,924,399
Sandpoint	169	148	42,620,254	8,432,500	5,434,206	56,486,960
St. Maries	5	56	339,000	82,859	248,760	670,619
Post Falls	443	613	69,123,971	16,579,952	4,752,262	90,456,185
TOTAL NORTHERN	2,085	5,135	\$376,676,391	\$140,428,032	\$70,145,979	\$587,250,402
Boise City	1,172	16,501	\$183,496,989	\$114,753,308	\$283,306,084	\$581,556,381
Meridian	1,684	2,530	344,223,861	164,301,840	30,726,532	539,252,233
Ada County Un	1,151	1,629	271,690,358	15,893,389	10,012,849	297,596,596
Caldwell	1,198	3,984	156,603,901	30,981,261	5,495,204	193,080,366
Canyon County Un	519	1,158	110,923,816	12,514,671	4,972,291	128,410,778
Nampa	1,325	1,687	188,652,555	104,640,996	36,083,894	329,377,445
Valley County*	492	714	150,764,334	13,439,149	6,687,928	170,891,411
Emmett	176	477	25,715,598	3,791,569	1,297,450	30,804,617
Gooding County*	63	212	6,915,493	3,614,812	1,987,442	12,517,747
Hailey	98	250	19,038,050	22,333,160	4,733,957	46,105,167
Ketchum	42	201	31,372,225	24,345,000	22,704,668	78,421,893
Sun Valley	32	152	31,203,840	9,100,000	11,084,950	51,388,790
Blaine County Un	82	150	73,544,290	1,200,000	12,216,544	86,960,834
Jerome	155	231	16,896,247	14,940,854	2,727,848	34,564,949
Mountain Home	193	398	15,962,902	17,685,187	1,606,805	35,254,894
Payette	50	124	6,097,743	4,806,206	854,768	11,758,717
Shoshone	14	23	1,600,977	14,000	237,734	1,852,711
Twin Falls City	622	1,110	79,054,441	38,324,858	9,955,991	127,335,290
Twin Falls Co Un	126	260	23,092,107	3,536,162	2,345,935	28,974,204
Weiser	28	100	2,971,633	572,925	408,258	3,952,816
TOTAL SOUTHWESTERN	9,222	31,891	\$1,739,821,360	\$600,789,347	\$449,447,132	\$2,790,057,839
Blackfoot	66	125	\$7,765,438	\$1,640,500	\$2,349,498	\$11,755,436
Bingham County Un	180	373	19,548,409	3,147,713	1,036,197	23,732,319
Idaho Falls	449	769	34,048,042	23,960,556	13,469,839	71,478,437
Ammon	328	472	25,802,653	14,626,604	1,846,857	42,276,114
Bonneville Co Un	428	890	38,106,382	13,784,790	5,615,855	57,507,027
Rexburg	168	187	30,702,479	18,985,024	29,879,977	79,567,480
Rigby	37	41	4,229,874	1,036,003	5,800	5,271,677
Salmon	11	51	843,445	66,163	318,281	1,227,889
Emhi County Un	45	148	5,196,988	3,395,577	1,575,229	10,167,794
St. Anthony	2	21	204,425	1,036,023	42,608	1,283,056
Fremont County Un	147	295	21,858,942	4,516,925	802,445	27,178,312
TOTAL EASTERN	1,861	3,372	\$188,307,077	\$86,195,878	\$56,942,586	\$331,445,541
American Falls	18	53	\$2,153,000	\$141,112	\$205,773	\$2,499,885
Power County Un	12	59	1,915,681	3,314,989	160,767	5,391,437
Cassia County	111	158	9,139,370	6,305,783	873,161	16,318,314
Chubbuck	267	300	24,693,206	8,108,467	1,020,216	33,821,889
Montpelier	4	33	340,000	175,684	436,000	951,684
Pocatello	306	682	31,201,073	33,461,320	8,391,244	73,053,637
Bannock County Un	87	170	15,462,159	1,959,198	1,529,474	18,950,831
Preston	17	37	2,774,000	3,529,000	333,800	6,636,800
Franklin County Un	39	97	7,062,500	581,000	1,411,900	9,055,400
Rupert	0	79	0	760,220	520,791	1,281,011
Minidoka County Un	30	199	3,767,782	605,158	2,732,792	7,105,732
Soda Springs	3	24	282,000	370,000	213,204	865,204
TOTAL SOUTHEASTERN	894	1,891	\$98,790,771	\$59,311,931	\$17,829,122	\$175,931,824
TOTAL 57 LOCATIONS	14,062	42,289	\$2,403,595,599	\$886,725,188	\$594,364,819	\$3,884,685,606

*Includes entire county.

