



REPORT TO DEVELOPMENT OVERSIGHT COMMISSION City of Sacramento

300 Richards Blvd. Sacramento CA 95811

3

STAFF REPORT
May 4, 2009

Honorable Members of the Development Oversight Commission

Title: Workload and Turnaround Times for Plan Review

Location/Council District: Citywide

Recommendation: Review and comment regarding workload and turnaround times for plan review

Contact: Carl Hefner, Interim Chief Building Official, (916) 808-8779; Ed Short, Supervising Engineer, (916) 808-8859

Presenters: Carl Hefner, Interim Chief Building Official, (916) 808-8779; Ed Short, Supervising Engineer, (916) 808-8859

Department: Development Services

Division: Building

Organization No: 2100

Description/Analysis

Issue: The City's Development Oversight Commission has requested that staff provide statistics regarding plan review workload and turnaround times. The attached report contains data reflecting the period from January 2009 through March 2009. Each discipline is reflected in the report, including Structural, Life Safety, Plumbing, Mechanical, Electrical, and Fire. Turnaround time statistics are also reported by MATRIX types.

Policy Considerations: None

Environmental Considerations:

California Environmental Quality Act (CEQA): Under the California Environmental Quality Act (CEQA) guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review.

Financial Considerations: Labor costs are incurred in the preparation and reporting of these statistics.

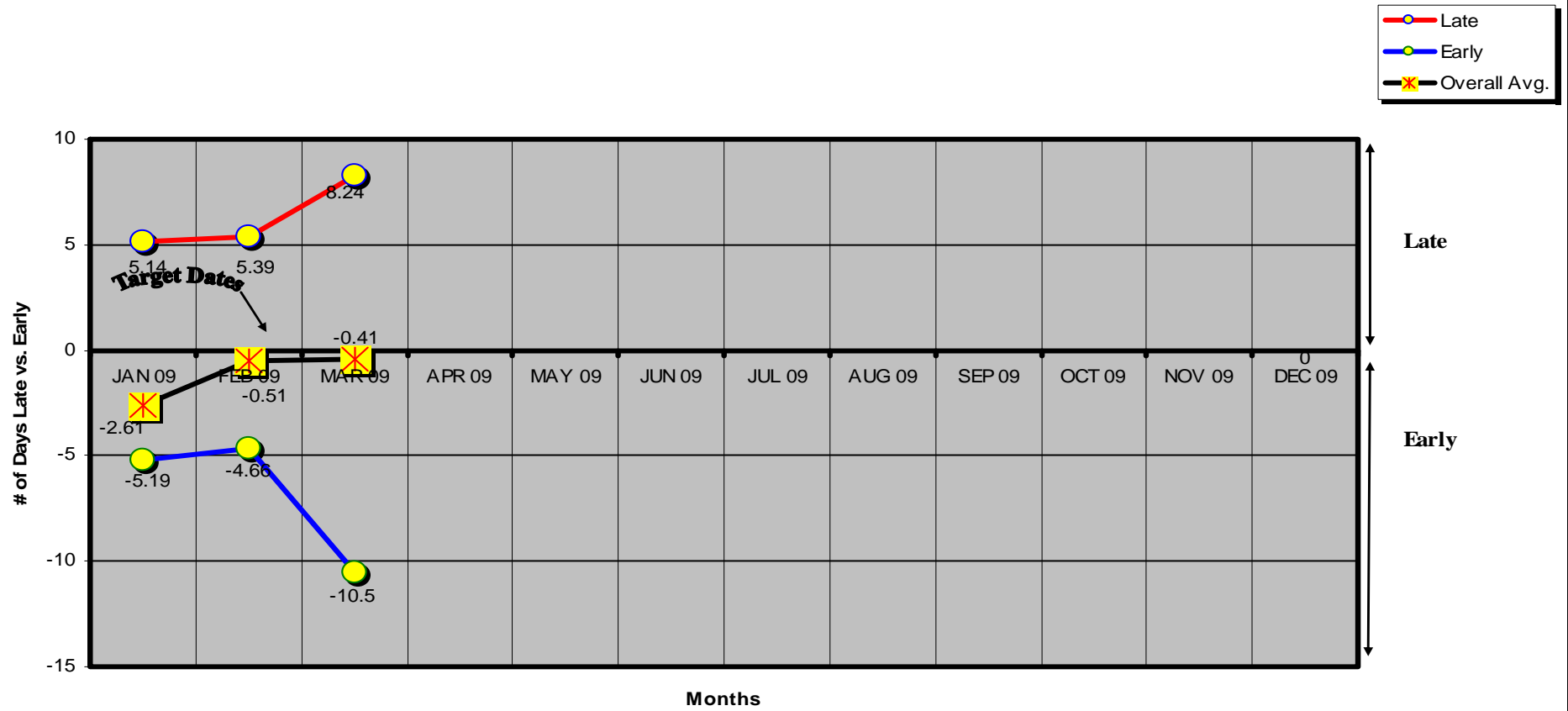
Emerging Small Business Development (ESBD): There are no ESBD considerations with this report.

