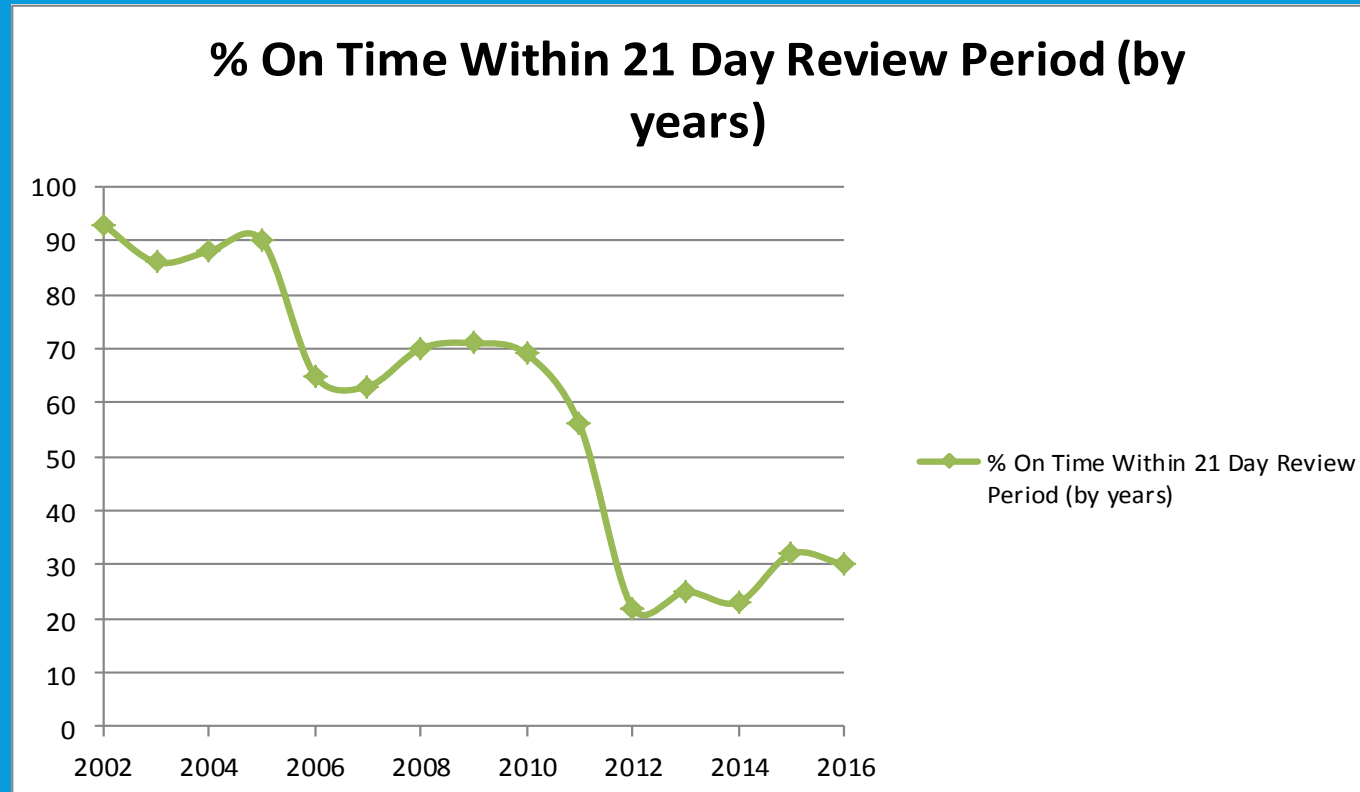


# EXISTING REVIEW TIMES



Review Type	Existing Review Time (Business Days)
New Construction	15
Remodel	5
Smart Housing	7
Smart Housing Update	2*

# % ON TIME REVIEWS



\*New Construction review time recently changed from 21 calendar days to 15 business days.

