

**Commercial and Residential Building Permit Activity
For Permits Issued 02/01/2026 through 02/28/2026**

March 02, 2026

Permit Number: 2021-MSS-COM-00308

Description of Work: UM HEAT POWER PLANT/New Combined Heat and Power plant adjacent to the existing heating plant on the University of Montana/ IIB/ F-1

Record Opened Date: September 17, 2021 **Primary Person:** MCKINSTRY ESSENTION LLC

Record Issued Date(s): December 13, 2021 **Address(es):** 840 CONNELL AVE
February 12, 2026

Commercial Subtype: BNCON - New Other **Value of Work:** \$149,708.16

Residential Subtype: **ADU/TED:**

Permit Number: 2023-MSS-COM-00243

Description of Work: 2021 CODES/COM BLDG/REROOF/Remove existing roofing material, install 2" polyiso insulation, 1/4" densdeck mechanically fastened, 60 mil tpo mechanically fastened, associated sheetmetal flashing and trim, remove debris/PER CODE & LISTING/SINGLE STORY/FLAT/VB/B

Record Opened Date: August 04, 2023 **Primary Person:** MILLER ROOFING INC

Record Issued Date(s): August 22, 2023 **Address(es):** 819 S HIGGINS AVE
February 05, 2026 821 S HIGGINS AVE
103 BROOKS ST
101 BROOKS ST

Commercial Subtype: BCRRS - Reroof/Reside Commercial **Value of Work:** \$110,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2023-MSS-RES-00480

Description of Work: 2021 CODES/SFR/ADDITION/VB/R-3

Record Opened Date: June 21, 2023 **Primary Person:** SEAMANS HOME IMPROVEMENT

Record Issued Date(s): November 12, 2024 **Address(es):** 1511 VAN BUREN ST
February 06, 2026

Commercial Subtype: **Value of Work:** \$10,119.60

Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2025-MSS-COM-00029

Description of Work: 2021 CODES/CLAIM JUMPER CASINO/Removal and replacement of existing bar/VB/A-3

Record Opened Date: February 11, 2025 **Primary Person:** AARON SHARP CONSTRUCTION

Record Issued Date(s): February 05, 2026 **Address(es):** 3021 BROOKS ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** \$80,000.00

Residential Subtype: **ADU/TED:**

Permit Number: 2025-MSS-COM-00072**Description of Work:** 2021 CODES/RUSSELL SMITH COURTHOUSE/Adding an ADA bathroom to the 2nd floor of the Federal Courthouse, adding cabinetry to the jury room/VB/B**Record Opened Date:** March 04, 2025**Primary Person:** JACKSON CONTRACTOR GROUP INC**Record Issued Date(s):** February 27, 2026**Address(es):** 201 E BROADWAY**Commercial Subtype:** BAARC - Add/Alter/Remodel Commercial**Value of Work:** \$162,893.00**Residential Subtype:****ADU/TED:****Permit Number:** 2025-MSS-COM-00264**Description of Work:** SRS DISTRIBUTION/Installation of 12' low pile storage system in non-sprinkled building/VB/B**Record Opened Date:** September 17, 2025**Primary Person:** DIRECT PALLET RACKING**Record Issued Date(s):** February 06, 2026**Address(es):** 4480 EXPRESSWAY**Commercial Subtype:** BAARC - Add/Alter/Remodel Commercial**Value of Work:** \$8,400.00**Residential Subtype:****ADU/TED:****Permit Number:** 2025-MSS-COM-00322**Description of Work:** SUMMIT BEVERAGE/PALLET RACKING/VB/B

Norlift will be providing the pre engineered pallet racking to be installed by a private contractor in the new building addition currently under construction. I will supply the engineered seismic calculations and a copy of the invoice for the products ordered.