Respectfully Submitted by: 
Carl Hefner
Interim Chief Building Official

Approved by: 
William Thomas
Director of Development

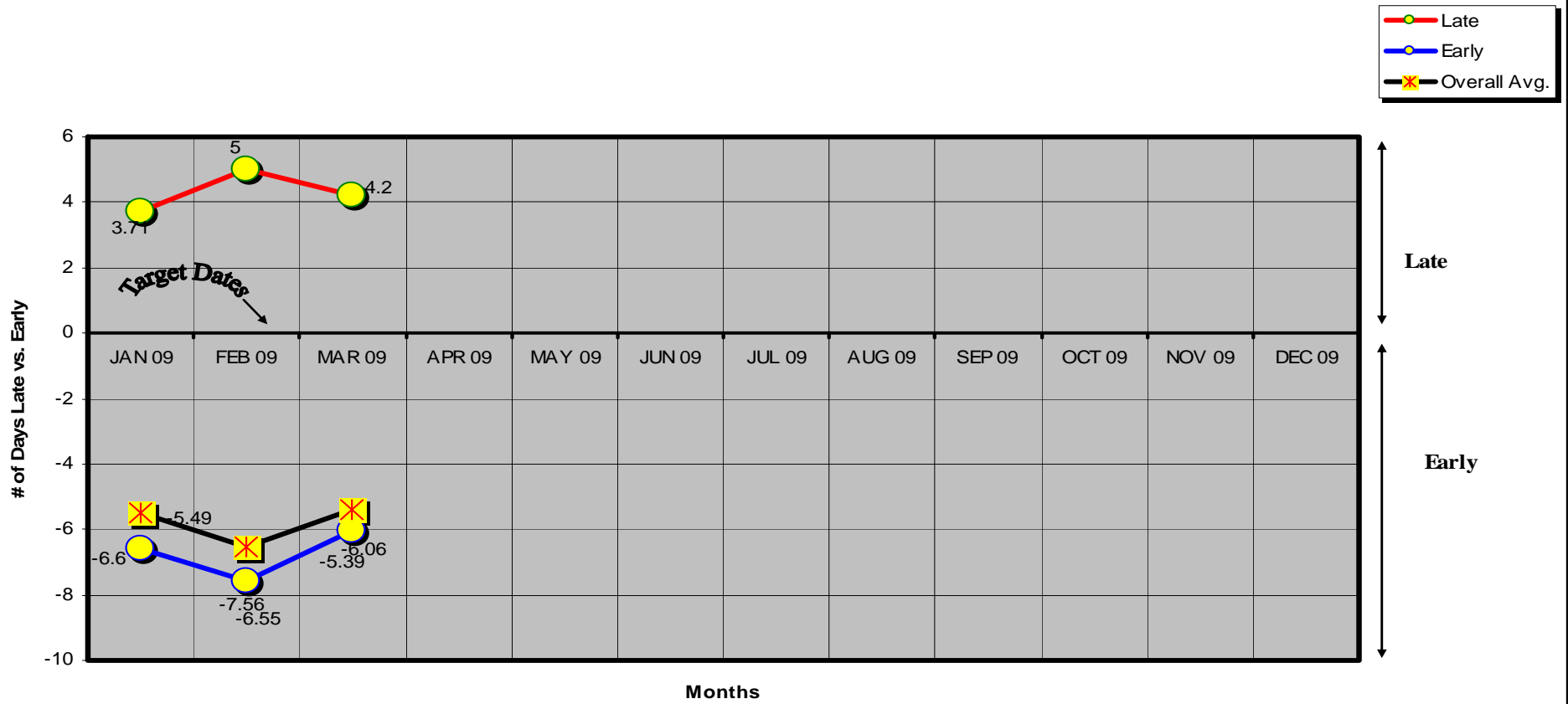
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Fire Commercial Plan Check Late & Early Average Times - 2009



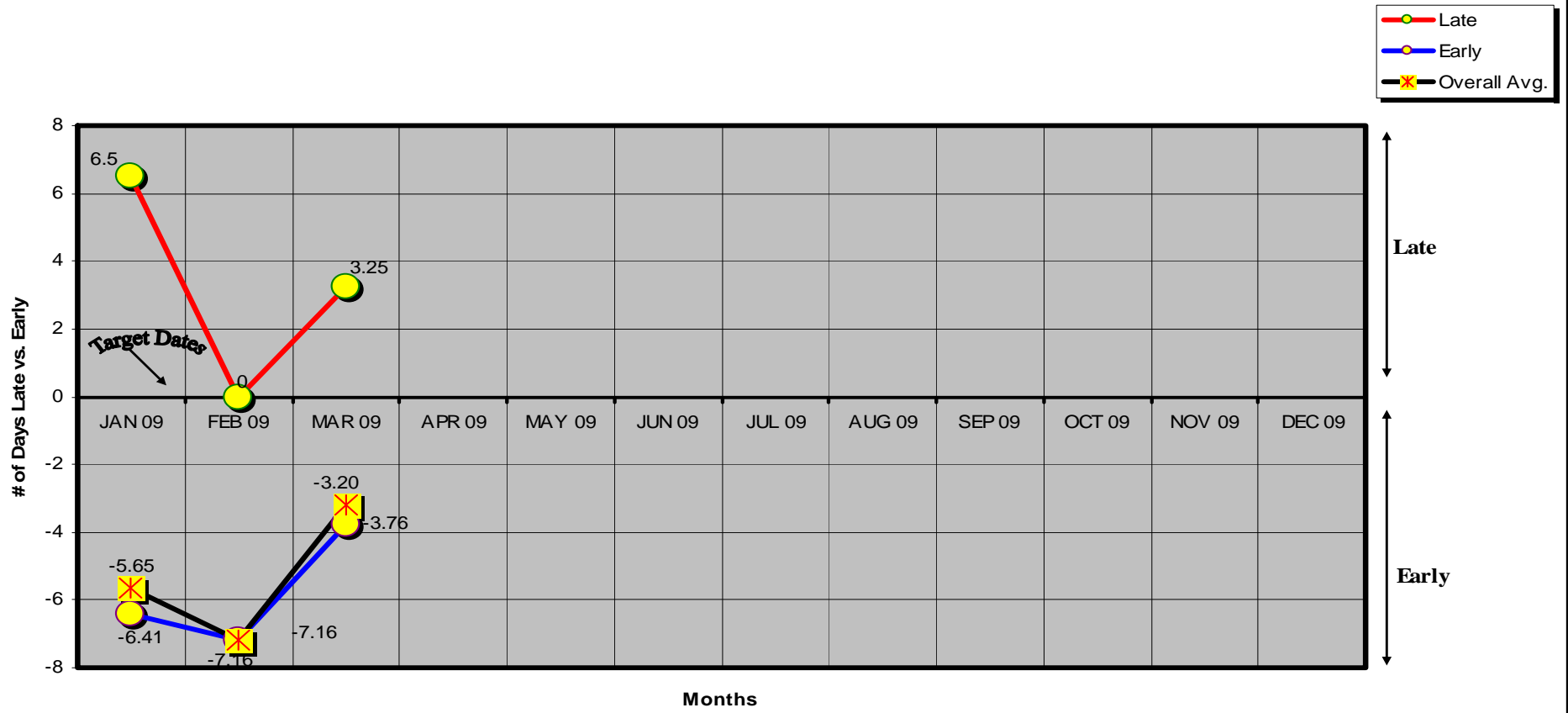
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	56	75	78									
# Reviews Late	14	31	42									
# Reviews Early	42	44	36									