# REVIEW TIME GOALS



- Update Review Times to reflect actual capability
- Meet performance measures recommended by the Zucker Report and set by the department
- Prevent larger projects from holding up the smaller projects
- Provide accurate review time information for our customers
- Work toward greater participation from other departments for providing concurrent reviews

# REVIEW CHANGES



Various additions to plan review over time, not limited to:

- Energy Review. Previously conducted by dedicated Austin Energy staff.
- Site Plan Coordination review. Previously conducted by Land Use Review.
- Subchapter E review.
- Tap receipt verification. Previously handled by Austin Water & Inspections.
- Tenant Relocation, notification verification (eff. 9/12/2016)
- Occupant Load Cards. Handled by Austin Fire Department for several years.
- Upcoming Solar Ready Provisions
- Demolition applications, currently handled by Planning and Zoning Historic Preservation Office. (proposed change)

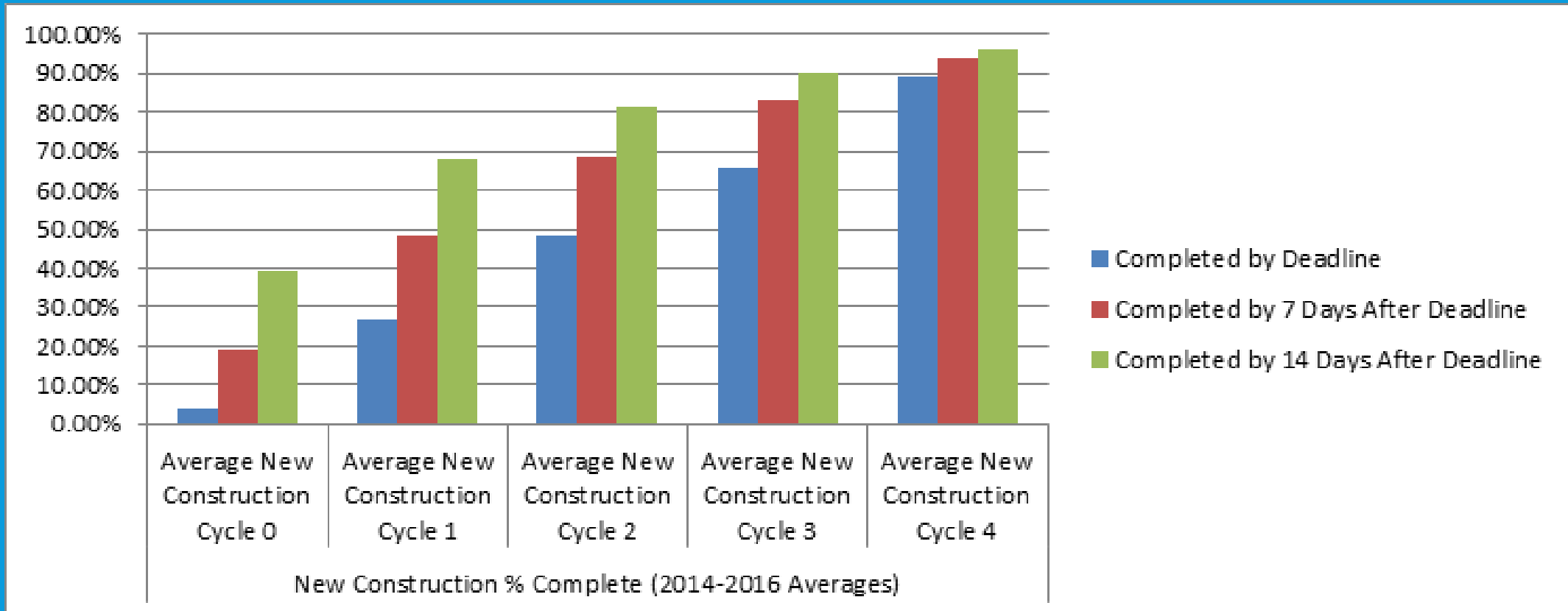
# REVIEW CHANGES



Continued...

