

Expedited Permitting Program

Frequently Asked Questions (FAQ)



What is the Expedited Permitting Program?

The Expedited Permitting Program is a new, voluntary, program that accelerates the building plan review and permit process. The Expedited Permitting service involves a single review session with a consolidated team of plan reviewers representing all the required disciplines. Through Expedited Permitting, customers will experience a quality review with a reduced wait time plus certainty of when plans will be reviewed.

How does the Expedited Permitting Program work?

The Expedited Permitting team will include plan reviewers that represent the following review disciplines: Building, Mechanical, Plumbing, Electric, Fire, Health, Industrial Waste, Arborist and Zoning. Applicants and their consultants will attend a pre-scheduled, single-review session with the Expedited Permitting team ready to make on-the-spot decisions and changes as needed. Contractors and owners will be encouraged to attend the review session. If the plans meet the respective codes and ordinances, permits can be issued following the review session.

If the review requires changes in the drawings, the jointly approved changes can be made during the review session and signed by the applicant's consultants as required. If revisions cannot be completed or agreed upon at the review session, a follow-up review session with the same team will be scheduled.

What is the purpose of the Expedited Permitting Program?

Expedited Permitting is a cost-efficient and very effective way of reducing the final project costs associated with the development process. Delays in the development process are eliminated by decreasing the total length of plan review for residential and commercial building projects. The multiple cycles of plan reviews will be replaced with a single plan review session that includes the applicant, the applicant's consultants and all the pertinent City plan review disciplines.

How much will Expedited Permitting cost?

The fee is approximately \$160-\$200 per plan review discipline, per hour, and the applicant will only pay for the plan review disciplines required to review the specific application. In Dallas, TX, a single review session through their expedited permit program typically takes 2-4 hours.

Estimated residential cost: \$1,280 to \$1,600 at two hours, for four review disciplines

Estimated commercial cost: \$4,480 to \$5,600 at four hours, for seven review disciplines

Will the Expedited Permitting team be comprised of new or existing employees?

The program will be implemented through the creation of full-time positions that will manage, administer, support and provide technical plan review. The positions will be funded by service rates charged for the Expedited Permitting Program that are in addition to normal fees.

How does Expedited Permitting benefit applicants?

Through Expedited Permitting, applicants can expect the following benefits:

- Decreased total length of plan review time
- Increased predictability
- Reduced time value of money costs
- Reduced consultant costs (engineers, architects, etc.)

When will this program launch?

The department intends to phase-in the Expedited Permitting Program. One full team will be hired initially to process applications. When the first hired team hits 75% capacity, the second team will be hired. The Development Services Department will receive funding for the positions in March 2017. It is estimated that we will begin accepting applications in Spring 2017.

Does Expedited Permitting apply to Site Plan Review?

No, this program does not apply to Site Plan Review.

Does Expedited Permitting affect the existing Quick Turnaround program?

The Quick Turnaround Service (QT) Service is an existing, alternative paid program that is administered by the Commercial Plan Review division. QT Service reduces the amount of staff time available for normal plan reviews, thus contributing to overall delays in one-time reviews. Development Services proposes to incorporate the QT Service into the Expedited Permitting Program.