Structural Commercial Plan Check Late & Early Average Times - 2009



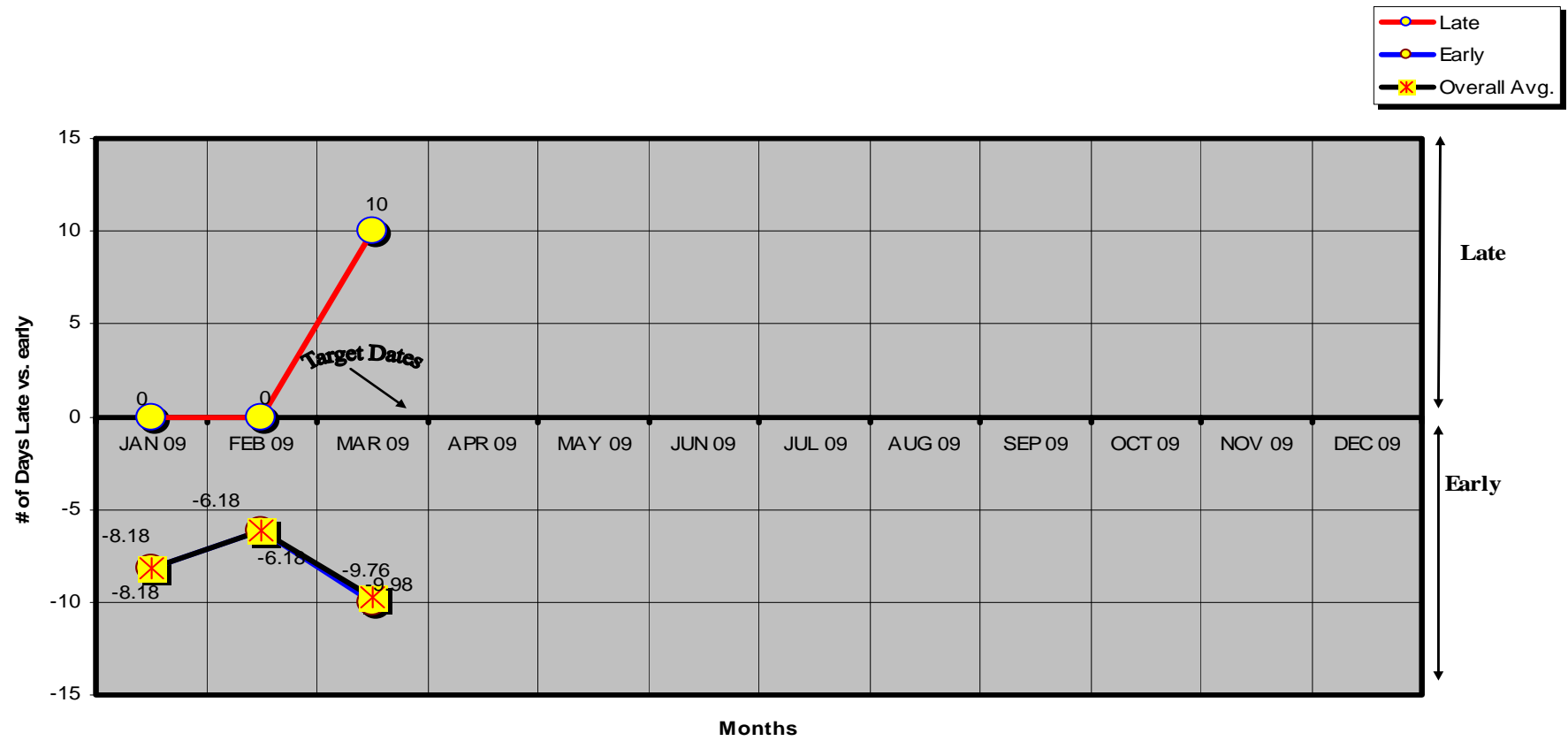
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Review	65	62	76									
# Review Late	7	5	5									
# Review Early	58	57	71									

Life Safety Commercial Plan Check Late & Early Average Times - 2009



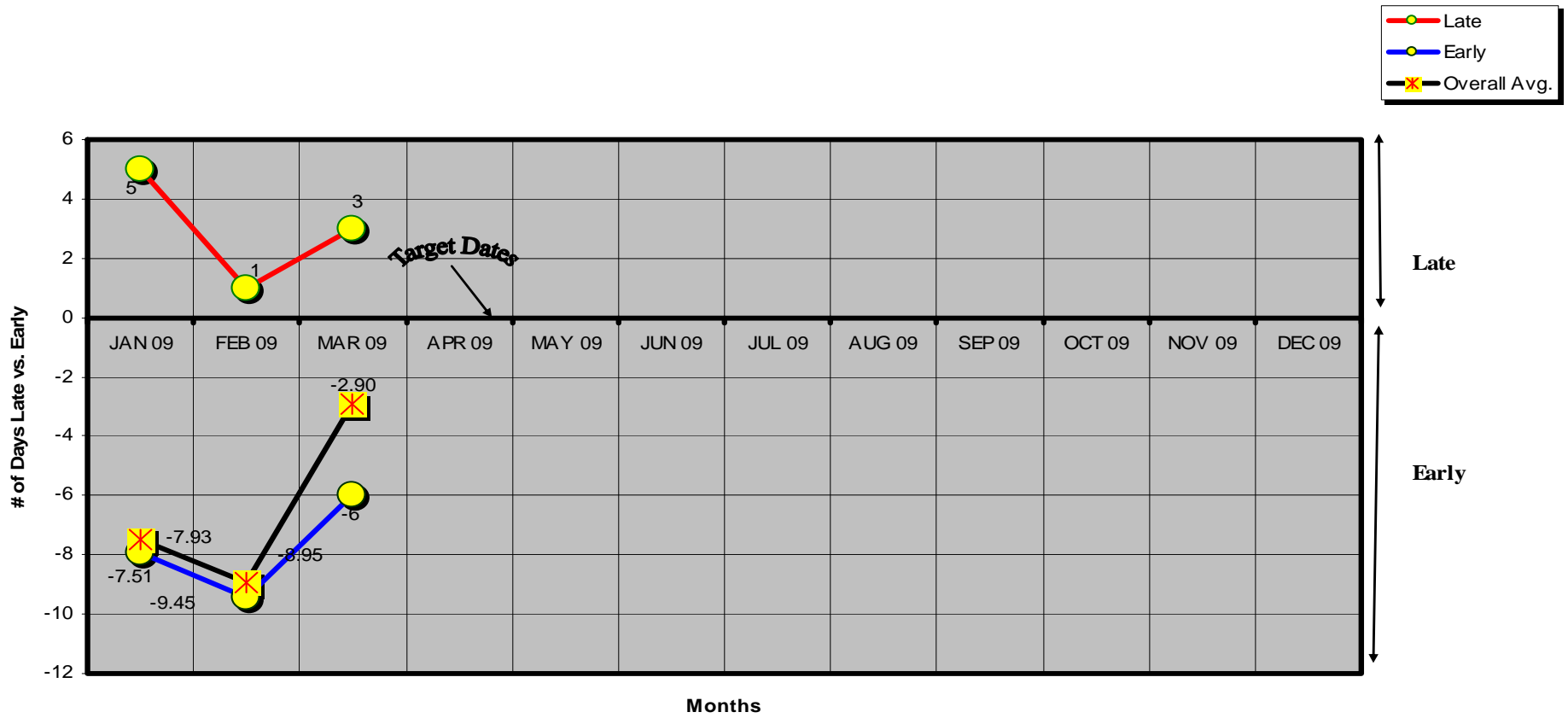
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	34	39	50									
# Reviews Late	2	0	4									
# Reviews Early	32	39	46									

