

Cycle Times for Building Plan Review

Commercial	Standard Cycle Times in Working Days		
	Cycle 1	Cycle 2	Cycle 3
New Buildings, < \$3 million	20	15	10
Any Project, \$3-15 million	25	20	15
Any Project, \$15-40 million	30	25	20
Any Project, \$40-75 million	35	30	25
Additions < 500 sq. ft. & < \$ 50K	10	5	5
Additions < 5,000 sq. ft. & < \$3 million	20	10	10
Additions > 5,000 sq. ft. & < \$3 million	25	15	15
Alterations ≤ \$400,000	15	10	10
Alterations > \$400,000 & < \$3 million	20	15	15
Alterations < 3,000 sq. ft. & < \$50K, Repairs, FPP ⁴	10	5	5
Revisions, Web-Minor Solar, Batteries, EV Charging Stations, FPP ⁴ (<\$400K)	5	5	5
Deferred Submittals	7	5	5
Other Reviews (e.g., Canopy, Gazebo, Artwork, Play Sets, Construction/Sales Trailer)	10	5	5

Residential	Standard Cycle Times in Working Days		
	Cycle 1	Cycle 2	Cycle 3
New Buildings & Master Plans	20	15	5
Additions	15	10	5
Interior Alterations	12	8	5
Pool/Spa	10	7	5
Photovoltaic, Batteries, EV Charging Stations	24 hours	24 hours	24 hours
Accessory Structures, Repairs, Garage Conversions	10	5	5
Patio Covers, Carports, Decks, Revisions	5	5	5

Notes:

1. Complete submittals are required for all submissions to guarantee the review times. The Chief Building Official or Supervising Engineer may adjust cycle times up or down when necessary.
2. Expedited cycle times may be available upon request. See form CDD-0155 for criteria.
3. Cycle times for projects exceeding \$75 million are determined on a project specific basis.
4. Facility Permit Program (FPP) tenant improvements shall meet all criteria at the time of building permit application. Refer to Facility Permit Program Guide for full criteria and qualifications.