

PLAN REVIEW TIMEFRAMES								
	Building	Fire Prevention	Addressing	Zoning	Driveway	Grading Erosion	Stormwater	Flood
<b>Residential Waiver</b>	1-3 Working Days	-----	-----	1-3 Working Days	1-3 Working Days	1-3 Working Days	-----	1-3 Working Days
<b>Residential</b>	10 Working Days	-----	10 Working Days	10 Working Days	10 Working Days	10 Working Days	-----	10 Working Days
<b>Quick Touch</b>	1-3 Working Days	-----	-----	-----	-----	-----	-----	-----
<b>Temp Use/ Events</b>	10 DAYS	10 DAYS	-----	10 DAYS	-----	-----	-----	-----
<b>Public Interest Events</b> involving the congregation of 100 people or more	21 DAYS	21 DAYS minimum	-----	21 DAYS	-----	-----	-----	-----
<b>Small Commercial</b>	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	10 Working Days	-----	10 Working Days
<b>Standard Commercial</b>	(Level 1) 21 DAYS	21 DAYS	10 Working Days	Varies	10 Working Days	30 DAYS	30 DAYS	30 DAYS
	(Level 2 & 3) 30-45 DAYS	30-45 DAYS						
<b>Large Commercial</b>	90 DAYS	90 DAYS	10 Working Days	Varies	10 Working Days	30 DAYS	30 DAYS	30 DAYS

<p><b>Quick Touch</b> These permits do not require extensive review and do not require review from divisions besides Building Safety.</p> <ul style="list-style-type: none"> <li>• Demolition</li> <li>• Emergency Repairs</li> <li>• Reroof</li> <li>• Like for Like Replacement of finishes and equipment</li> <li>• Construction Trailers</li> <li>• Foster Care</li> <li>• Work After Hours (Noise)</li> <li>• Mobile Homes in Established Parks or Replacing existing unit</li> </ul>	<p><b>Small Commercial</b> Phasing not permitted.</p> <ul style="list-style-type: none"> <li>• Signs</li> <li>• Temp Use</li> <li>• Addition less than 500sf in area</li> <li>• Accessory Structures</li> <li>• Interior remodel or Up-fit of existing unit</li> </ul>	<p><b>Standard Commercial</b> Everything not otherwise classified as “Small” or “Large” Commercial.</p> <p><u>Level 1 Building</u> as defined by NC Admin Code includes most single story smaller scale occupancies</p> <p><u>Level 2 &amp; 3 Buildings</u> as defined by NC Admin Code includes mid to larger scale single story buildings and multi-story buildings</p>	<p><b>Large Commercial</b></p> <ul style="list-style-type: none"> <li>• High Rise</li> <li>• Covered Mall</li> <li>• Multi-Family- Over 4 stories or over 100 units/building</li> <li>• Assembly - Greater than 1000 occupants</li> <li>• Education - Over 2 stories or over 20,000 sf/story</li> <li>• Institutional - Over 3 stories or over 10,000 sf/story</li> <li>• Hazardous Use</li> </ul>
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**PHASED PLANS** The General Contractor must make a formal request for phased construction, fees are applicable. Permits are issued at the requestor’s risk.

- **A foundation approval** (allow 30 days) indicates that the Building Plan Reviewer has reviewed the Building Code Summary sheet, the horizontal separations, the load transfer to the soil and the basic life-safety plan. Permits may be issued by the CEO for footings, foundations and slabs including under-slab utilities. All required encroachments, zoning, grading submittals and engineered systems (geo-piers, soil nail wall, etc.) must be approved before release of foundations.
- **A shell approval** (allow another 30 days) is authorization to go vertical with construction and indicates that the Building Plan Reviewer has reviewed (additionally) the structural system, the complete life-safety plan, the life-safety interface with the plumbing/mechanical/electrical/sprinkler systems and that any remaining review comments are not controversial. Permits may be issued by the CEO for the entire building including interior partitions and rough-in plumbing/mechanical/electrical/sprinkler (except as noted in the review comments).
- **A final approval** (allow another 30 days) indicates that Building Plan Reviewer has received all final plans and that all review comments have been addressed. All permits may be issued indicating that the project has been reviewed for compliance with the North Carolina technical codes.