Electrical Commercial PPlan Check Late & Early Average Times - 2009



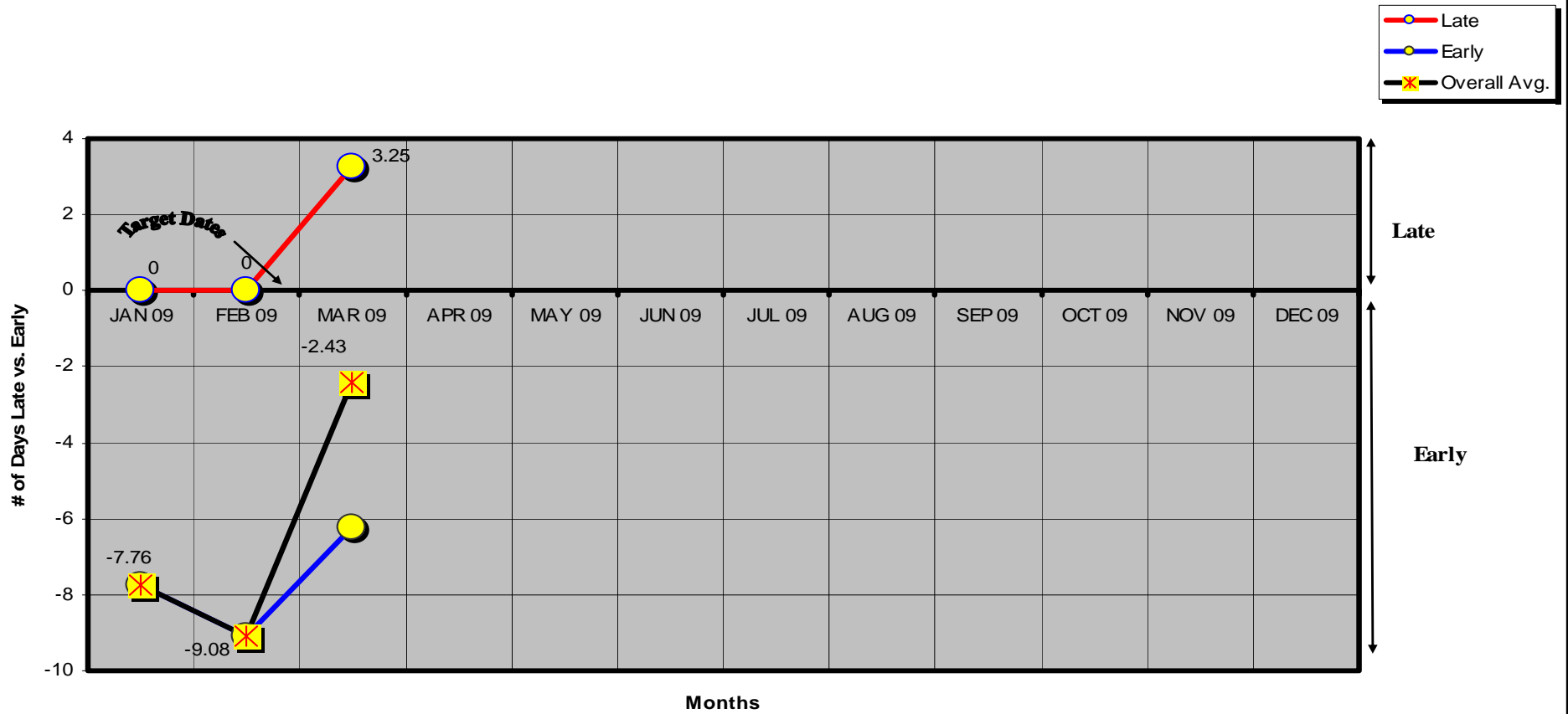
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	45	44	89									
# Reviews Late	0	0	1									
# Reviews Early	45	44	88									

Mechanical Commercial Plan Check Late & Early Average Times - 2009



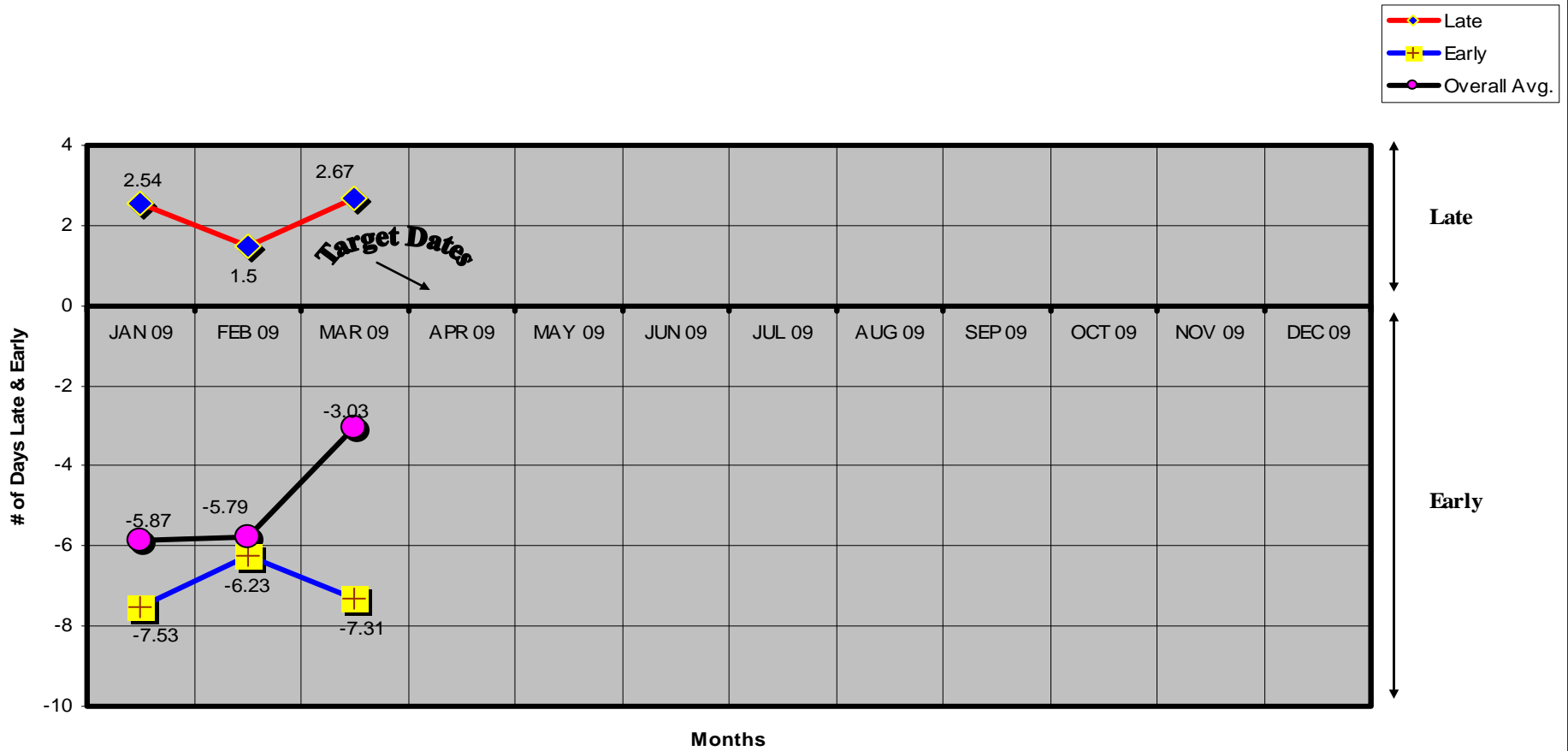
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	31	21	29									
# Reviews Late	1	1	10									
# Reviews Early	30	20	19									