Record Opened Date: November 18, 2025**Primary Person:** ANDERSON SHOWERS INC**Record Issued Date(s):** February 09, 2026**Address(es):** 3299 FLYNN LN**Commercial Subtype:** BAARC - Add/Alter/Remodel Commercial**Value of Work:** \$204,941.43**Residential Subtype:****ADU/TED:****Permit Number:** 2025-MSS-COM-00342**Description of Work:** SUMAC/New kitchen tenant improvement in Original Red Bird Restaurant area. New equipment in kitchen, existing hood, some new wall finish, new service counters and tops. Upgrading of lighting and plumbing work for equipment in kitchen./VB/A-2**Record Opened Date:** December 18, 2025**Primary Person:** SIRIUS CONSTRUCTION INC**Record Issued Date(s):** February 24, 2026**Address(es):** 111 N HIGGINS AVE
STE 100**Commercial Subtype:** BAARC - Add/Alter/Remodel Commercial**Value of Work:** \$139,000.00**Residential Subtype:****ADU/TED:****Permit Number:** 2025-MSS-RES-00058**Description of Work:** 2021 CODES / NEW ADU-SFR/ATT GARAGE/ VB / R-3 / U**Record Opened Date:** January 24, 2025**Primary Person:** ROYAL POINT CONSTRUCTION**Record Issued Date(s):** February 03, 2026**Address(es):** 234 EVANS AVE**Commercial Subtype:****Value of Work:** \$37,062.00

Residential Subtype: BNRDA - New Detached Accessory Building

ADU/TED:

Permit Number: 2025-MSS-RES-00953

Description of Work: NEW DET STORAGE BLDG/ U / VB

Accessory metal building on shallow slab foundation for equipment storage.

Record Opened Date: July 29, 2025

Primary Person: OWNER

Record Issued Date(s): February 10, 2026

Address(es): 6405 GHARRETT AVE

Commercial Subtype:

Value of Work: \$31,050.00

Residential Subtype: BNRDA - New Detached Accessory Building

ADU/TED:

Permit Number: 2025-MSS-RES-01016

Description of Work: NSFR/ATT GARAGE/VB/R-3/U

Record Opened Date: August 10, 2025

Primary Person: ELK MOUNTAIN CONSTRUCTION LLC

Record Issued Date(s): February 20, 2026

Address(es): 2537 DRAKE LN

Commercial Subtype:

Value of Work: \$160,270.40

Residential Subtype: BNSFR - New Single Family Residence

ADU/TED:

Permit Number: 2025-MSS-RES-01167

Description of Work: SFR/building an office and closet in the garage with insulation to assist my daughter through college/VB/R-3

Record Opened Date: September 12, 2025

Primary Person: OWNER

Record Issued Date(s): February 17, 2026

Address(es): 2225 HILLSIDE DR

Commercial Subtype:

Value of Work: \$2,500.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED:

Permit Number: 2025-MSS-RES-01174

Description of Work: SFR/ADDITION/VB/R-3/U

50 x 32 one story addition which includes 32x32 garage and 18x32 conditioned/residential space which will be primary bathroom and closet, laundry, hallway from existing residence to garage, access to basement and 1.5 guest bathrooms.

Record Opened Date: September 16, 2025

Primary Person: OWNER

Record Issued Date(s): February 24, 2026

Address(es): 2212 W GREENOUGH DR

Commercial Subtype:

Value of Work: \$150,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED:

Permit Number: 2025-MSS-RES-01333

Description of Work: NSFR/ATT GARAGE/VB/R-3/U

Record Opened Date: November 09, 2025

Primary Person: NORTHWEST COMMUNITY BUILDERS, LLC

Record Issued Date(s): February 13, 2026

Address(es): 4890 ENGLAND BLVD

Commercial Subtype: **Value of Work:** \$67,621.36
Residential Subtype: BNSFR - New Single Family Residence **ADU/TED:**

Permit Number: 2025-MSS-RES-01334

Description of Work: NSFR/ATT GARAGE/VB/R-3/U

Record Opened Date: November 09, 2025

Primary Person: NORTHWEST COMMUNITY BUILDERS, LLC

Record Issued Date(s): February 19, 2026

Address(es): 4880 ENGLAND BLVD

Commercial Subtype:

Value of Work: \$67,621.36

Residential Subtype: BNSFR - New Single Family Residence

ADU/TED:

Permit Number: 2025-MSS-RES-01340

Description of Work: NEW ADU/VB/R-3

Construct New 32x26 1 bedroom, 1 Bathroom with loft area ADU. 19x32 heated 7x32 covered porch. water and sewer to be shared with existing residence, see plumbing letter and fixture count worksheet. Water line to be replaced from water main to existing house. Culvert to be installed in irrigation ditch, see letter from ditch company. construct new parking area and sidewalk.

