



Site Permitting Reform Update

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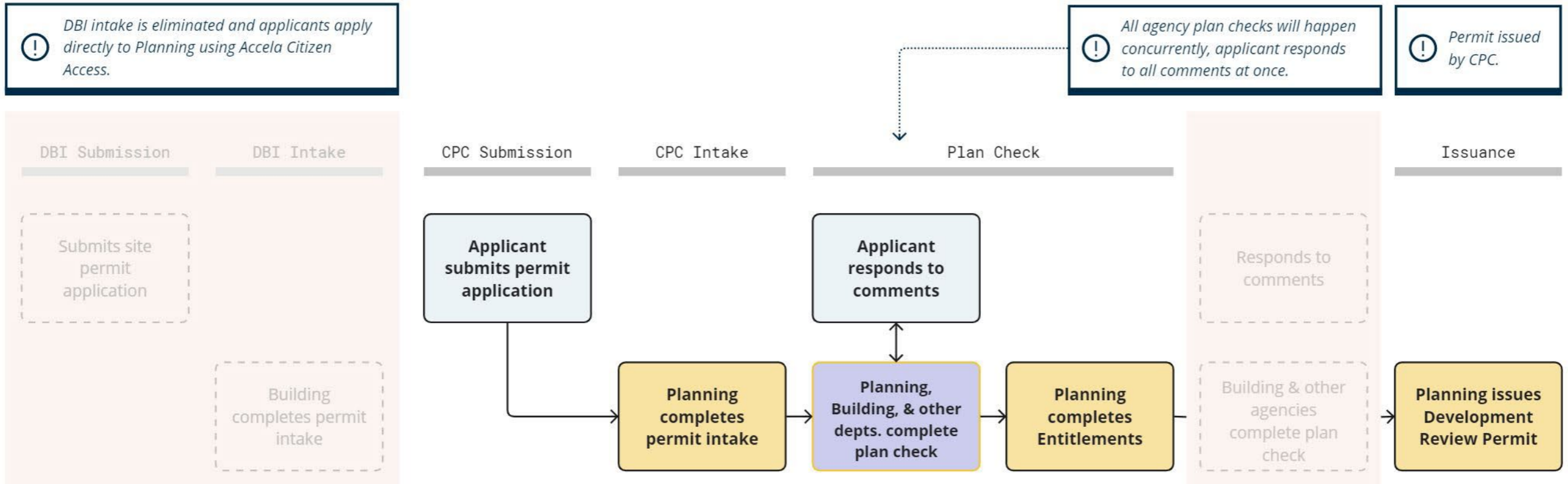
Client Services Committee, April 27, 2023

Current State

There are two possible paths for an in-house review building permit.

- A **Full Permit** lets you start to build after issuance and all materials are submitted at once.
- A **Site Permit** allows you to get the basics of your project approved with preliminary drawings, then construction-level details are approved through **Addenda** to the Site Permit.

Development Review Permits



DBI Preliminary Review

DBI Site Permit plan review limited to:

- Seismic and Slope Protection Act eligibility
- Use and occupancy requirements
- Exterior wall, opening, and projection protection requirements
- Gross means of egress
- Site accessibility and accessible path of travel
- Preliminary cost estimate
- School District fee

These preliminary comments are based on limited information presented during this review. Additional comments may result during the review of the actual construction documents.

Applying for a Permit

TODAY	FUTURE
Two intakes – Planning and Building	One intake with Planning only
Applications: 1. In-person 2. Email with attachments	Applications: 1. Online application portal
Aging Permit Tracking System	Modern flexible system

City Plan Check Comments

TODAY	FUTURE
Two stages of review; 1. Planning first 2. Other agencies	One combined review with comments
1. Planning approves 2. Building conducts a “preliminary” review	Combined Building and Planning review, before approval
Inconsistent scope of review	Public checklists are used to ensure consistency

Approvals and Permit Issuance

TODAY	FUTURE
Site Permit	Development Review Permit
<ol style="list-style-type: none">1. A Site Permit is appealable2. Addenda are not	<ol style="list-style-type: none">1. Development Review Permit is appealable2. Related construction document review is not
Unclear roadmap	Development Review Permit will include a list of agency reviews and permits necessary



THANK YOU