Plumbing Commercial Plan Check Late & Early Average Times - 2009



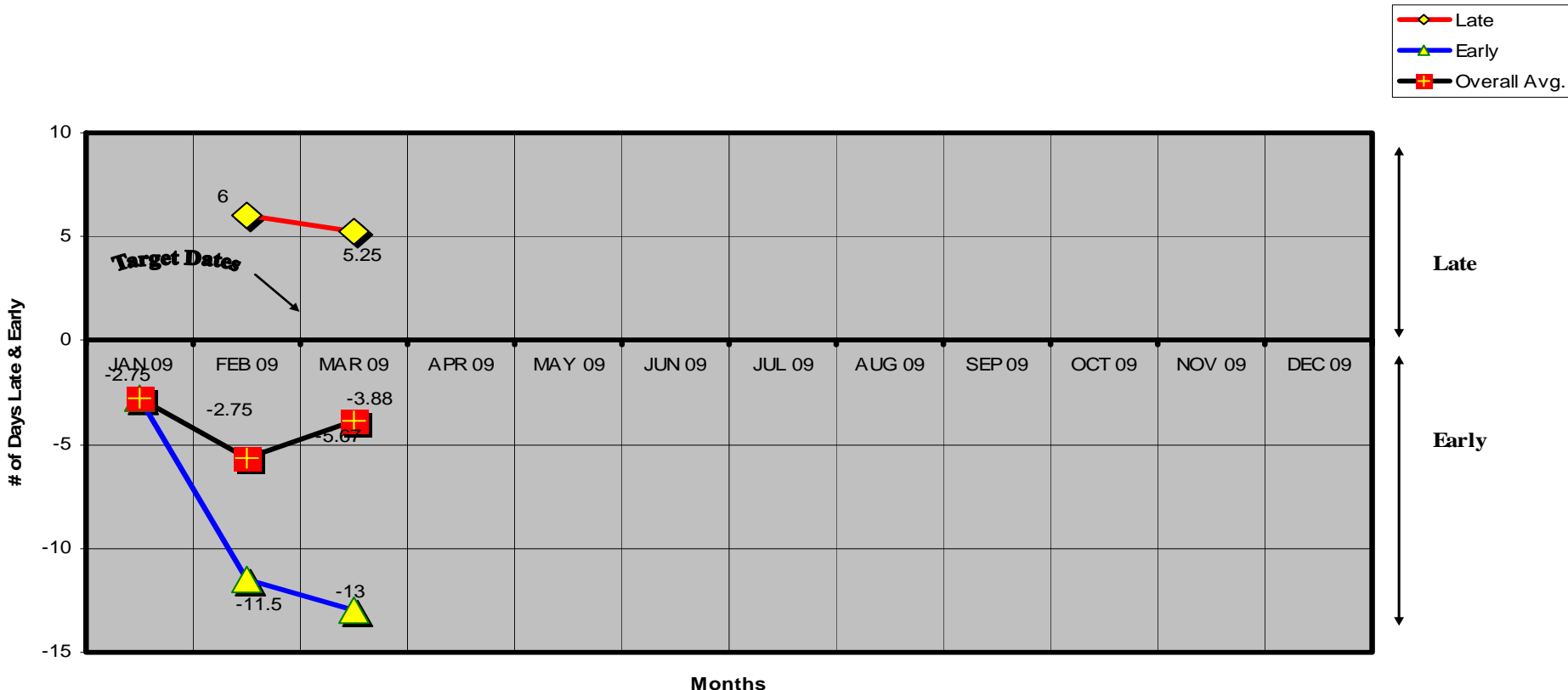
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	33	25	30									
# Reviews Late	0	0	12									
# Reviews Early	33	25	18									

Residential Plan Check Late & Early Average Times 2009



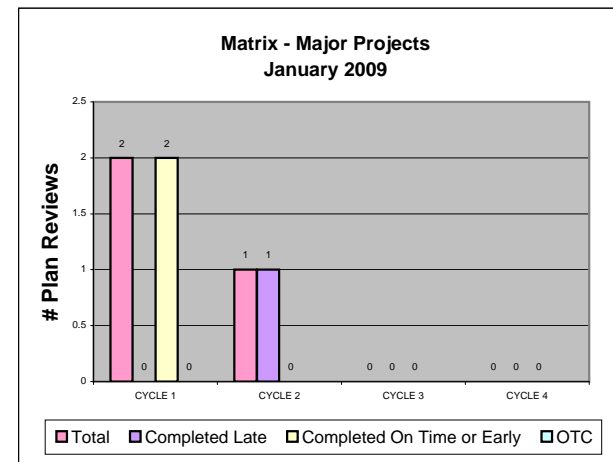
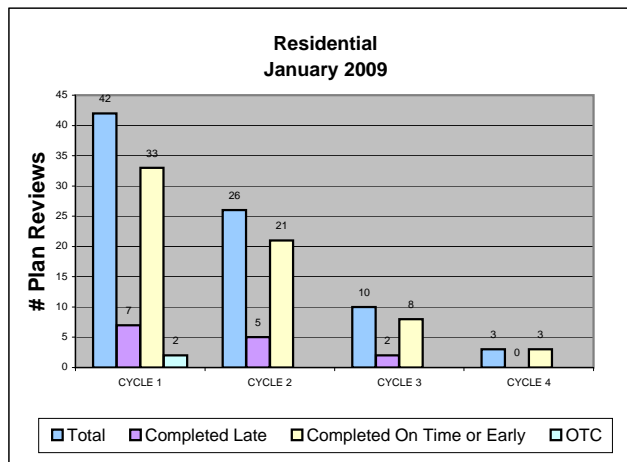
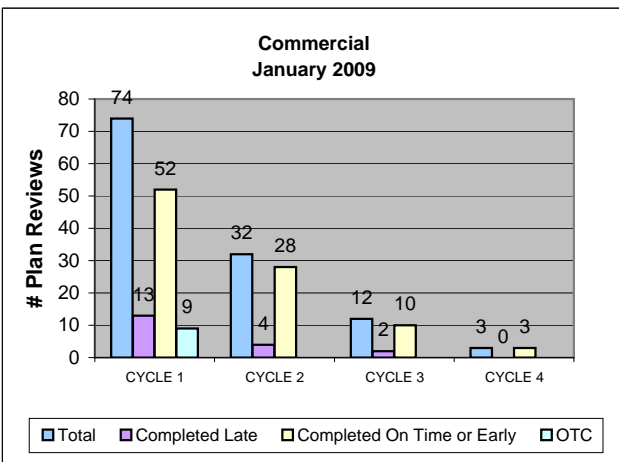
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	79	70	56									
# Reviews Late	13	4	24									
# Reviews Early	66	66	32									