Record Opened Date: November 10, 2025

Primary Person: CROSSCUT CARPENTRY LLC

Record Issued Date(s): February 24, 2026

Address(es): 2701 SYCAMORE ST

Commercial Subtype:

Value of Work: \$37,532.82

Residential Subtype: BNSFR - New Single Family Residence

ADU/TED:

Permit Number: 2025-MSS-RES-01345

Description of Work: NSFR/VB/R-3

Record Opened Date: November 18, 2025

Primary Person: OWNER

Record Issued Date(s): February 03, 2026

Address(es): 2535 CHUCK WAGON RD

Commercial Subtype:

Value of Work: \$76,037.25

Residential Subtype: BNSFR - New Single Family Residence

ADU/TED:

Permit Number: 2025-MSS-RES-01346

Description of Work: NEW DET GARAGE/VB/U

Record Opened Date: November 18, 2025

Primary Person: OWNER

Record Issued Date(s): February 03, 2026

Address(es): 2535 CHUCK WAGON RD

Commercial Subtype:

Value of Work: \$9,002.40

Residential Subtype: BNRDG - New Detached Garage/Carport

ADU/TED:

Permit Number: 2025-MSS-RES-01372

Description of Work: SFR/finish out part of unfinished basement/VB/R-3/U

Record Opened Date: December 18, 2025

Primary Person: POWDER HOUNDS INC CONSTRUCTION

Record Issued Date(s): February 17, 2026

Address(es): 3000 1 WASHBURN ST
3000 16 WASHBURN ST
3000 5 WASHBURN ST
3000 8 WASHBURN ST
3000 12 WASHBURN ST
3000 14 WASHBURN ST
3000 2 WASHBURN ST
3000 4 WASHBURN ST
3000 3 WASHBURN ST
3000 11 WASHBURN ST
3000 9 WASHBURN ST
3000 10 WASHBURN ST
3000 7 WASHBURN ST
3000 6 WASHBURN ST
3000 13 WASHBURN ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial
Residential Subtype:

Value of Work: \$435,000.00
ADU/TED:

Permit Number: 2026-MSS-COM-00003

Description of Work: GARAGE BLDG 1/remove 3 ft of siding on all 28 garages front and sides/dry in partial wall thats open/install new hardie lap siding/install new Lp TRIM AROUND GARAGE DOORS/seal all openings/VB/U

Record Opened Date: January 10, 2026

Primary Person: MILLENNIAL BUILDINGS LLC

Record Issued Date(s): February 02, 2026

Address(es): 2070 MSTR COOPER ST

Commercial Subtype: BCRRS - Reroof/Reside Commercial
Residential Subtype:

Value of Work: \$3,500.00
ADU/TED:

Permit Number: 2026-MSS-COM-00007

Description of Work: GARAGE BLDG 2/remove first 3 ft of siding on garage building 2 and full side wall dry in wall/install Hardie siding and LP trim/seal all openings/total 3.5 squares/GARAGE BUILDING 2 IS LOCATED BEHIEND THE STILL ROOM/VB/U

Record Opened Date: January 20, 2026

Primary Person: MILLENNIAL BUILDINGS LLC

Record Issued Date(s): February 02, 2026

Address(es): 2070 MSTR COOPER ST

Commercial Subtype: BCRRS - Reroof/Reside Commercial **Value of Work:** \$2,500.00
Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00008

Description of Work: GARAGE BLDG 4/remove 3ft of siding across garage building 4 in rear by building 6 of condos and full side wall of garage/install hardie siding and Lp TRIM on garage/seal all openings/VB/U