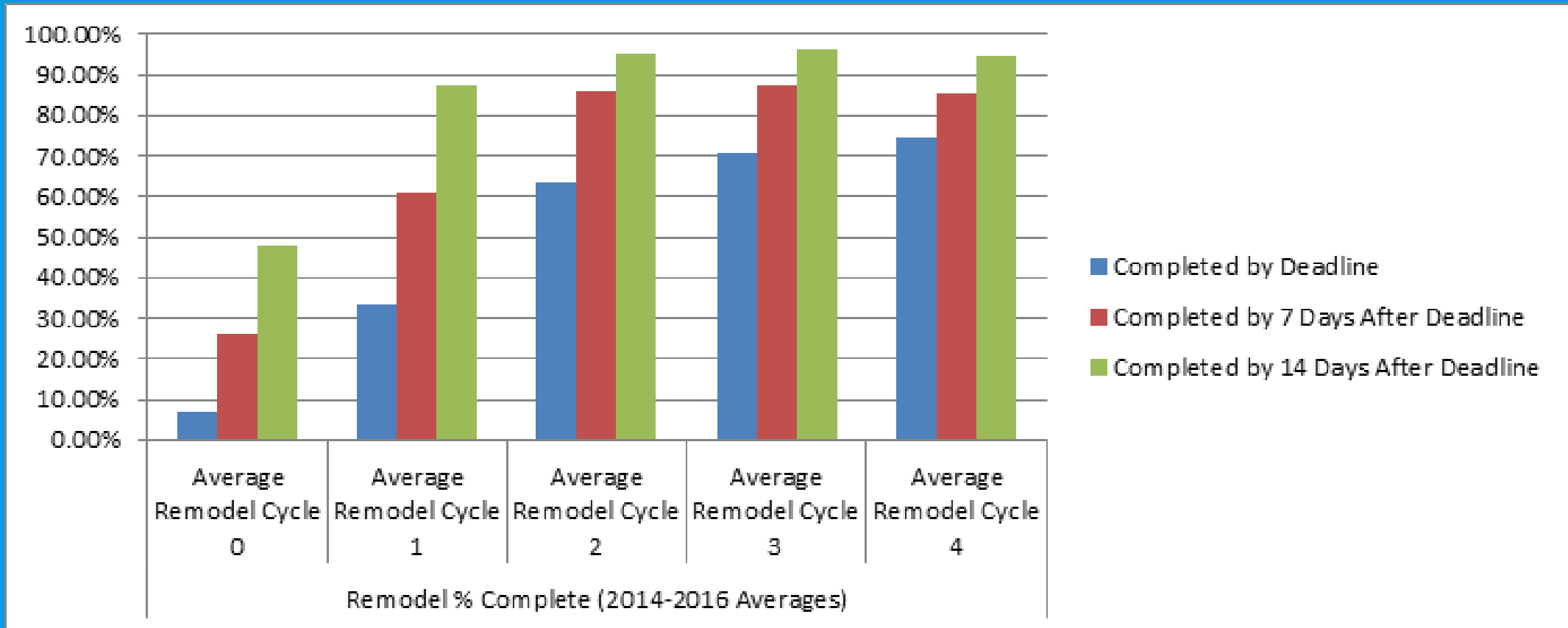
- Additional Site Plan Coordination review (upcoming)
- Additional training funding provided for staff is a benefit, yet requires time
- Increase in request for projects to be qualified as Quick Turnarounds
- Quick Turnarounds are a benefit yet also monopolize the reviewer's day
- Increasingly larger projects
- Increase in customer visits
- Overtime Review and requests for the service
- Increase in requests for Limited Permits
- New staffing to train. Over 50% new staff in the past few years.
- Increase in request for Conditional (Paper) Permits

# HISTORIC DATA NEW CONSTRUCTION



- Unable to achieve 90% on-time goal until Cycle 4 (i.e. 4<sup>th</sup> update).
- Closer to 90% on time 14 days after deadline on Cycle 3 (i.e. Update 3)

# HISTORIC DATA REMODELS



- Unable to achieve 90% on-time goal
- Closer to 90% on time 14 days after deadline on Cycle 1 (i.e. Update 1)