NEW RESIDENTIAL UNITS

December 2007

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE- FAMILY VALUATION	# MULTI- FAMILY UNITS	MULTI- FAMILY VALUATION	# MOBILE HOME DWELLING UNITS	MOBILE HOME VALUATI
Bonnors Ferry	1	\$108,000	0	\$0	0	\$0
Coeur d'Alene	6	\$2,078,977	0	\$0	0	\$0
Kootenai County Un	22	\$7,499,883	0	\$0	0	\$0
Craigmont	0	\$0	0	\$0	0	\$0
Grangeville	0	\$0	0	\$0	0	\$0
Lewiston	5	\$1,034,926	10	\$488,000	1	\$23,291
Nez Perce County Un	2	\$192,542	0	\$0	0	\$0
Moscow	1	\$196,000	6	\$317,488	0	\$0
Latah County Un	1	\$162,342	0	\$0	1	\$11,250
Orofino	0	\$0	0	\$0	0	\$0
Shoshone County*	0	\$0	0	\$0	0	\$0
Sandpoint	0	\$0	0	\$0	0	\$0
St. Maries	0	\$0	0	\$0	1	\$5,000
Post Falls	4	\$829,303	0	\$0	1	\$0
TOTAL NORTHERN	42	\$12,101,973	16	\$805,488	4	\$39,541
Boise City	26	\$5,449,439	124	\$32,861,624	0	\$0
Meridian	35	\$8,254,147	8	\$732,152	1	\$0
Ada County Un	34	\$8,146,574	0	\$0	0	\$0
Caldwell	26	\$2,822,862	0	\$0	0	\$0
Canyon County Un	16	\$2,927,439	0	\$0	0	\$0
Nampa	3	\$310,642	3	\$230,000	2	\$40,133
Valley County*	0	\$0	0	\$0	0	\$0
Emmett	2	\$202,802	0	\$0	0	\$0
Gooding County*	2	\$419,148	0	\$0	0	\$0
Hailey	0	\$0	0	\$0	0	\$0
Ketchum	1	\$1,800,000	6	\$3,160,000	0	\$0
Sun Valley	0	\$0	0	\$0	0	\$0
Blaine County Un	0	\$0	0	\$0	0	\$0
Jerome	2	\$311,610	2	\$25,000	0	\$0
Mountain Home	8	\$604,620	4	\$289,140	0	\$0
Payette	2	\$242,967	0	\$0	0	\$0
Shoshone	0	\$0	0	\$0	0	\$0
Twin Falls City	18	\$3,361,612	2	\$219,367	0	\$0
Twin Falls Co Un	2	\$135,600	0	\$0	0	\$0
Weiser	0	\$0	0	\$0	0	\$0
TOTAL SOUTHWESTERN	177	\$34,989,462	149	\$37,517,283	3	\$40,133
Blackfoot	2	\$327,120	0	\$0	0	\$0
Bingham County Un	5	\$559,258	0	\$0	0	\$0
Idaho Falls	18	\$1,593,868	0	\$0	0	\$0
Ammon	8	\$724,063	52	\$3,780,026	0	\$0
Bonneville Co Un	17	\$1,453,009	0	\$0	2	\$13,000
Rexburg	7	\$1,173,114	0	\$0	0	\$0
Rigby	2	\$222,378	0	\$0	0	\$0
Salmon	0	\$0	0	\$0	0	\$0
Lemhi County Un	1	\$64,400	0	\$0	0	\$0
St. Anthony	0	\$0	0	\$0	0	\$0
Fremont County Un	12	\$2,025,207	0	\$0	0	\$0
TOTAL EASTERN	72	\$8,142,417	52	\$3,780,026	2	\$13,000
American Falls	1	\$190,000	0	\$0	0	\$0
Power County	0	\$0	0	\$0	0	\$0
Cassia County	5	\$644,600	0	\$0	0	\$0
Chubbuck	0	\$0	0	\$0	0	\$0
Montpelier	0	\$0	0	\$0	0	\$0
Pocatello	9	\$981,130	0	\$0	0	\$0
Bannock County Un	5	\$1,063,117	0	\$0	0	\$0
Preston	0	\$0	0	\$0	0	\$0
Franklin County Un	2	\$456,000	0	\$0	0	\$0
Rupert	2	\$284,074	0	\$0	0	\$0
Minidoka County Un	0	\$0	0	\$0	0	\$0
Soda Springs	0	\$0	0	\$0	0	\$0
TOTAL SOUTHEASTERN	24	\$3,618,921	0	\$0	0	\$0
TOTAL 57 LOCATIONS	315	\$58,852,773	217	\$42,102,797	9	\$92,674

*Includes entire county.

NEW RESIDENTIAL UNITS

DECEMBER 2006

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Donners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	4	589,020	0	0	0	0
Kootenai County Un	18	5,306,594	0	0	2	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	5	557,490	2	343,295	2	34,560
Nez Perce Co Un	1	28,539	0	0	0	0
Moscow	5	1,058,000	2	248,000	0	0
Latah County Un	4	432,685	0	0	0	0
Orofino			NO NEW RESIDENTIAL			
Shoshone County*			NO NEW RESIDENTIAL			
Sandpoint	0	0	42	13,600,000	0	0
St. Maries			NO NEW RESIDENTIAL			
Post Falls	7	1,173,283	23	3,105,702	0	0
TOTAL NORTHERN	44	\$9,145,611	69	\$17,296,997	4	\$34,560
Boise City	32	\$8,330,495	54	\$2,526,802	0	\$0
Meridian	60	15,260,750	0	0	0	0
Ada County Un	28	7,301,695	0	0	3	207,000
Caldwell	45	6,977,100	0	0	3	2,000
Canyon County Un	17	4,459,516	0	0	3	19,400
Nampa	41	6,594,531	5	412,957	0	0
Valley County*	4	1,272,913	0	0	1	0
Emmett	3	433,177	0	0	0	0
Gooding County*	4	287,307	0	0	1	30,000
Hailey			NO NEW RESIDENTIAL			
Ketchum			NO NEW RESIDENTIAL			
Sun Valley			NO NEW RESIDENTIAL			
Blaine County Un			NO NEW RESIDENTIAL			
Home	0	0	0	0	1	1,500
Mountain Home	8	614,645	0	0	0	0
Payette	2	242,967	0	0	0	0
Shoshone	0	0	2	220,000	0	0
Twin Falls City	14	1,581,977	0	0	0	0
Twin Falls Co Un	6	1,125,397	0	0	1	40,320
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	264	\$54,482,470	61	\$3,159,759	13	\$300,220
Blackfoot	2	\$315,000	0	\$0	0	\$0
Bingham County Un	8	829,537	0	0	2	24,500
Idaho Falls	25	2,276,231	0	0	0	0
Ammon	8	849,517	0	0	0	0
Bonnieville Co Un	26	1,885,500	0	0	1	16,500
Rexburg	10	2,273,796	0	0	0	0
Rigby			NO NEW RESIDENTIAL			
Salmon			NO NEW RESIDENTIAL			
Lenhi County Un	3	218,995	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
Fremont County Un	3	1,392,559	0	0	0	0
TOTAL EASTERN	85	\$10,041,135	0	\$0	3	\$41,000
American Falls			NO NEW RESIDENTIAL			
Power County Un			NO NEW RESIDENTIAL			
Cassia County	8	503,879	0	0	0	0
Chubbuck	3	319,068	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	32	3,196,938	0	0	0	0
Bannock County Un	7	1,540,159	0	0	0	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un	2	220,000	0	0	0	0
Porter			NO NEW RESIDENTIAL			
Linidoka County Un	2	389,544	0	0	0	0
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	54	\$6,169,588	0	\$0	0	\$0
TOTAL 57 LOCATIONS	447	\$79,838,804	130	\$20,456,756	20	\$375,780

*Includes entire county.

