Residential building permits up, commercial down in 2015

STAFF REPORT
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The number of residential building permits issued in the Upstate in 2015 increased over 2014, while commercial building permits fell, according to Knoxville, Tenn.-based Market Edge.

In 2015, 5,287 residential building permits were issued compared with 4,615 in 2014. The majority of the residential building permits issued in the Upstate were in Greenville County, at 2,355, and Spartanburg County, with 1,346, according to the report.

Eric Vinson, director of planning and code compliance for Greenville County, said there are "seasonal ebbs and flows to numbers like these."

Gary Splawn, permits administrator for Spartanburg County, agreed.

"We have been able to maintain a good permits number," Splawn said. "Numbers increased over last year, but could've been better had it not been for rain."

High-end units, meaning units over 4,000 square feet or with a permit value more than $400,000, totaled 837 in 2015 compared with 836 in 2014, with Greenville and Anderson counties having the most at 488 and 136, respectively.

Commercial building permits in the Upstate dropped from 2,533 in 2014 to 1,481 in 2015. The 2015 fourth-quarter number, at 750 commercial building permits, was lower than the third quarter's 918, according to the report.

Commercial building permit value in 2015 totaled $1.85 billion compared with $1.02 billion in 2014.

Market Edge's Upstate data includes numbers from Abbeville, Anderson, Greenville, Greenwood, Laurens, Oconee, Pickens and Spartanburg counties.

COMMERCIAL BUILDING PERMITS

Market	2013	2014	2015
Abbeville	29	28	40
Anderson	237	296	284
Greenville	746	932	1,167
Greenwood	116	129	102
Laurens	23	41	33
Oconee	152	122	104
Pickens	386	178	164
Spartanburg	572	807	1,180
UPSTATE	**2,261**	**2,533**	**3,074**

RESIDENTIAL BUILDING PERMITS

Market	2013	2014	2015
Abbeville	34	42	28
Anderson	531	692	780
Greenville	2,025	2,152	2,355
Greenwood	78	83	77
Laurens	62	62	84
Oconee	229	235	256
Pickens	253	300	361
Spartanburg	966	1,049	1,346
UPSTATE	**4,178**	**4,615**	**5,287**