Record Opened Date: January 20, 2026 **Primary Person:** MILLENNIAL BUILDINGS LLC

Record Issued Date(s): February 02, 2026 **Address(es):** 2070 MSTR COOPER ST

Commercial Subtype: BCRRS - Reroof/Reside Commercial **Value of Work:** \$2,500.00
Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-COM-00017

Description of Work: UPTOWN CONDOS UNIT 205/REPAIR/fire caulk, re-install insulation and soundboard, re-install drywall, drywall: 158.38 SF, insulation: 110.38 SF, soundboard: 100 SF, floorplan SF: 64/VB/R-2

CITY NOTE: THIS BUILDING CONTAINS FIRE RATED WALL/FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER AND FROM OTHER SPACES. THE INTEGRITY AND RATING OF THESE ASSEMBLIES AND PROTECTED PENETRATIONS INTO THOSE ASSEMBLIES MUST BE MAINTAINED. CONTACT THE CITY BUILDING DEPARTMENT IF YOU HAVE QUESTIONS.

Record Opened Date: January 29, 2026 **Primary Person:** SERVPRO OF MISSOULA

Record Issued Date(s): February 18, 2026 **Address(es):** 801 205 N ORANGE ST

Commercial Subtype: BAARC - Add/Alter/Remodel Commercial **Value of Work:** \$21,076.00
Residential Subtype: **ADU/TED:**

Permit Number: 2026-MSS-RES-00014

Description of Work: SFR/REMODEL/RESIDE / VB / R-3 / REMOVE EXISTING, LP SMART SIDE LAP SIDING, SHAKES ON GABLES/Replacing kitchen cabinets, new outlets in kitchen, new siding, new windows (same size except one shortened in height), new bathtub new vanities/VB/R-3

Replacement egress windows shall comply with 2021 IRC R310.5 or R310.2.

Record Opened Date: January 08, 2026 **Primary Person:** QUANTUM BUILDING AND DESIGN

Record Issued Date(s): February 04, 2026 **Address(es):** 100 SENTINEL AVE

Commercial Subtype: **Value of Work:** \$65,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00030

Description of Work: SFR/Finishing and minor changes to existing unfinished basement./VB/R-3

Record Opened Date: January 20, 2026 **Primary Person:** RIVER CITY BUILDERS LLC

Record Issued Date(s): February 06, 2026 **Address(es):** 6010 AVON LN

Commercial Subtype: **Value of Work:** \$100,000.00
Residential Subtype: BAARR - Add/Alter/Remodel Residential **ADU/TED:**

Permit Number: 2026-MSS-RES-00031**Description of Work:** SFR/This permit is for siding and framing in basement./VB/R-3**Record Opened Date:** January 20, 2026**Primary Person:** OWNER**Record Issued Date(s):** February 18, 2026**Address(es):** 815 S 05TH ST W**Commercial Subtype:****Value of Work:** \$2,000.00**Residential Subtype:** BAARR - Add/Alter/Remodel Residential**ADU/TED:****Permit Number:** 2026-MSS-RES-00035**Description of Work:** SFR/New Egress Windows per plans/VB/R-3**Record Opened Date:** January 22, 2026**Primary Person:** JARED LANGLEY ENTERPRISES INC**Record Issued Date(s):** February 25, 2026**Address(es):** 4414 TIMBERLANE**Commercial Subtype:****Value of Work:** \$30,000.00**Residential Subtype:** BAARR - Add/Alter/Remodel Residential**ADU/TED:****Permit Number:** 2026-MSS-RES-00039**Description of Work:** ACCESSORY BLDG-SHED 1/RESIDE/REMOVE EXISTING/HOUSE WRAP/LP SMART SIDE ENGINEERED WOOD SIDING/VB/U**Record Opened Date:** January 26, 2026**Primary Person:** OWNER**Record Issued Date(s):** February 03, 2026**Address(es):** 815 S 05TH ST W**Commercial Subtype:****Value of Work:** \$1,600.00**Residential Subtype:** BRRRS - Reroof or Reside Residential**ADU/TED:****Permit Number:** 2026-MSS-RES-00040**Description of Work:** ACCESSORY BLDG-SHED 1/RESIDE/REMOVE EXISTING/HOUSE WRAP/LP SMART SIDE ENGINEERED WOOD SIDING/VB/U**Record Opened Date:** January 26, 2026**Primary Person:** OWNER**Record Issued Date(s):** February 03, 2026**Address(es):** 815 S 05TH ST W**Commercial Subtype:****Value of Work:** \$1,600.00**Residential Subtype:** BRRRS - Reroof or Reside Residential**ADU/TED:****Permit Number:** 2026-MSS-RES-00057**Description of Work:** SFR/BASEMENT REMODEL/VB/R-3