NEW RESIDENTIAL UNITS

TWELVE MONTHS
CUMULATIVE 2007

CITY OR AREA	# SINGLE FAMILY UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME UNITS	MOBILE HOME VALUATION
Bonnors Ferry	8	\$803,854	0	\$0	1	\$0
Coeur d'Alene	275	\$54,074,580	266	\$30,219,597	4	\$167,712
Kootenai County Un	320	\$100,903,734	28	\$14,084,684	49	\$0
Craigmont	1	\$220,000	0	\$0	0	\$0
Grangeville	7	\$956,465	0	\$0	3	\$90,000
Lewiston	57	\$9,840,030	66	\$6,020,482	23	\$344,839
Nez Perce County Un	61	\$7,220,569	0	\$0	2	\$66,065
Moscow	49	\$11,654,000	34	\$4,577,358	3	\$0
Latah County Un	60	\$8,533,526	0	\$0	15	\$114,967
Orofino	5	\$552,000	0	\$0	1	\$18,000
Shoshone County*	32	\$3,229,592	36	\$2,591,289	8	\$43,185
Sandpoint	35	\$11,548,883	18	\$2,234,624	1	\$0
St. Maries	3	\$374,536	0	\$0	1	\$5,000
Post Falls	176	\$34,697,469	297	\$25,337,711	10	\$0
TOTAL NORTHERN	1089	\$244,609,238	745	\$85,065,745	121	\$849,768
Boise City	426	\$88,954,750	658	\$77,063,638	0	\$0
Meridian	805	\$193,984,855	40	\$4,495,726	7	\$0
Ada County Un	527	\$144,934,457	40	\$2,843,991	2	\$77,000
Caldwell	586	\$84,770,969	306	\$17,863,562	18	\$62,397
Canyon County Un	243	\$55,767,095	0	\$0	30	\$727,496
Nampa	287	\$42,941,991	87	\$5,315,927	3	\$48,233
Valley County*	116	\$32,290,832	18	\$2,697,451	14	\$200,357
Emmett	48	\$7,950,317	0	\$0	1	\$15,600
Gooding County*	51	\$8,843,119	0	\$0	13	\$356,890
Hailey	15	\$3,965,561	6	\$834,498	0	\$0
Ketchum	13	\$14,332,230	22	\$12,292,528	0	\$0
Sun Valley	10	\$16,912,000	21	\$17,400,000	0	\$0
Blaine County Un	39	\$50,739,165	0	\$0	0	\$0
Jerome	98	\$10,514,650	82	\$2,978,312	3	\$38,000
Mountain Home	135	\$12,262,270	104	\$6,670,005	1	\$65,000
Payette	25	\$2,652,661	0	\$0	7	\$12,150
Shoshone	0	\$0	0	\$0	0	\$0
Twin Falls City	258	\$35,021,417	22	\$2,205,640	8	\$80,157
Twin Falls Co Un	102	\$18,130,018	0	\$0	0	\$0
Weiser	16	\$1,749,396	0	\$0	1	\$0
TOTAL SOUTHWESTERN	3,800	\$826,717,753	1,406	\$152,661,278	108	\$1,684,030
Blackfoot	36	\$4,849,720	46	\$2,965,559	0	\$0
Bingham County Un	157	\$18,699,901	2	\$147,026	22	\$153,090
Idaho Falls	300	\$27,944,995	197	\$10,043,272	0	\$0
Ammon	222	\$21,957,324	54	\$3,948,026	0	\$0
Bonneville Co Un	347	\$32,819,013	8	\$219,200	30	\$556,150
Rexburg	139	\$26,687,993	6	\$946,108	0	\$0
Rigby	22	\$2,830,134	0	\$0	0	\$0
Salmon	7	\$421,400	0	\$0	3	\$7,500
Lemhi County Un	38	\$4,198,492	0	\$0	4	\$8,580
St. Anthony	8	\$813,763	4	\$661,216	1	\$10,134
Fremont County Un	134	\$22,525,491	0	\$0	8	\$129,027
TOTAL EASTERN	1,410	\$163,748,226	317	\$18,930,407	68	\$864,481
American Falls	7	\$727,000	0	\$0	2	\$30,000
Power County Un	10	\$2,956,618	0	\$0	4	\$32,195
Cassia County	78	\$19,383,397	2	\$108,000	13	\$282,370
Chubbuck	67	\$7,119,396	0	\$0	0	\$0
Montpelier	16	\$2,554,000	0	\$0	0	\$0
Pocatello	162	\$18,234,103	7	\$646,894	0	\$0
Bannock County Un	74	\$16,294,831	0	\$0	1	\$14,440
Preston	29	\$5,225,200	4	\$350,000	0	\$0
Franklin County Un	31	\$5,670,500	0	\$0	0	\$0
Rupert	8	\$1,062,109	2	\$198,410	0	\$0
Minidoka County Un	31	\$4,822,535	0	\$0	10	\$337,002
Soda Springs	2	\$262,820	0	\$0	0	\$0
TOTAL SOUTHEASTERN	515	\$84,312,509	15	\$1,303,304	30	\$696,007
TOTAL 57 LOCATIONS	6,814	\$1,319,387,726	2,483	\$257,960,734	327	\$4,094,286

*Includes entire county.

NEW RESIDENTIAL UNITS

TWELVE MONTHS 2006

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Jonners Ferry	3	\$350,400	0	\$0	0	\$0
Coeur d'Alene	232	47,046,856	105	49,730,848	5	69,510
Kootenai County Un	334	91,941,092	2	266,332	74	0
Craigmont	1	1,000	0	0	2	8,800
Grangeville	5	529,223	0	0	0	0
Lewiston	60	10,255,350	48	6,879,706	10	149,710
Nez Perce Co Un	46	5,229,700	0	0	0	0
Moscow	78	16,171,776	208	17,949,526	0	0
Latah County Un	61	6,053,034	0	0	15	67,422
Orofino	2	186,000	0	0	0	0
Shoshone County*	43	3,349,963	120	8,356,918	14	0
Sandpoint	31	4,959,444	138	37,660,810	0	0
St. Maries	2	274,000	0	0	3	65,000
Post Falls	292	54,310,534	145	14,813,437	6	0
TOTAL NORTHERN	1,190	\$240,658,372	766	\$135,657,577	129	\$360,442
Boise City	588	\$142,716,074	584	\$40,780,915	0	\$0
Meridian	1,559	335,616,201	106	8,607,660	19	0
Ada County Un	1,103	267,730,727	40	3,462,955	8	496,676
Caldwell	1,181	156,307,001	0	0	17	296,900
Canyon County Un	482	110,140,193	0	0	37	783,623
Nampa	1,142	179,020,357	183	9,632,198	0	0
Valley County*	439	141,426,191	37	9,194,150	16	143,993
Emmett	166	24,938,467	7	699,211	3	77,920
Gooding County*	49	6,587,075	7	240,018	7	88,400
Hailey	87	17,682,196	11	1,355,854	0	0
Ketchum	21	24,922,225	21	6,450,000	0	0
Sun Valley	8	14,638,003	24	16,565,837	0	0
Blaine County Un	70	72,090,290	12	1,454,000	0	0
Home	148	16,658,402	2	164,445	5	73,400
Mountain Home	125	11,664,667	65	4,298,235	3	0
Payette	47	6,077,743	0	0	3	20,000
Shoshone	10	1,215,977	4	385,000	0	0
Twin Falls City	561	74,706,841	60	4,347,600	1	0
Twin Falls Co Un	109	22,287,577	0	0	17	804,530
Weiser	24	2,855,633	2	116,000	2	0
TOTAL SOUTHWESTERN	7,919	\$1,629,281,840	1,165	\$107,754,078	138	\$2,785,442
Blackfoot	54	\$6,233,326	12	\$1,532,112	0	\$0
Bingham County Un	164	19,287,267	0	0	16	261,142
Idaho Falls	314	28,029,859	135	6,018,183	0	0
Ammon	324	25,669,409	4	133,244	0	0
Bonneville Co Un	393	36,939,815	14	643,400	21	523,167
Rexburg	138	26,840,877	30	3,861,602	0	0
Rigby	29	3,881,874	8	348,000	0	0
Salmon	11	843,445	0	0	0	0
Lemhi County Un	39	5,196,988	0	0	6	0
St. Anthony	2	204,425	0	0	0	0
Fremont County Un	143	21,767,082	0	0	4	91,860
TOTAL EASTERN	1,611	\$174,894,367	203	\$12,536,541	47	\$876,169
American Falls	18	\$2,153,000	0	\$0	0	\$0
Power County Un	10	1,877,181	0	0	2	38,500
Cassia County	71	6,848,399	40	2,290,971	0	0
Chubbuck	243	23,253,206	24	1,440,000	0	0
Montpelier	4	340,000	0	0	0	0
Pocatello	260	28,131,996	46	3,069,077	0	0
Bannock County Un	86	15,462,159	0	0	1	0
Preston	17	2,774,000	0	0	0	0
Franklin County Un	39	7,062,500	0	0	0	0
Porter	0	0	0	0	0	0
Lincoln County Un	25	3,712,382	0	0	5	55,400
Soda Springs	3	282,000	0	0	0	0
TOTAL SOUTHEASTERN	776	\$91,896,823	110	\$6,800,048	8	\$93,900
TOTAL 57 LOCATIONS	11,496	\$2,136,731,402	2,244	\$262,748,244	322	\$4,115,953

*Includes entire county.



IDAHO CONSTRUCTION REPORT

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BEFORE THE
IDAHO PUBLIC UTILITIES COMMISSION

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UTILITIES COMMISSION

CASE NO. IPC-E-09-04

IDAHO POWER COMPANY

ATTACHMENT NO. 4

**Energy Savings and Peak Load Impacts of the
Northwest EnergyStar® Program in Idaho Climate Zones**

IECC 2006 Base Standards

for

Idaho Power Company



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David Baylon

October, 2007

1. Introduction

Beginning in 2003 the Pacific Northwest embarked on a new home program based in part on the national EnergyStar® New Homes program. The Northwest platform was designed to replace previously-run utility conservation programs in new single-family construction (SGC, etc). The measures were focused on a set of insulation, glazing and (most importantly) equipment measures that would provide significant savings especially to the region's more stringent code in Oregon and Washington. It was also designed to provide the region's utilities and contractors with a single prescriptive standard that could provide energy savings and could improve construction standards throughout the region.

Of course the savings from this standard vary substantially throughout the region, partially because of the relatively colder climates in places like Boise, Idaho and partly because building standards in Idaho and Montana were somewhat less stringent than those in Oregon and Washington.

The program has been in operation for the past three years and has been particularly effective in Idaho as it provided a market differentiation that was accepted by several builders in the Boise market. Furthermore, the inspections required by the Northwest EnergyStar Builder Option Packages (NWBOP) represented an increased level of quality assurance over what had been previously practiced.

In the previous analysis, all these factors were taken into account to develop the energy savings estimates and economic benefits of this program to both the Idaho consumers and Idaho Power. Many of these savings were the result of significant improvements over then-enforced standards of insulation, heating and cooling equipment and window performance.