Fire Residential Plan Check Late & Early Average Times - 2009



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Total Reviews	4	3	8									
# Reviews Late	0	1	4									
# Reviews Early	4	2	4									

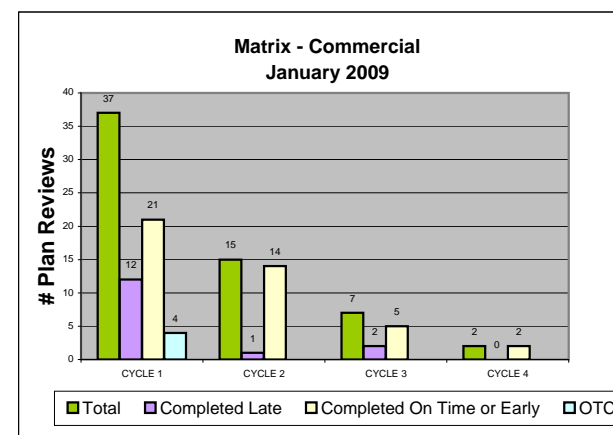
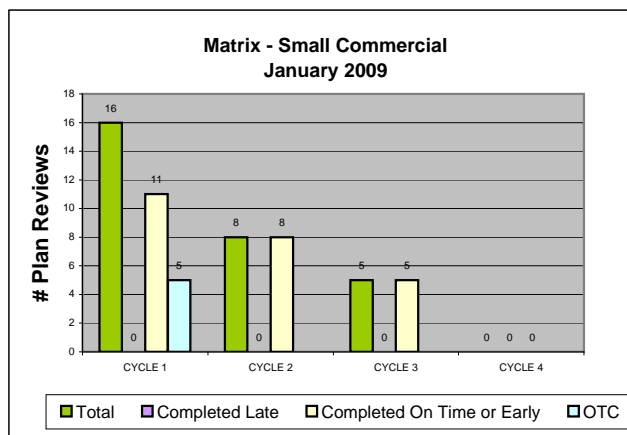
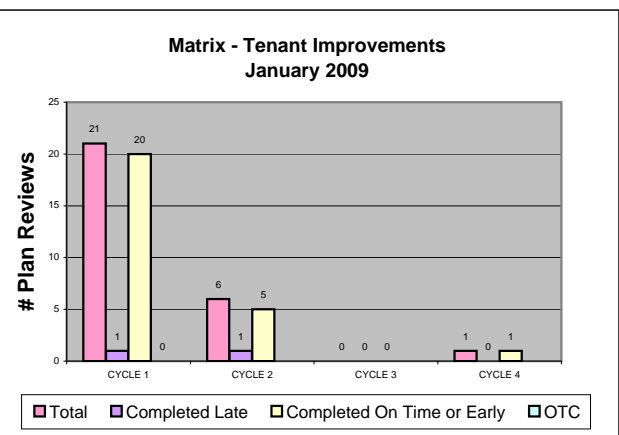
JAN '09



	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	74	32	12	3	Plan Reviews: 121
Late	18%	13%	17%	0%	Avg # Days: 2.97
On Time	70%	87%	83%	100%	Avg # Days: -7.87
OTC	12%	Cycle 1 + OTC = 82%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	42	26	10	3	Plan Reviews: 81
Late	17%	19%	20%	0%	Avg # Days: 3.21
On Time	78%	81%	80%	100%	Avg # Days: -8.31
OTC	5%	Cycle 1 + OTC = 83%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	2	1	0	0	Plan Reviews: 3
Late	0%	100%			Avg # Days: 0
On Time	100%	0%			Avg # Days: -7
OTC		Cycle 1 + OTC = 100%		N/A	

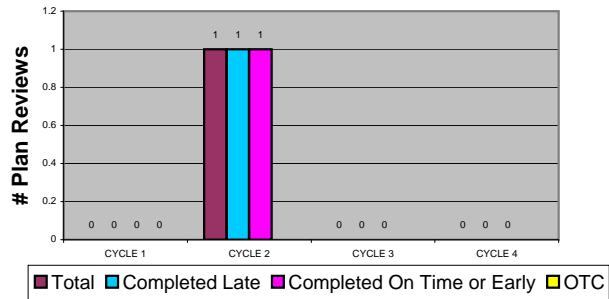


	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	21	6	0	1	Plan Reviews: 28
Late	5%	17%		0%	Avg # Days: 5
On Time	95%	83%		100%	Avg # Days: -8.05
OTC	0%	Cycle 1 + OTC = 95%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	16	8	5	0	Plan Reviews: 29
Late	0%	0%	0%		Avg # Days: 0
On Time	69%	100%	100%		Avg # Days: -9.21
OTC	31%	Cycle 1 + OTC = 100%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	37	15	7	2	Plan Reviews: 61
Late	32%	7%	29%	0%	Avg # Days: 3.92
On Time	57%	93%	71%	100%	Avg # Days: -6.35
OTC	11%	Cycle 1 + OTC = 68%		N/A	

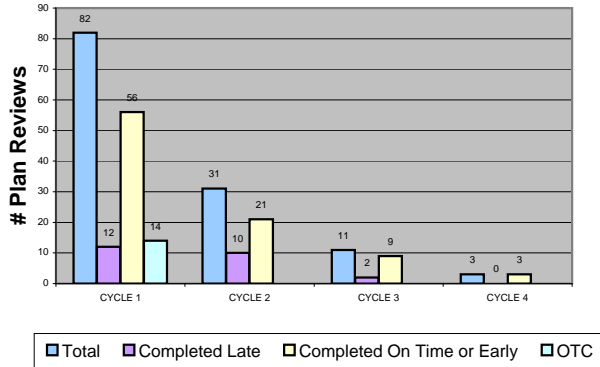
**Matrix - High Rise
January 2009**



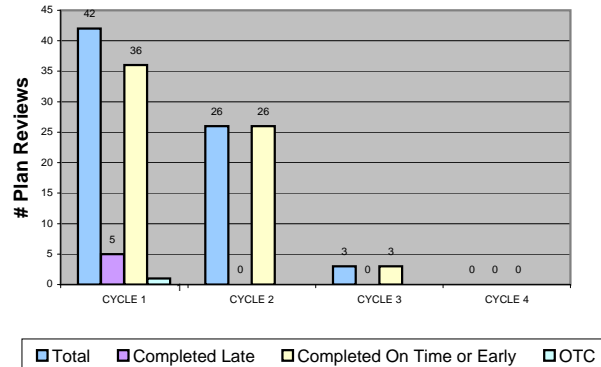
	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	0	1			Plan Reviews: 1
Late		100%			Avg # Days: 6
On Time		0%			Avg # Days: 0
OTC		Cycle 1 + OTC = 0			N/A

FEB '09

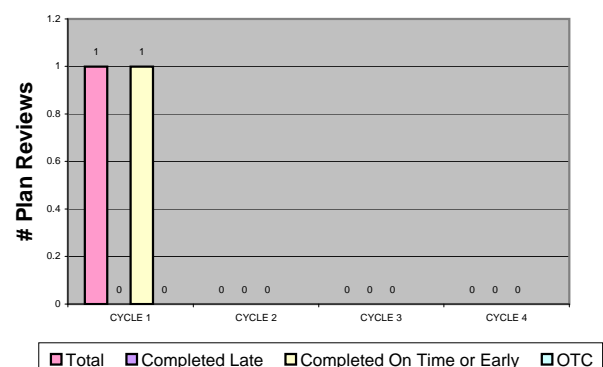
**Commercial
February 2009**



**Residential
February 2009**



**Matrix - Major Projects
February 2009**

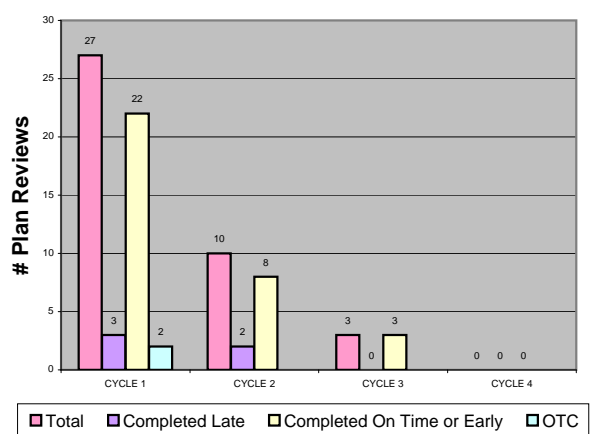


	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	82	31	11	3	Plan Reviews: 127
Late	15%	32%	18%	0%	Avg # Days: 3.95
On Time	68%	68%	82%	100%	Avg # Days: -6.85
OTC	17%	Cycle 1 + OTC = 85%		N/A	

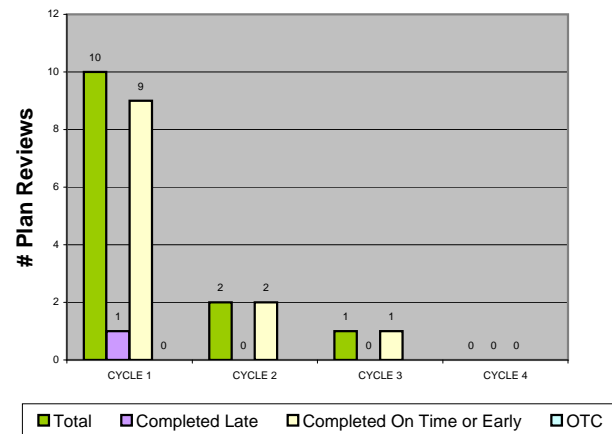
	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	42	26	3	0	Plan Reviews: 71
Late	12%	0%	0%		Avg # Days: 2.4
On Time	86%	100%	100%		Avg # Days: -6.58
OTC	2%	Cycle 1 + OTC = 88%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	1	0	0	0	Plan Reviews: 1
Late	0%				Avg # Days: 0
On Time	100%				Avg # Days: -14
OTC		Cycle 1 + OTC = 100%		N/A	

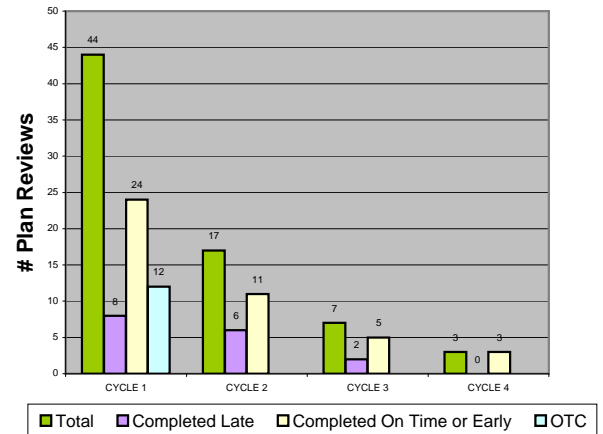
**Matrix - Tenant Improvements
February 2009**



**Matrix - Small Commercial
February 2009**



**Matrix - Commercial
February 2009**

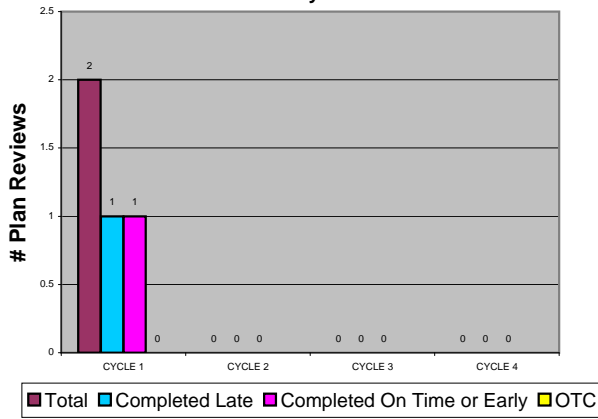


	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	27	10	3	0	Plan Reviews: 40
Late	11%	20%	0%		Avg # Days: 5.3
On Time	82%	80%	100%		Avg # Days: -8.
OTC	7%	Cycle 1 + OTC = 89%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	10	2	1	0	Plan Reviews: 13
Late	10%	0%	0%		Avg # Days: 3
On Time	90%	100%	100%		Avg # Days: -5.5
OTC		Cycle 1 + OTC = 90%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	44	17	7	3	Plan Reviews: 71
Late	18%	35%	29%	0%	Avg # Days: 3.53
On Time	55%	65%	71%	100%	Avg # Days: -7.06
OTC	27%	Cycle 1 + OTC = 82%		N/A	

