

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*	10	5	5
Revisions, Web-Minor Solar, Batteries, EV Charging Stations, FPP	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 hrs.	24 hrs.	24 hrs.
Accessory Structures, Repairs*, Garage Conversions*	10	5	5
Patio Covers*, Carports, Decks*, Revisions	5	5	5

* Qualified Residential projects may be reviewed OTC (Over the Counter) daily from 1 pm to 3 pm. Qualified Commercial projects may be reviewed OTC daily from 9 am to 12 pm. See form CDD-0114 for criteria.

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.