The situation in Idaho has changed significantly since the original analysis was completed. Most importantly, the IECC has become a universally accepted standard throughout the building departments and code jurisdictions in Idaho. At least in the major markets of the Boise area it has been accepted as the guide for construction practice for almost all new homes. Previous energy savings analysis was based on the IECC 2003 standard. Beginning in January 2008, revised IECC 2006 standards will be implemented and enforced in Idaho. This standard includes a significant increase in the insulation and window performance requirements as well as a full implementation of the federal equipment performance (heat pumps and air conditioning) standards that were introduced in early 2006.

Significant features of the new code are largely the thermal standards for windows, walls and floors that have come to mirror the NWBOP EnergyStar® standard. A very significant change in the new code is the development of a revised federal standard that applies to heat pumps and air conditioning units requiring that the units have a cooling standard of SEER® 13, which is essentially the same as the NWBOP standard for cooling

equipment. The result of these changes in standards is that many of the energy savings opportunities available in the old Idaho standards and practices are no longer available.

The areas that EnergyStar® now exceeds the IECC 2006 standards are significant but they focus on quality control and quality installation, rather than on incremental improvements in insulation and windows specifications. There are several areas where the NWBOP specifications offer additional savings over the IECC standard:

- The most significant one of these is the use of 90+ AFUE furnaces, which result in significant gas savings but no appreciable change in electric savings.
- For this analysis we have developed heat pump paths to be applied as upgrades in homes that might otherwise include a heat pump operating at federal minimum standard. The NWBOP requirement for these heat pumps is HSPF 8.5 and was used in this analysis. However, it must be noted that the Federal minimum SEER requirement remains the same as the requirement of the NWBOP.
- The NWBOP anticipates a substantial commissioning function in terms of training and installation of heat pumps and air conditioning units. This has come about under agreements in the region and with various providers to allow about a five percent additional savings as a result of proper charge, proper airflow, and proper installation. The heat pump commissioning standards also include a credit for implementation of a control standard that insures the effective operation of modern systems.
- The IECC has broad guidelines for duct sealing and calculations of duct efficiency. These are largely unenforced and unenforceable and represent a similar level of sealing to what has been used as base case for regional standards over the last year. We use the averages associated with the regional residential baselines study (RLW, 2006). The NWBOP standards has specific leakage targets that are verified by the contractor and the EnergyStar rater through a quality control process, adopted by the RTF and known by the acronym PTCS.
- Basement insulation requirements in the IECC 2006 are appreciably less stringent than the NWBOP standards.
- The lighting and appliance standards requirements of the NWBOP are not represented in the current IECC 2006.

2. Savings Analysis Methodology

2.1. Energy Savings

To evaluate the impacts of the various features of the NW EnergyStar specifications as applied through the NWBOP, we used the SEEM® simulation model. The SEEM® model is an hourly simulation that allows for a direct modeling of annual heating and cooling energy requirements and load shapes for purposes of evaluating energy performance. This model was developed by Ecotope with support from the Northwest Power and Conservation Council (NPCC) and the Northwest Energy Efficiency Alliance (NEEA) to provide the region with an accurate model for simulating the heating and cooling impacts of improved duct sealing and improved equipment specifications. The SEEM model

is capable of developing hourly load shapes for peak load conditions. Thus, the entire analysis was conducted using the SEEM[®] hourly simulation model, providing savings estimates for a series of analytical prototypes used to characterize the savings in the range of new residences in the Idaho Power service territory.

The analysis was conducted using three separate prototypes designed to represent a range of construction practices and building designs:

1. The “standard” prototype, 2200 square feet, used for savings estimates of NWBOP throughout the region.
2. A basement prototype, 2688 square feet;
3. A small home prototype, 1344 square feet.

Given the nature of Boise construction, it is likely that the use of the standard prototype should remain the basis for savings calculations. However, in this report, results for all three models are presented.

A base case for comparison was generated for each prototype using the standards from the IECC, which exactly mimic the required U-values or R-values for each component of the home. The EnergyStar[®] model is also produced and mimics the NWBOP specification applied to each prototype. These specifications include duct leakage and heat pump control and equipment commissioning. In addition to this set of analysis runs and savings estimates, an additional run was conducted assessing the impact of an increase in insulation levels and thermal standards that would reflect the prescriptive standard developed by the state of Idaho to qualify for the Federal Tax Credit (FTC). These standards also include an upgrade in the Air conditioning SEER and the heat pump HSPF and a 35% improvement in building shell tightness leading to an reduced infiltration rate in the home. Finally this standard mandates that all ducts would be moved inside the heated shell of the home substantially reducing the duct leakages and thermal losses.

2.2. Peak Load Impacts

We reviewed the Typical Meteorological Year (TMY) tapes to see to what extent the conditions that lead to peak utility demand is represented in the standard weather file for Boise. Careful examination showed that the July 10 day in the TMY2 tape reaches 102°. This is not a peak temperature for the Boise area in the most extreme years but it is consistent with the records presented by the Utility for the typical conditions over the last decade.

The overall energy estimation was done using the entire TMY tape, but the program was asked to output detailed data from the “peak” day. The sizing of the air conditioning unit was not done using these temperatures. The ASHRAE design temperature for Boise is 96°. Using this temperature, a load was calculated and equipment was sized roughly 25% and 100% above this value (depending on the run). In both cases, the sizing included an arbitrary addition of

6000 BTU/hr to account for duct losses. The EnergyStar home uses a simplified sizing algorithm developed for this program. This results in a smaller equipment size than was assumed for the current practice. The IECC 2006 does not provide direct guidance so the sizing is based on the observed practice in the Boise market.

The SEEM model was used to explore the impact of cooling “set-up” temperature as part of thermostat behavior. This is a timer or clock mechanism that sets the cooling temperature at 4° above the comfort temperature during daytime periods when there is no occupancy. The impact of this behavior would typically save about 10% of the energy required but since the thermostat is reset as people return from work (about 5 PM) it has a very large effect on the peak draw of the home at that time.

3. Prototype Analysis

Three prototypes were used in this analysis. The first one mimicked the standard prototype and was used in previous analyses as well as for all the regional savings and specification developments. This prototype is a one and a half story home with 2200 ft.² of heated floor area, 16.6% glazing area, and a crawlspace.