Basement renovation - Remove old water damaged sheetrock and wall framing and replace with new. Replace portion of load bearing wall between two small rooms with a beam to combine them into one larger room. Remodel/replace existing 3/4 bathroom (sink, toilet, shower) in basement with full bath (sink, toilet, tub/shower) and add half bath (sink, toilet). Will also add laundry sink. Move outlets and overhead light fixtures to accommodate new room layouts. May re-pipe drains for upstairs bathroom and kitchen sink while the ceiling is open.

Record Opened Date: February 08, 2026**Primary Person:** RIVER CITY BUILDERS LLC**Record Issued Date(s):** February 24, 2026**Address(es):** 300 HARRIET ST**Commercial Subtype:****Value of Work:** \$17,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED:

Permit Number: 2026-MSS-RES-00060

Description of Work: SFR/ATT GARAGE/Structural repair of existing/Structural report indicates repairs needed/VB/R-3/U

Record Opened Date: February 10, 2026

Primary Person: SAPPHIRE CONSTRUCTION INC

Record Issued Date(s): February 27, 2026

Address(es): 2601 WEDGEWOOD
CT

Commercial Subtype:

Value of Work: \$250,000.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED:

Permit Number: 2026-MSS-RES-00061

Description of Work: SFR/To replace framed rafters, soffit and fascia damaged by fallen tree as specified by engineer. This is conjunction with Charles Dunn doing the roofing. Emergency repair due to storm damage./VB/R-3

Record Opened Date: February 11, 2026

Primary Person: A COE INC DBA HUFF
CONSTRUCTION

Record Issued Date(s): February 24, 2026

Address(es): 100 TERRACE WAY

Commercial Subtype:

Value of Work: \$4,575.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED:

Permit Number: 2026-MSS-RES-00068

Description of Work: 2 UNITS OF 4-PLEX UNDER INDIVIDUAL OWNERSHIP/replace drywall on party wall, like for like/VB/R-2

RES PERMIT OKAY PER BUILDING OFFICIAL

REPAIR. ASSUMED LIKE FOR LIKE MATERIAL REPLACEMENT. BUILDING INSPECTORS WILL FIELD VERIFY COMPLIANCE. APPLICANT/OWNER SHOULD BE AWARE THAT THIS PROJECT COULD REQUIRE PROFESSIONAL ENGINEER OR ARCHITECT INVOLVEMENT AT THE DISCRETION OF THE BUILDING OFFICIAL OR BUILDING INSPECTOR.

CITY NOTE: THIS BUILDING CONTAINS FIRE RATED WALL/FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER AND FROM OTHER SPACES. THE INTEGRITY AND RATING OF THESE ASSEMBLIES AND PROTECTED PENETRATIONS INTO THOSE ASSEMBLIES MUST BE MAINTAINED. CONTACT THE CITY BUILDING DEPARTMENT IF YOU HAVE QUESTIONS.

Record Opened Date: February 18, 2026

Primary Person: OWNER

Record Issued Date(s): February 26, 2026

Address(es): 228 S 03RD ST W

Commercial Subtype:

Value of Work: \$2,200.00

Residential Subtype: BAARR - Add/Alter/Remodel Residential

ADU/TED: