

**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.

TYPE OF PLAN	Standard Reviews (Working Days) ^{1,2,3}					
	Building & Fire Architectural & Structural		Mechanical Electrical Plumbing		Fire Protection & HazMat Systems	
	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 ⁴	5 ⁴
Two Story Addition to a Single Family Residence	15	7	10	5	10 ⁴	5 ⁴
Alterations w/o Structural Calculations	10	5	10	5	10	5
New Single Family Detached	20	10	10	5	10 ⁴	5 ⁴
Tract	25	13	10	5	10 ⁴	5 ⁴
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:

- Express Plan Review service is available for projects that qualify, see [Res. Handout 2-4](#), [Comm. Handout 2-5](#) & [Subtrade Handout 2-6](#). Express Plan Review is by appointment only. For this service, plan review will be completed on the day of submittal.
- Special Tenant Improvement (STI) expedited plan review service is available for projects that qualify. Please see [Special Tenant Improvement Program for Vacant Buildings](#)
- 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.
- 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.