The second prototype is a somewhat larger home with a fully conditioned basement that is one story above grade and one story below grade and is 2688 ft.² with a glazed area of 14% of total floor area with roughly half of the heated floor area is a below grade concrete slab.

The third prototype is a small home of 1344 ft.². This prototype is a ranch style home with 13% glazed area and is modeled as a single-story building with a crawlspace.

Table 1 summarizes the characteristics of each prototype for both the IECC 2006 base case and for the NWBOP improvement case. In addition, a proposed EnergyStar® Plus case (designed to meet the requirements of the Federal Tax Credit) is shown and represents additional savings packages available to the utility. For the most part, savings calculations are made comparing the IECC base case to the EnergyStar® NWBOP and EnergyStar® Plus packages to generate savings based on envelope performance, equipment and duct standards, and control and commissioning standards met under the EnergyStar® program.

The modeling was repeated for all prototypes with all measures and equipment, using the Pocatello, Idaho weather data. Pocatello has a noticeably lower cooling load than Boise. As a result, much of the savings available from cooling equipment, for both peak and average, were not available in the Pocatello climate. A summary of both climate zones is included in the simulation results.

Table 1: Prototype Package Assumptions

Component	Packages		
	Base	EStar	FTC
Ceiling	R38	R38	R49 [†]
Wall	R19	R21	R21*
Basement Wall	R13	R21	R21*
Floor (Over Crawl)	R30	R30	R30
Window U	0.35	0.35	0.32
Window SHGC	0.4	0.35	0.3
Ducts	Normal	Sealed	Interior
AFUE (Gas)	80	90	92
HSPF (Heat pump)	7.7	8.5	9.0
SEER	13	13	14
DHW (elect EF)	.90	.93	.93
DHW (gas EF)	.58	.61	.61
Lighting LPD (W/sf)	1.75	1.1	1.1

*Advanced frame wall

[†]Advanced frame ceiling trusses

4. Simulation Results

Table 2 summarizes the simulation results for heating and cooling energy use for the two climate zones and the three prototypes with each package including the IECC base case and the two EnergyStar[®] packages. These runs were made using a gas furnace and central air conditioner.

Table 2 Simulation Results, Gas Furnace

Package	Boise				Pocatello			
	Usage				Usage			
	Heating th	Fan kWh	Cooling kWh	kW	Heating th	Fan kWh	Cooling kWh	kW
Standard (2200 sf)								
Base (IECC 2006)	844	482	1844	6.1	1070	604	1273	5.4
Estar (NWBOP1)	667	458	1416	3.7	829	568	959	3.5
Estar+ (FTC)	471	331	835	3.1	581	410	543	2.7
Basement (2688 sf)								
Base (IECC 2006)	686	408	1253	4.5	870	518	783	3.9
Estar (NWBOP1)	591	405	974	3.7	740	509	586	3.2
Estar+ (FTC)	481	337	647	2.7	603	424	370	2.3
Small (1344 sf)								
Base (IECC 2006)	411	246	1160	3.7	526	315	796	3.4
Estar (NWBOP1)	341	233	915	2.5	429	294	616	2.3
Estar+ (FTC)	245	171	626	2.1	309	216	422	1.8

The SEEM model allows the simulation to calculate both the heating and the fan energy when describing the impact of a furnace. In the case of the gas furnace analysis, this means that there will be some electrical savings that are generated as the result of the assumed operation of the gas furnace. For this purpose we have used the standard fan

(PSC) as part of the analysis. As can be seen in the summary in Table 2, the fan represents a small but perceptible impact on the overall electric energy use of the heating and cooling system.

In Table 2, the results of all the SEEM runs associated with all the prototypes and the individual types of EnergyStar® measures are summarized. These represent total estimated space heating in the two climates for which the runs were performed. In all cases, the runs assumed a nighttime thermostat set back during the heating season from seventy degrees to sixty four degrees. The thermostat is set up from seventy four degrees to seventy eight degrees in the daytime during the cooling season. These two assumptions have the effect of reducing the overall energy use predicted by SEEM® and are especially relevant to the capacity factors associated with the peak cooling loads during a given period.

The kilowatt capacity estimates from SEEM® are based on a maximum of energy used by the air conditioning system on the peak day of the cooling season. This invariably occurs when the set up of the thermostat is implemented, in this case, at five o'clock in the evening.

The EnergyStar® cases have been simulated using a heating and cooling system sized in accordance with the EnergyStar® calculator presented to the RTF and used by the regional EnergyStar® program. It has the effect of reducing the equipment cooling capacity by approximately one ton. As a result, most of the reduced capacity demanded for the EnergyStar® cases is the result of smaller equipment.

There are numerous ways to look at capacity and capacity impacts. For this discussion, we have presented what seems to be the most likely scenario for thermostat operation during the cooling season in the Boise climate. The set-up assumed here was 4°F for 8 hours from 9 AM to 5 PM. This mirrors the winter heating setback of 6°F for 8 hours from 10 PM to 6 AM. A larger set-up of the thermostat would result in an increase of capacity requirements for the base case, but would not result in any significant increase in the EnergyStar® cases, since the capacity of the equipment is already maximized in this scenario. It should also be noted that while the set-up behavior has a substantial impact on overall capacity requirements, it also results in approximately 11% savings in energy requirements from the overall cooling energy requirement.

Table 3 summarizes the savings implied by the SEEM simulation results and also includes the impact of the lighting, domestic hot water (DHW) and appliance savings mandated by the EnergyStar® interior lighting specification and DHW specifications. This represents an increase over the previous analysis, based on regional data for overall lighting power density in single family residences and on the available savings determined in the preliminary evaluation of the EnergyStar® program from 2005-06. Both these results suggest about a 10% increase in electric energy savings from the improved lighting package and from the improvements involved in specifying an EnergyStar® dishwasher as part of the package. The DHW improvement mandated by

the EnergyStar program enhances the gas savings slightly. This effect is taken to be about 13 therms of annual savings.

