

**DEVELOPMENT PLAN REVIEW
APPROXIMATE TIME FRAMES**

Listed below are approximate time frames for specific review processes. These estimates are provided to assist you in developing a realistic project schedule. All times provided are in working days (i.e., Monday through Friday, excluding City holidays and closures).

TYPE OF PLAN	Standard Reviews ^{1,2,3}					
	Building & Fire Architectural & Structural		Mechanical Electrical Plumbing		Fire Protection & HazMat Systems ⁴	
	First	Subsequent	First	Subsequent	First	Subsequent
COMMERCIAL BUILDING						
New Commercial	25	13	10	5	15	7
Commercial High Rise	40	15	10	5	20	10
Minor Structure	15	7	10	5	10	5
Miscellaneous Commercial	10	5	10	5	10	5
RESIDENTIAL						
One Story Addition to a Single Family Residence	10	5	10	5	10 ⁵	5 ⁵
Two Story Addition to a Single Family Residence	15	7	10	5	10 ⁵	5 ⁵
Alterations w/o Structural Calculations	10	5	10	5	10	5
New Single Family Detached	20	10	10	5	10 ⁵	5 ⁵
Tract	25	13	10	5	10 ⁵	5 ⁵
New Multi-Family	25	13	10	5	15	7
Multi-Family High Rise	40	15	10	5	20	10
Miscellaneous Multi-Family	10	5	10	5	10	5

Notes:

1. [Express Plan Review](#) service is available for projects that qualify, see [Residential Handout 2-4](#), [Commercial Handout 2-5](#) and [Subtrade Handout 2-6](#). Express Plan Review is by appointment only. For this service, plan review will be completed on the day of submittal.
2. [Special Tenant Improvement \(STI\)](#) expedited plan review service is available for projects that qualify.
3. Coordinated Plan Review service is available for commercial or industrial projects that do not qualify for Express Plan Review or STI. Coordinated Plan Review will be completed in approximately one-half the regular plan review time frame noted in the table above. The actual target dates are established at the initial plan intake meeting. This service is available on a limited basis, based upon available resources. To check availability, please call (408) 535-3555.
4. Standard review time also applies to Fire Protection and Hazmat Systems applications submitted to the Bureau of Fire Prevention independent of building permit processes.
5. Applies only when Fire Systems are required due to an approved "Alternative Material or Method of Construction" or a "Variance" to the applicable building and fire codes.