# HISTORIC DATA REVIEWS BY AREA



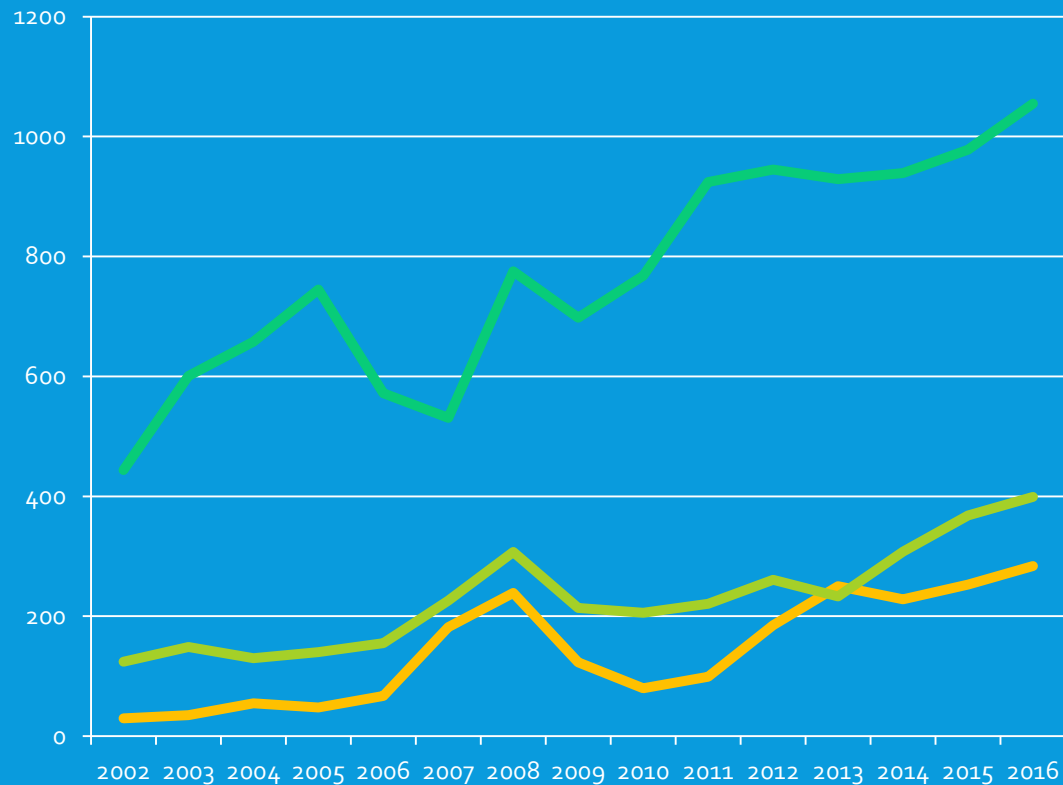
**Development** CITY OF AUSTIN  
SERVICES DEPARTMENT  
*Building A Better Austin Together*