Table 3 Energy Savings Summary, Gas Heated Homes

Package	Boise			Pocatello		
	Savings			Savings		
	kWh	th	kW	kWh	th	kW
Standard (2200 sf)						
Base (IECC 2006)						
Estar (NWBOP1)	1402	189	2.4	1299	255	1.9
Estar+ (FTC)	2109	386	3.0	1874	502	2.7
Basement (2688 sf)						
Base (IECC 2006)						
Estar (NWBOP1)	1422	108	0.8	1346	143	0.6
Estar+	1817	218	1.8	1647	280	1.6
Small (1344 sf)						
Base (IECC 2006)						
Estar (NWBOP1)	879	83	1.2	820	110	1.1
Estar+ (FTC)	1229	179	1.6	1093	231	1.6

Tables 4 and 5 repeat the same analysis using the heat pump. In this case there are no heating system splits between the therms and the kilowatt hours. So all fan energy and all fan energy savings are subsumed in the savings estimates for the heat pump.

Table 4 Simulation Results, Heat Pump

Package	Boise		Pocatello	
	Usage		Usage	
	Heating/Cooling kWh	kW	Heating/Cooling kWh	kW
Standard (2200 sf)				
Base (IECC 2006)	14001	6.1	18262	5.4
Estar (NWBOP1)	9498	4.3	12027	4.1
Estar+	5684	3.1	7043	2.7
Basement (2688 sf)				
Base (IECC 2006)	10885	4.5	14254	3.9
Estar (NWBOP1)	7784	3.8	9881	3.2
Estar+	5519	2.7	6975	2.3
Small (1344 sf)				
Base (IECC 2006)	7726	3.9	10287	3.5
Estar (NWBOP1)	5028	3.1	6304	2.7
Estar+	3186	2.1	3858	1.9

As with the gas analysis, the lighting savings are added into the analysis in the final summary shown in table 5. In all the analyses, the heating and cooling interaction between reduced lighting loads (and thus offsets to internal heat gains) increased heating loads and decreased cooling loads are taken into account by the simulation. In all cases a

reduction in internal gains commensurate with the reduction in lighting watts is estimated and included in the simulation results.

Table 5 Energy Savings Summary, Heat Pump Homes

Package	Boise		Pocatello	
	Savings		Savings	
	kWh	kW	kWh	kW
Standard (2200 sf)				
Base (IECC 2006)				
Estar (NWBOP1)	5535	1.8	7266	1.3
Estar+(FTC)	9350	3.0	12251	2.7
Basement (2688 sf)				
Base (IECC 2006)				
Estar (NWBOP1)	4322	0.7	5604	0.6
Estar+	6587	1.7	8502	1.6
Small (1344 sf)				
Base (IECC 2006)				
Estar (NWBOP1)	3400	0.8	4687	0.7
Estar+(FTC)	5242	1.8	7131	1.6

In these calculations the impact of the small improvement in the electric DHW tank is included in the total savings numbers. For this analysis slightly more than 80 kWh are included as the added savings from the DHW measure.

Because of the relatively larger heating loads in Pocatello, the savings associated with the heat pump are quite a bit larger. This is also due to the assumptions used as part of the RTF base case heat pump analysis, which include the use of auxiliary heat beyond that recommended by and used in the ARI and other recommended practices.

Savings associated with this change and control strategy, as well as with the commissioning savings used in the air conditioning estimates are included as net savings in Table 5.

5. Measure Costs

The measure costs used for this analysis were based on RTF tables associated with individual insulation, windows and heating system measures. The costs are based on regional averages across the entire Pacific Northwest so their precise effect on the Boise markets may vary somewhat. The most problematic features of these costs are the efficient equipment, heat pumps and gas furnaces. These markets are somewhat immature and the available cost information used here is a medium estimate from the RTF table for heat pumps and a somewhat higher estimate than prices observed in the Portland, OR market for the high efficiency furnace which is more established. There is good evidence in several other regional markets that as these components become accepted in the market place, the costs come down and HVAC contractors and suppliers become more competitive in high efficiency equipment.

In the case of the “EStar+ (FTC),” work in the Portland and Southwest Washington markets suggest that the incremental costs of interior ducts are comparable to the incremental cost of duct sealing and testing protocols used in the standard EnergyStar® design. Nevertheless, we added an additional \$250 beyond those costs to cover the potential incremental costs involved in this sort of technique.

Table 6 summarizes the individual costs of this analysis. At the bottom of Table 6, the cost for the two package used in this analysis are summed up so that direct calculations can be made using package costs only.

Table 6 Measure Cost Assumptions

Measure	Life	Measure Cost		
		Prototype		
		1344	2200	2688
EStar				
Basement Insulation	70			100
AFUE 90/92	18	500	700	700
Duct Sealing	25	350	450	150
EF 61 Gas DHW	12	150	150	150
EF 93 Electric DHW	12	50	50	50
HP HSPF 8.5	18	600	600	600
EStar+(FTC)				
Advanced Frame	70	275	450	525
Window U=.32	45	110	225	240
Interior Ducts		250	250	0
Air Sealing		300	350	350
HP HSPF 9.0, SEER 14	18	1000	1200	1000
Lighting (LPD=1.1)	12	90	140	170
Appliance (DW)	12	10	10	10
Package Costs				
EStar Gas Heat		1100	1450	1280
EStar Heat Pump		1100	1250	1080
EStar+ Gas Heat		3035	3925	3395
EStar+ Heat Pump		3035	3725	3195

As can be seen, the impact of the relatively small amount of ducts in the basement home and the relatively small amount of glazing in both the basement and the small prototype homes result in somewhat lower incremental costs than the 2200 ft.² standard prototype.

Included in this analysis, but not included in the savings packages, was the review of electric resistance heating. This heating system type is allowed under the NWBOP 2 but under the IECC requirements, the energy requirement would have to be equivalent to the base case heat pump. This results in essentially the same savings as the heat pump case. The base package would need to be adjusted until it got to be equivalent to the base heat pump. However, in this case, additional measures would need to be applied beyond those

described for the electric heat pump system. In both cases, cooling would not be included in the final run.