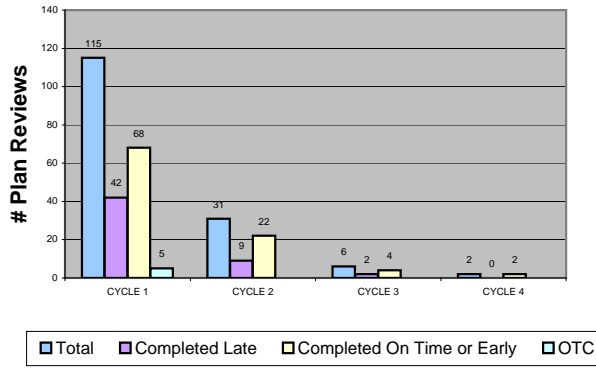
Matrix - High Rise
February 2009



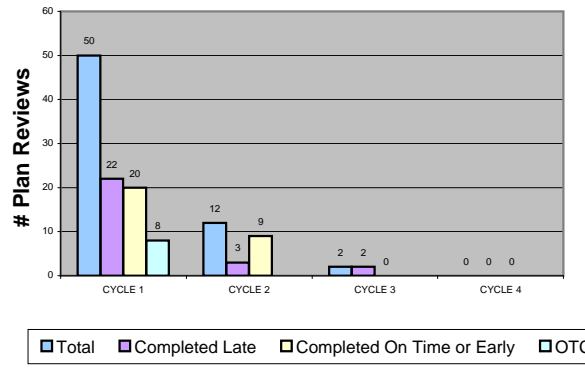
	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	2	0	0	0	Plan Reviews: 2
Late	50%				Avg # Days: 3
On Time	50%				Avg # Days: -7
OTC		Cycle 1 + OTC = 50%			N/A

MAR '09

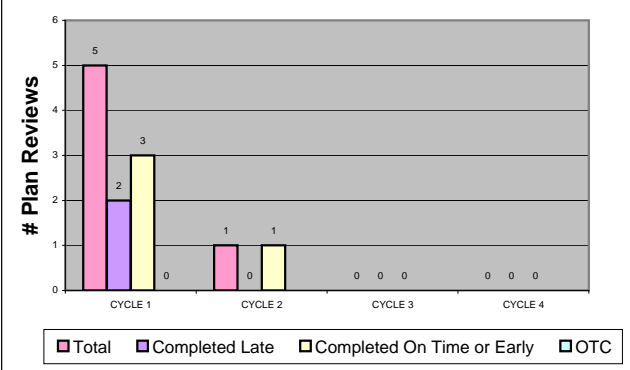
**Commercial
March 2009**



**Residential
March 2009**



**Matrix - Major Projects
March 2009**

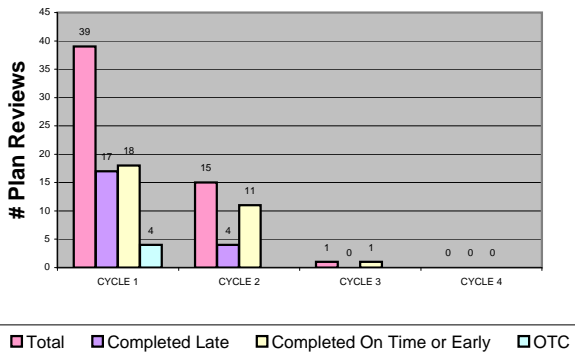


	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	115	31	6	2	Plan Reviews: 154
Late	37%	29%	33%	0%	Avg # Days: 7.49
On Time	59%	71%	67%	100%	Avg # Days: -8.41
OTC	4%	Cycle 1 + OTC = 63%		N/A	

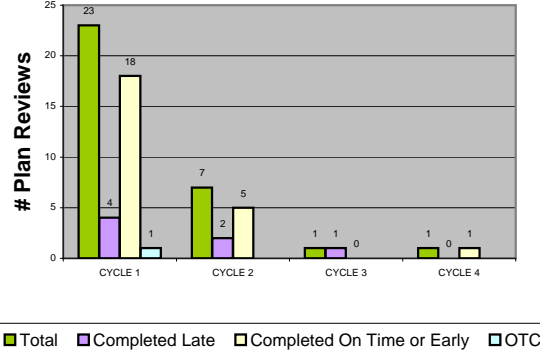
	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	50	12	2	0	Plan Reviews: 64
Late	44%	23%	100%		Avg # Days: 3.03
On Time	40%	77%	0%		Avg # Days: -9.10
OTC	16%	Cycle 1 + OTC = 56%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	5	1			Plan Reviews: 6
Late	40%	0%			Avg # Days: 8.5
On Time	60%	100%			Avg # Days: -3
OTC		Cycle 1 + OTC = 60%		N/A	

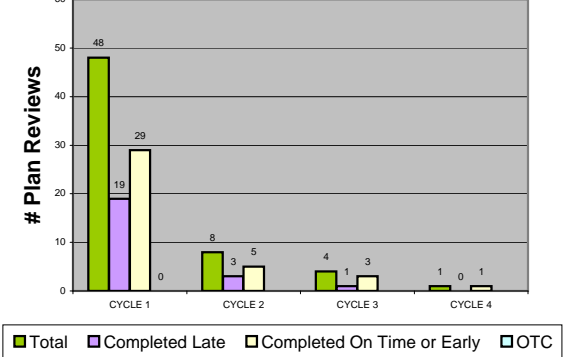
**Matrix - Tenant Improvements
March 2009**



**Matrix - Small Commercial
March 2009**



**Matrix - Commercial
March 2009**

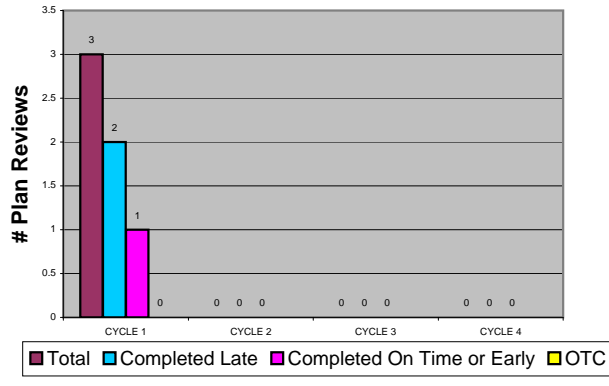


	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	39	15	1	0	Plan Reviews: 55
Late	44%	27%	0%		Avg # Days: 6.2
On Time	46%	73%	100%		Avg # Days: -11.32
OTC	10%	Cycle 1 + OTC = 56%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	23	7	1	1	Plan Reviews: 32
Late	18%	29%	100%	0%	Avg # Days: 9
On Time	78%	71%	0%	100%	Avg # Days: -9.4
OTC	4%	Cycle 1 + OTC = 82%		N/A	

	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	48	8	4	1	Plan Reviews: 61
Late	40%	38%	25%	0%	Avg # Days: 6.22
On Time	60%	62%	75%	100%	Avg # Days: -9.9
OTC		Cycle 1 + OTC = 60%		N/A	

**Matrix - High Rise
March 2009**



	Cycle 1	Cycle 2	Cycle 3	Cycle 4	Overall
Reviews	3	0	0	0	Plan Reviews: 3
Late	67%				Avg # Days: 6
On Time	33%				Avg # Days: -6.5
OTC		Cycle 1 + OTC = 33%			N/A