## Square Footage Reviewed

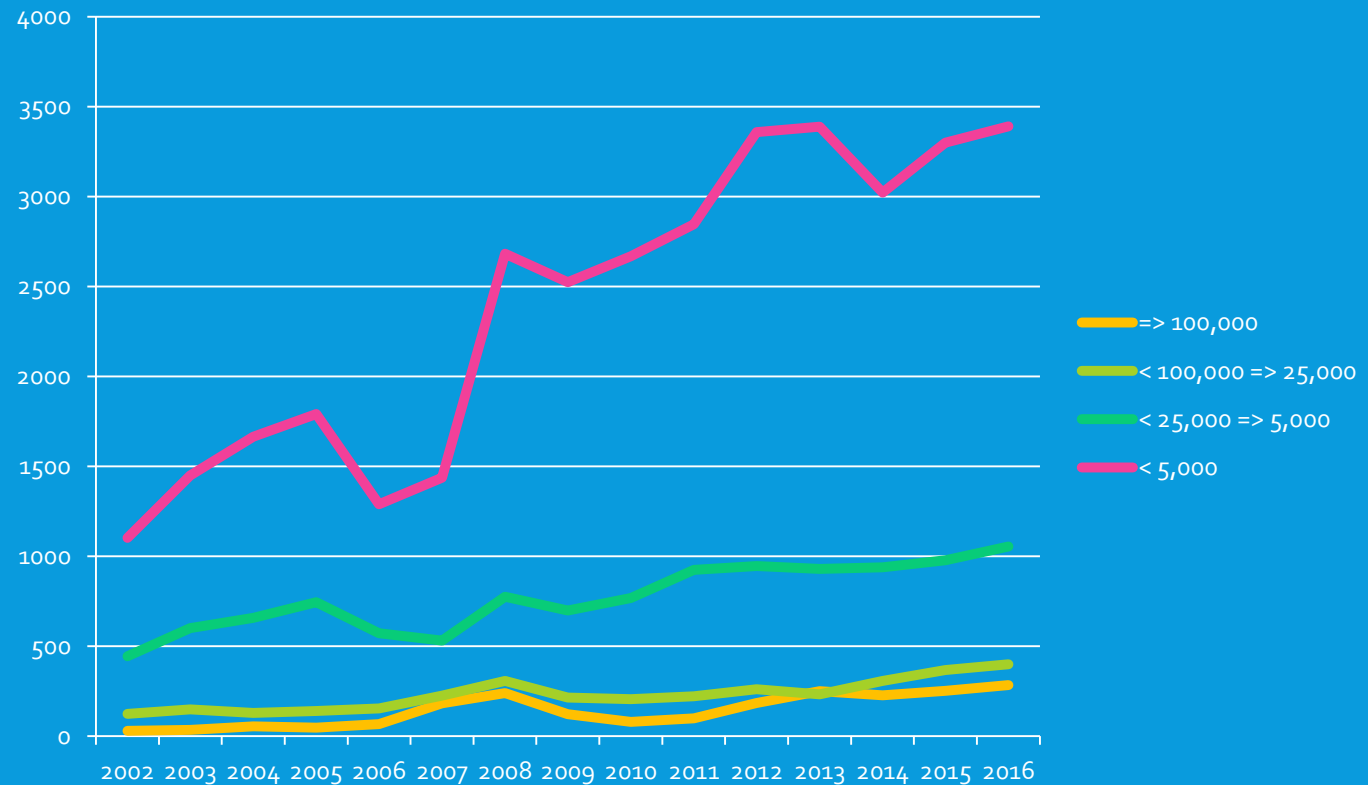




# HISTORIC DATA REVIEWS BY AREA