6. On-Peak Impact of Thermostat Behavior

As mentioned above, there are substantial impacts from thermostat behavior in setting the overall capacity requirements on the peak cooling day. We believe that the set-up assumptions that are used here are not only typical but may be conservative for thermostat behavior in the Boise market (about 4°). Even at that, the impact of thermostat set-up on overall capacity requirements for new home construction is both substantial and extremely undesirable from the perspective of the utility. In this analysis, the peak capacity requirement appears at around 5 PM as the customers return from work and set point returns to 74°. In the case where the thermostat is maintained at a constant temperature the peak is much reduced and the peak hour is reset to 4 PM reflecting peak temperature and solar conditions.

Figure 1 is a graphic representation of four scenarios; two EnergyStar® scenarios, one with and one without a thermostat set-up and, two base case scenarios, one with and one without a set-up.

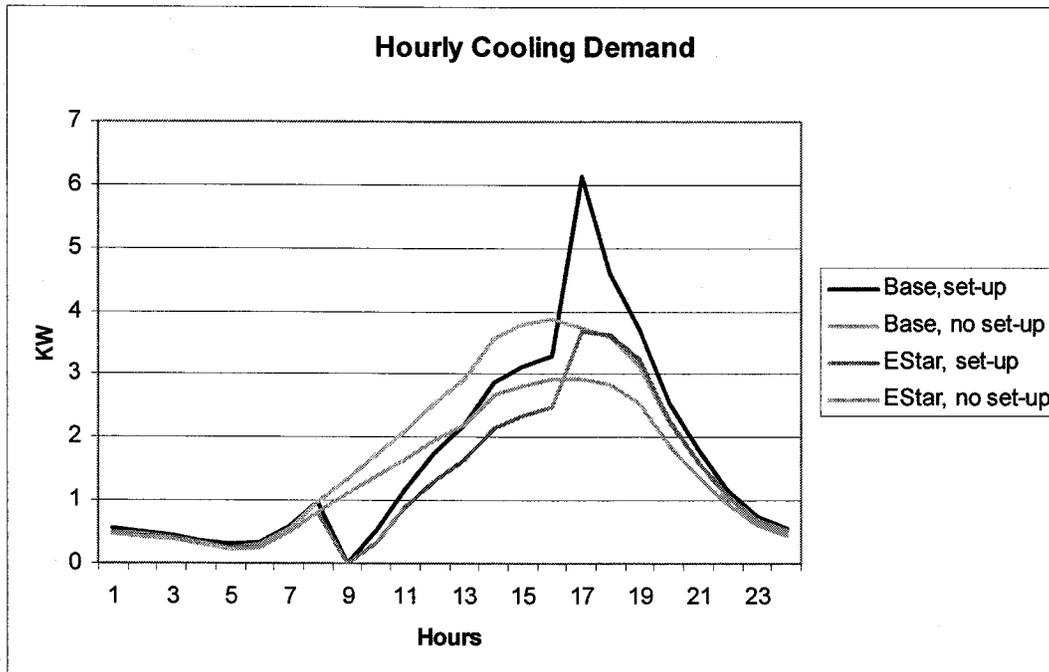


Figure 1: Peak Demand, Cooling Equipment

In the Boise climate, when outdoor temperatures are still at or near the daily peak, virtually all the cooling capacity would be required within the entire hour. If the air conditioning is oversized as in the base case, then the overall requirement is slightly smaller than what would be available. In the EnergyStar® cases where specific equipment sizing algorithms are used, peak requirements are somewhat reduced as the

available capacity for this condition is not adequate to meet the set point in the first hour. In both cases, however, it is the nature of the set-up of the thermostat behavior that results in large peak. In both cases, peak reductions of thirty to fifty percent would be expected when maintaining the uniform thermostat set point throughout the entire peak day.

As can be seen, the savings associated with the EnergyStar® case where the thermostat set-up is not used is a third greater than the estimated savings quoted in Table 3. It should be noted that the change in thermostat setting to a constant temperature results in a 5% increase in energy use on this peak day and an 11% increase in cooling energy use over the entire cooling season.

7. Conclusions

This analysis closely parallels the analysis done in 2004. For the most part, the results are quite comparable and the changes in savings are the specific result of the changes in the base case requirements for the Boise market. For purposes of these savings estimates, the most important change in the base case is the increased efficiency of the cooling equipment required under the IECC 2006 and the federal standard. Insulation and window standards have a smaller impact on the overall savings estimate; however, the overall result of changes in the base case is about a thirty two percent reduction in savings estimates.

The use of the Federal Tax Credit standard adds substantially to the available savings from the NWBOP specifications. This package increases electric savings by about 70 percent. Unfortunately, the added cost of the equipment packages and the improvements to the envelope more than double the package costs. It should be noted however that the tax credit offered is about \$2000 to the home buyer. This offset substantially compensates for the increased package costs. This tax credit is up for renewal and at this writing the credit remains problematic after 2008.

As with the previous analysis the peak impacts depend in large part on the occupant thermostat behavior. The daytime set-up increases peak load by about 50% and the impact of this behavior would be reflected throughout the Boise area. The use of careful sizing requirements for the Air Conditioning system (as is recommended by the EStar program reduces this peak somewhat by reducing the amount of equipment available to meet the lower set point. This saves peak energy but also requires more than one hour to recover from the daytime cooling set point. This may be desirable from the Utility perspective but it does reduce the occupant comfort on these peak days where temperature is substantially above the cooling design temperature. In Pocatello the impact is much lower as the temperature on the peak is not only lower but the hours at or near the peak temperature is also much less than the Boise climate.

Overall it appears that the EnergyStar program offers an adequate TRC cost/benefit ratio when the savings from gas and peak reduction are taken into account. In the case of heat pump the EnergyStar specification offer a substantial benefit both to the home to the utility.