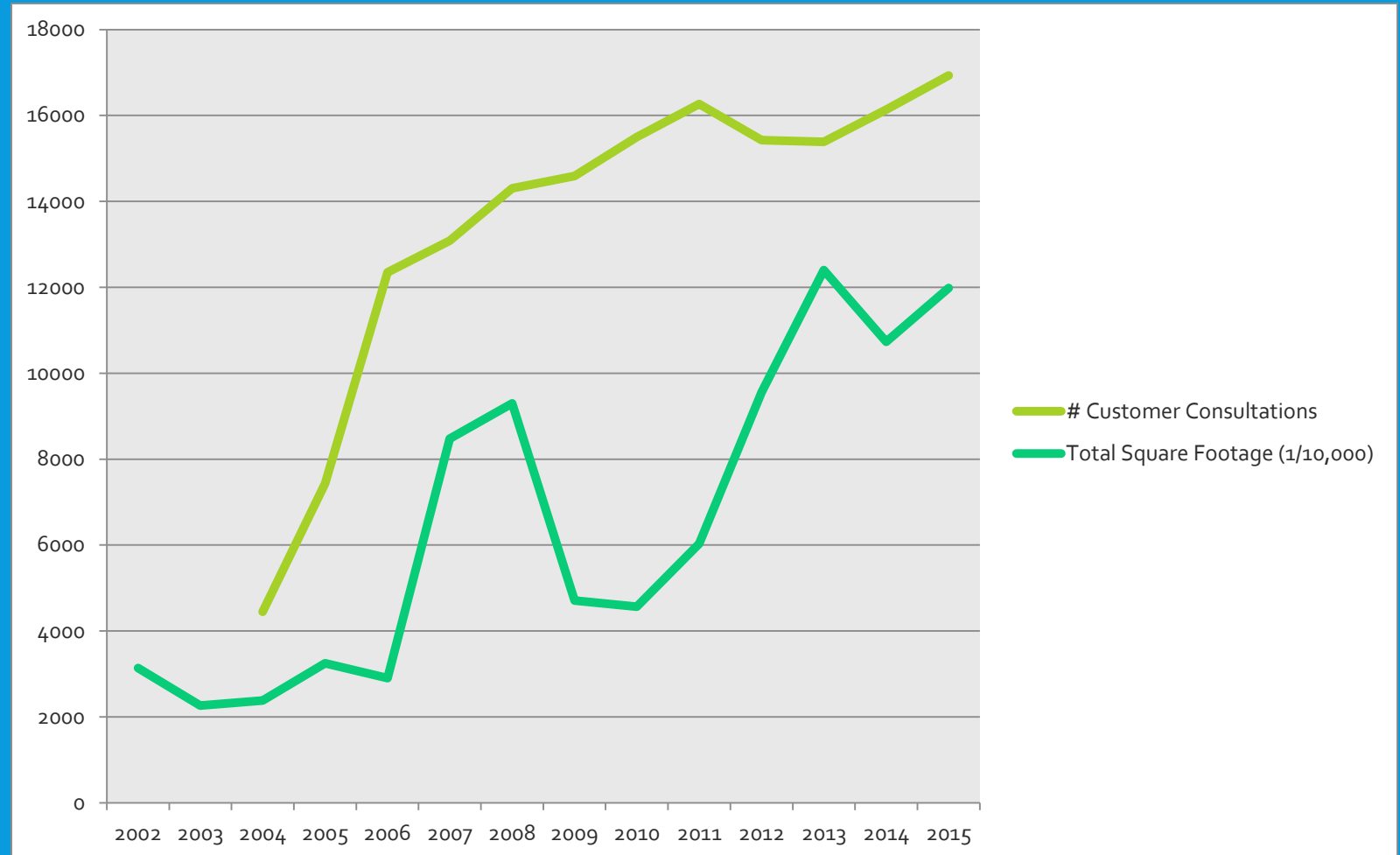
# Plan Reviews per year based on area > 5,000 square feet



# Plan Reviews per year based on area including < 5,000

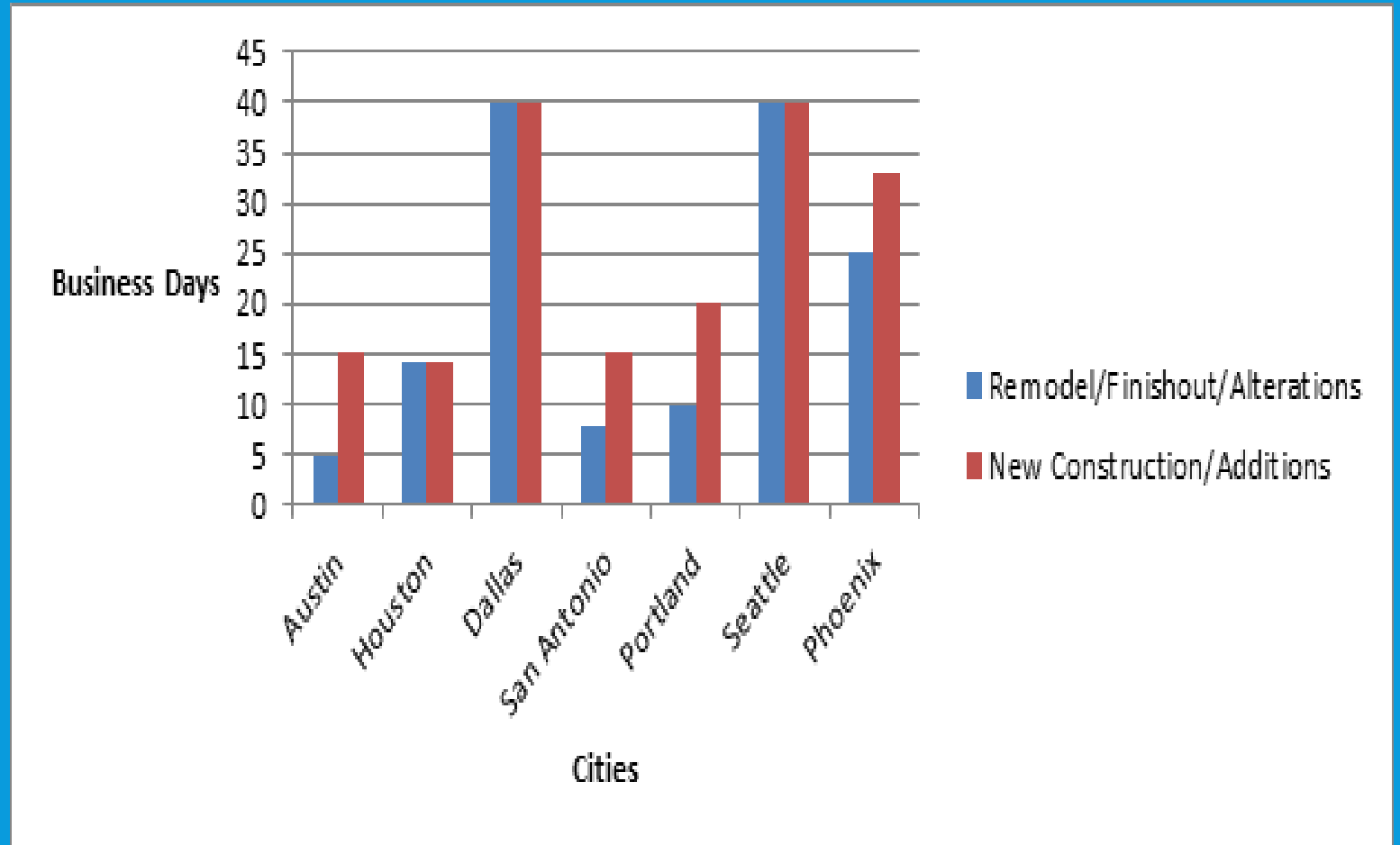
# HISTORIC DATA

- Number of Initial Reviews
- Number of Customer Consultations
- Total Square Footage Reviewed



# COMPARABLE CITIES

City	Remodel	New Construction
Austin	5	15
Houston	14	14
Dallas	40	40
San Antonio	7	15
Portland	10	20
Seattle	40	40
Phoenix	25	32



# ZUCKER REPORT RECOMMENDATIONS



- Establish different plan review turnaround targets for projects based on their size and complexity so as to avoid having small projects unnecessarily wait behind large projects.
- Increase the review time for projects \$1,000,000 and above.
  - Increase based on square footage. Division is moving away from fees based on job valuation and toward those based on area.
- 90% on-time review goal.
  - This cannot be achieved with our current resources.

# OTHER CONSIDERATIONS



- 4 Plan Review Staff added in 2016
- Expedited Review
- 3<sup>rd</sup> Party Review to address backlogs
- Electronic Plan Review
- Negative Impacts:
  - Additional Review requirements
  - Continual growth and increase in permitting

# PROPOSED REVIEW TIMES



Review Type	Existing Review Time (Business Days)	Proposed Review Time (Business Days)
New Construction => 25,000 sq. ft.	15	<b>25</b>
New Construction => 25,000 sq. ft. Update 2	15	15
New Construction < 25,000 sq. ft.	15	15
Remodel	5	<b>15</b>
Remodel Update 2	5	<b>10</b>
Smart Housing	7	7
Smart Housing Update	2	<b>7</b>
Major Revision	Match Original	Match Original
Minor Revision*	Match Original	<b>5</b>
Update for Site Plan / Tap Receipt only	Match Original	<b>5</b>

\*Minor Revision qualification would be determined by the assigned reviewer and/or supervisor(s) for the required review disciplines.